



CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

0921-40
DR-513
Rule 12D-16.002 F.A.C
Effective 07/19
Page 1 of 2

| Part 1: Tax Deed Application Information | | | |
|---|--|-------------------------|--------------|
| Applicant Name Applicant Address | DIH TAX PARTNERS LLC 2912 PARK ARBOR COURT FORT WORTH, TX 76116 | Application date | Aug 29, 2020 |
| Property description | SOMERSET DEVELOPMENT LLC 2000 Villafane Dr PENSACOLA, FL 32503 5803 BLACKHORSE CIR 09-0772-584 LT 4 BLK E BRIDLEWOOD S/D PB 19 P 21 OR 7498 P 23 | Certificate # | 2018 / 4495 |
| | | Date certificate issued | 06/01/2018 |

| Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application | | | | |
|--|--------------------------------------|--|----------------------|--|
| Column 1 Certificate Number | Column 2 Date of Certificate Sale | Column 3 Face Amount of Certificate | Column 4 Interest | Column 5: Total (Column 3 + Column 4) |
| # 2018/4495 | 06/01/2018 | 497.94 | 24.90 | 522.84 |
| →Part 2: Total* | | | | 522.84 |

| Part 3: Other Certificates Redeemed by Applicant (Other than County) | | | | | |
|---|--|--|---------------------------------|----------------------|---|
| Column 1 Certificate Number | Column 2 Date of Other Certificate Sale | Column 3 Face Amount of Other Certificate | Column 4 Tax Collector's Fee | Column 5 Interest | Total (Column 3 + Column 4 + Column 5) |
| # 2020/4649 | 06/01/2020 | 501.35 | 6.25 | 25.07 | 532.67 |
| # 2019/4318 | 06/01/2019 | 492.92 | 6.25 | 24.65 | 523.82 |
| Part 3: Total* | | | | | 1,056.49 |

| Part 4: Tax Collector Certified Amounts (Lines 1-7) | |
|---|-----------------|
| 1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above) | 1,579.33 |
| 2. Delinquent taxes paid by the applicant | 0.00 |
| 3. Current taxes paid by the applicant | 0.00 |
| 4. Property information report fee | 200.00 |
| 5. Tax deed application fee | 175.00 |
| 6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2) | 0.00 |
| 7. Total Paid (Lines 1-6) | 1,954.33 |

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Escambia, Florida

Sign here: _____ Date September 9th, 2020

Signature, Tax Collector or Designee

Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

| Part 5: Clerk of Court Certified Amounts (Lines 8-14) | |
|---|--|
| 8. Processing tax deed fee | |
| 9. Certified or registered mail charge | |
| 10. Clerk of Court advertising, notice for newspaper, and electronic auction fees | |
| 11. Recording fee for certificate of notice | |
| 12. Sheriff's fees | |
| 13. Interest (see Clerk of Court Instructions, page 2) | |
| 14. Total Paid (Lines 8-13) | |
| 15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S. | |
| 16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable) | |
| Sign here: _____ Date of sale <u>9/7/2021</u> Signature, Clerk of Court or Designee | |

INSTRUCTIONS + 6.25

Tax Collector (complete Parts 1-4)

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

Part 3: Other Certificates Redeemed by Applicant (Other than County)

Total. Add the amounts in Columns 3, 4 and 5

Part 4: Tax Collector Certified Amounts (Lines 1-7)

Line 1, enter the total of Part 2 plus the total of Part 3 above.

Total Paid, Line 7: Add the amounts of Lines 1-6

Line 6, Interest accrued by tax collector. Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on Line 6. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

Clerk of Court (complete Part 5)

Line 13: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of Line 7, minus Line 6, plus Lines 8 through 12. Enter the amount on Line 13.

Line 14: Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2000698

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
DIH TAX PARTNERS LLC DIH TAX PARTNERS LLC
2912 PARK ARBOR COURT
FORT WORTH, TX 76116,

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

| Account Number | Certificate No. | Date | Legal Description |
|----------------|-----------------|------------|--|
| 09-0772-584 | 2018/4495 | 06-01-2018 | LT 4 BLK E BRIDLEWOOD S/D PB 19 P 21 OR 7498 P 23 |

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, property information report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Electronic signature on file
DIH TAX PARTNERS LLC DIH TAX PARTNERS LLC
2912 PARK ARBOR COURT
FORT WORTH, TX 76116

08-29-2020
Application Date

Applicant's signature



Chris Jones
Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

← Navigate Mode Account Reference →

[Printer Friendly Version](#)

| General Information | |
|--|--|
| Reference: | 161S312000040005 |
| Account: | 090772584 |
| Owners: | SOMERSET DEVELOPMENT LLC |
| Mail: | 2000 Villafane Dr PENSACOLA, FL 32503 |
| Situs: | 5803 BLACKHORSE CIR 32526 |
| Use Code: | VACANT RESIDENTIAL |
| Taxing Authority: | COUNTY MSTU |
| Tax Inquiry: | Open Tax Inquiry Window |
| Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector | |

| Assessments | | | | |
|-------------|----------|-------|----------|----------|
| Year | Land | Imprv | Total | Cap Val |
| 2020 | \$25,000 | \$0 | \$25,000 | \$25,000 |
| 2019 | \$25,000 | \$0 | \$25,000 | \$25,000 |
| 2018 | \$24,000 | \$0 | \$24,000 | \$24,000 |

Disclaimer

Tax Estimator

> File for New Homestead Exemption Online

| Sales Data | | | | | Official Records (New Window) |
|---|------|------|-----------|------|-------------------------------|
| Sale Date | Book | Page | Value | Type | |
| 03/25/2016 | 7498 | 23 | \$25,000 | WD | View Instr |
| 01/25/2013 | 6969 | 1533 | \$100,000 | WD | View Instr |
| Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller | | | | | |

| 2020 Certified Roll Exemptions |
|--------------------------------|
| None |

| Legal Description |
|---|
| LT 4 BLK E BRIDLEWOOD S/D PB 19 P 21 OR 7498 P 23 |

| Extra Features |
|----------------|
| None |

Parcel Information [Launch Interactive Map](#)

Section Map Id:
16-1S-31

Approx. Acreage:
0.2521

Zoned:
LDR

Evacuation & Flood Information
[Open Report](#)

[View Florida Department of Environmental Protection\(DEP\) Data](#)

Buildings

Images

None

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **DIH TAX PARTNERS LLC** holder of **Tax Certificate No. 04495**, issued the **1st day of June, A.D., 2018** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LT 4 BLK E BRIDLEWOOD S/D PB 19 P 21 OR 7498 P 23

SECTION 16, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 090772584 (0921-40)

The assessment of the said property under the said certificate issued was in the name of

SOMERSET DEVELOPMENT LLC

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Tuesday in the month of September, which is the **7th day of September 2021**.

Dated this 21st day of October 2020.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

CORRECTIVE

*CHANGING AUCTION DATE. OR BOOK 8388. PAGE 1456

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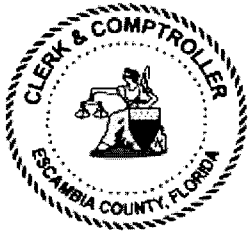
The assessment of the said property under the said certificate issued was in the name of

SOMERSET DEVELOPMENT LLC

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **second** Wednesday in the month of September, which is the **8th day of September 2021**.

Dated this 16th day of April 2021.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk



PROPERTY INFORMATION REPORT
3050 Concho Drive, Pensacola, Florida 32507 | Phone: 850-466-3077

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 09-0772-584 CERTIFICATE #: 2018-4495

THIS REPORT IS NOT TITLE INSURANCE. THE LIABILITY FOR ERRORS OR OMISSIONS IN THIS REPORT IS LIMITED TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of record of the land described herein together with current and delinquent ad valorem tax information and a listing and copies of all open or unsatisfied leases, mortgages, judgments and encumbrances recorded in the Official Record Books of Escambia County, Florida that appear to encumber the title to said land as listed on page 2 herein. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately.

This Report is subject to: Current year taxes; taxes and assessments due now or in subsequent years; oil, gas, and mineral or any subsurface rights of any kind or nature; easements, restrictions and covenants of record; encroachments, overlaps, boundary line disputes, and any other matters that would be disclosed by an accurate survey and inspection of the premises.

This Report does not insure or guarantee the validity or sufficiency of any document attached, nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title, or as any other form of guarantee or warranty of title.

Use of the term "Report" herein refers to the Property Information Report and the documents attached hereto.

Period Searched: June 7, 2001 to and including June 7, 2021 Abstractor: Stacie Wright

BY

A handwritten signature in black ink, appearing to read "Michael A. Campbell", written over a horizontal line.

Michael A. Campbell,
As President
Dated: June 16, 2021

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

June 10, 2021

Tax Account #: 09-0772-584

1. The Grantee(s) of the last deed(s) of record is/are: **SOMERSET DEVELOPMENT, LLC A FLORIDA LIMITED LIABILITY COMPANY**
2. **By Virtue of Warranty Deed recorded 03/29/2016 – OR 7498/23.**
3. The land covered by this Report is: **See Attached Exhibit “A”**
4. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:
 - a. **None**
5. Taxes:

Taxes for the year(s) 2017-2020 are delinquent.
Tax Account #: 09-0772-584
Assessed Value: \$25,000
Exemptions: NONE
6. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **BRIDLEWOOD OF ESCAMBIA COUNTY HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION.**

Payment of any special liens/assessments imposed by City, County, and/or State.

Note: Escambia County and/or local municipalities may impose special liens/assessments. These liens/assessments are not discovered in a title search or shown above. These special assessments typically create a lien on real property. The entity that governs subject property must be contacted to verify payment status.

PERDIDO TITLE & ABSTRACT, INC.
PROPERTY INFORMATION REPORT
3050 Concho Drive, Pensacola, Florida 32507 | Phone 850-466-3077

Scott Lunsford
Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL 32591

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: SEPT 8, 2021

TAX ACCOUNT #: 09-0772-584

CERTIFICATE #: 2018-4495

In compliance with Section 197.522, Florida Statutes, the following is a list of names and addresses of those persons, firms, and/or agencies having legal interest in or claim against the above-described property. The above-referenced tax sale certificate is being submitted as proper notification of tax deed sale.

| | | |
|---------------|--------------|--|
| YES | NO | |
| <u> </u> | <u> X </u> | Notify City of Pensacola, P.O. Box 12910, 32521 |
| <u> </u> | <u> X </u> | Notify Escambia County, 190 Governmental Center, 32502 |
| <u> </u> | <u> X </u> | Homestead for <u> 2020 </u> tax year. |

SOMERSET DEVELOPMENT LLC
2000 VILLAFANE DRIVE
PENSACOLA, FL 32503

BRIDLEWOOD OF ESCAMBIA
COUNTY HOMEOWNERS ASSOCIATION, INC.
400 SHUBERT DR.
PENSACOLA, FL 32504

Certified and delivered to Escambia County Tax Collector, this 10th day of June 2021.

PERDIDO TITLE & ABSTRACT, INC.



BY: Michael A. Campbell, As It's President

NOTE: The above listed addresses are based upon current information available, but addresses are not guaranteed to be true or correct.

PROPERTY INFORMATION REPORT

June 10, 2021

Tax Account #: 09-0772-584

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 4 BLK E BRIDLEWOOD S/D PB 19 P 21 OR 7498 P 23

SECTION 16, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 09-0772-584 (0921-40)

This Instrument Prepared By:
Kimberly Biggs
Gulf Coast Title Agency, LLC
2803 E Cervantes St, Ste A
Pensacola, Florida 32503
(850) 202-6938
16-056

Parcel ID: 161S312000-040005 & 161S312000-050005

STATE OF FLORIDA
COUNTY OF ESCAMBIA

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **Incentive Builders, LLC, a Florida limited liability company** (herein "Grantor"), for and in consideration of the sum of Ten Dollars and other good and valuable considerations, the receipt, adequacy and sufficiency of which is hereby acknowledged, does hereby bargain, sell, remise, confirm, convey and grant unto **Somerset Development, LLC, a Florida limited liability company** (herein "Grantee"), whose address is 921 North Palafox Street, Pensacola, Florida 32501, and Grantee's heirs, successors and assigns, forever, the following described real property located in Escambia County, Florida:

Lots 4 and 5, Block E, Bridlewood, according to the Plat thereof, recorded in Plat Book 19, Page(s) 21 through 21H, of the Public Records of Escambia County, Florida.

Subject to zoning restrictions, prohibitions and other requirements imposed by governmental authorities, all easements, encumbrances and restrictions of record or on the Plat, if there is a recorded Plat, affecting the above-described property; easements and mineral reservations of record affecting the property, if any, which are not hereby reimposed, any liens for ad valorem real property taxes for the year 2016, and subsequent years; and any other matters arising subsequent to the date hereof. **Grantor is hereby bargaining, selling, conveying, and granting the Property to Grantee in an "AS IS" and "WHERE IS" condition in all respects whatsoever.**

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead, in fee simple forever. And Grantor covenants that Grantor is well seized of an indefeasible estate in fee simple in said property and has a good right to convey the same; that it is free of lien or encumbrances, and that Grantor, Grantor's heirs, executors, administrators, successors and assigns, in the quiet and peaceful possession and enjoyment thereof, against all persons whomsoever lawfully claiming the same, shall and will forever warrant and defend, subject to the exceptions set forth herein.

IN WITNESS WHEREOF, the said limited liability company, Grantor, in pursuance of the due and legal action of its members, has executed these presents, causing its name to be signed by its Managing Member, and its seal to be affixed hereto this 25 day of March, 2016.

Signed, sealed and delivered in the presence of:

Incentive Builders, LLC, a Florida limited liability company

Jenny Bass
Name: Jenny Bass

By: [Signature]
Scott J. Bell, Sr.
Managing Member
2000 Villafane Drive
Pensacola, Florida 32503

Kimberly M Biggs
Name: Kimberly M Biggs

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 25th day of March, 2016, by Scott J. Bell, Sr., as Managing Member of Incentive Builders, LLC, a Florida limited liability company, on behalf of the company, who did not take an oath and who:

- is/are personally known to me.
- produced current FL driver's license as identification.
- produced _____ as identification.

Kimberly M Biggs
Notary Public

(Notary Seal Must Be Affixed)

Name of Notary Printed
My Commission Expires: _____
Commission Number: _____



**RESIDENTIAL SALES
ABUTTING ROADWAY
MAINTENANCE DISCLOSURE**

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet County standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgement by the County of the veracity of any disclosure statement.

Name: Blackhorse Circle

Legal Address of Property : 5803 & 5799 Blackhorse Circle, Pensacola, Florida 32526


The County (X) has accepted () has not accepted

the abutting roadway for maintenance.

This form completed by:
Gulf Coast Title Agency, LLC
2803 E Cervantes St, Ste A
Pensacola, FL 32503

AS TO SELLER(S):

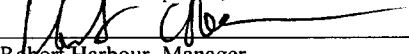
Incentive Builders, LLC



Scott J. Bell, Sr.
Its Managing Member

AS TO BUYER(S):

Somerset Development, LLC



Robert Harbour, Manager

STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 04495 of 2018

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on July 22, 2021, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

| | |
|--|--|
| SOMERSET DEVELOPMENT LLC 2000 VILLAFANE DR PENSACOLA, FL 32503 | BRIDLEWOOD OF ESCAMBIA COUNTY HOMEOWNERS ASSOC, INC. 400 SHUBERT DR. PENSACOLA, FL 32504 |
|--|--|

| |
|--|
| SOMERSET DEVELOPMENT LLC 921 NORTH PALAFOX ST PENSACOLA FL 32501 |
|--|

WITNESS my official seal this 22th day of July 2021.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk



WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON September 8, 2021, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

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LT 4 BLK E BRIDLEWOOD S/D PB 19 P 21 OR 7498 P 23

SECTION 16, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 090772584 (0921-40)

The assessment of the said property under the said certificate issued was in the name of

SOMERSET DEVELOPMENT LLC

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **second** Wednesday in the month of September, which is the **8th day of September 2021**.

Dated this 12th day of July 2021.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.



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CLERK OF THE CIRCUIT COURT
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Personal Services:

SOMERSET DEVELOPMENT LLC
2000 VILLAFANE DR
PENSACOLA, FL 32503

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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Post Property:

5803 BLACKHORSE CIR 32526



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

0921-40

Document Number: ECSO21CIV024957NON

Agency Number: 21-008281

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 04495 2018

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: IN RE: SOMERSET DEVELOPMENT LLC

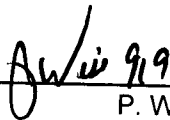
Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 7/16/2021 at 9:14 AM and served same at 11:05 AM on 7/19/2021 in ESCAMBIA COUNTY, FLORIDA, by serving SOMERSET DEVELOPMENT LLC , the within named, to wit: GARY B LEUCHTMAN, REGISTERED AGENT.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____



P. WISE, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: GBGUY

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON September 8, 2021, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That DIH TAX PARTNERS LLC holder of Tax Certificate No. 04495, issued the 1st day of June, A.D., 2018 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LT 4 BLK E BRIDLEWOOD S/D PB 19 P 21 OR 7498 P 23

SECTION 16, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 090772584 (0921-40)

The assessment of the said property under the said certificate issued was in the name of

SOMERSET DEVELOPMENT LLC

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the second Wednesday in the month of September, which is the 8th day of September 2021.

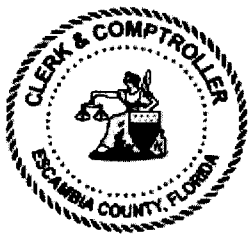
Dated this 12th day of July 2021.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

Personal Services:

**SOMERSET DEVELOPMENT LLC
2000 VILLAFANE DR
PENSACOLA, FL 32503**

**PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA**



By:
Emily Hogg
Deputy Clerk

FILED
JUL 13 2021
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

0921-40

Document Number: ECSO21CIV025068NON

Agency Number: 21-008303

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 04495 2018

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: IN RE: SOMERSET DEVELOPMENT LLC

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 7/16/2021 at 9:15 AM and served same at 12:02 PM on 7/20/2021 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER CLERKS OFFICE INSTRUCTIONS

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

S.D. Stine 924

S. STINE, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: KMJACKSON

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON September 8, 2021, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **DIH TAX PARTNERS LLC** holder of **Tax Certificate No. 04495**, issued the 1st day of **June, A.D., 2018** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LT 4 BLK E BRIDLEWOOD S/D PB 19 P 21 OR 7498 P 23

SECTION 16, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 090772584 (0921-40)

The assessment of the said property under the said certificate issued was in the name of

SOMERSET DEVELOPMENT LLC

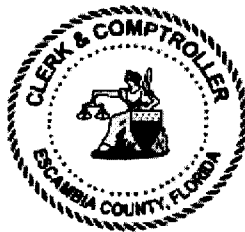
Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **second** Wednesday in the month of September, which is the **8th** day of **September 2021**.

Dated this 12th day of July 2021.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

Post Property:

5803 BLACKHORSE CIR 32526



**PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA**

By:
Emily Hogg
Deputy Clerk

2021 JUL 15 A 9 15

SOMERSET DEVELOPMENT LLC
[0921-40]
2000 VILLAFANE DR
PENSACOLA, FL 32503

9171 9690 0935 0127 1750 08

BRIDLEWOOD OF ESCAMBIA
COUNTY HOMEOWNERS ASSOC, INC.
[0921-40]
400 SHUBERT DR.
PENSACOLA, FL 32504

9171 9690 0935 0127 1750 15

SOMERSET DEVELOPMENT LLC
[0921-40]
921 NORTH PALAFOX ST
PENSACOLA FL 32501

9171 9690 0935 0127 1750 22

*Contact
owner*



Scott Lunsford • Escambia County Tax Collector

EscambiaTaxCollector.com facebook.com/ECTaxCollector twitter.com/escambiatc



SCAN TO PAY ONLINE

2020 Real Estate Property Taxes

Notice of Ad Valorem and Non-Ad Valorem Assessments

| ACCOUNT NUMBER | MILLAGE CODE | ESCROW CODE | PROPERTY REFERENCE NUMBER |
|----------------|--------------|-------------|---------------------------|
| 09-0772-584 | 06 | | 161S312000040005 |

PROPERTY ADDRESS:

EXEMPTIONS:

SOMERSET DEVELOPMENT LLC
2000 Villafane Dr
PENSACOLA, FL 32503

5803 BLACKHORSE CIR

PRIOR YEAR(S) TAXES OUTSTANDING

18/4495

AD VALOREM TAXES

| TAKING AUTHORITY | MILLAGE RATE | ASSESSED VALUE | PROPERTY AMOUNT | TAXABLE AMOUNT | TAXES DUE |
|----------------------|----------------|----------------|-----------------|-------------------------|-----------------|
| COUNTY | 6.6165 | 25,000 | 0 | 25,000 | 165.41 |
| PUBLIC SCHOOLS | | | | | |
| BY LOCAL BOARD | 2.0990 | 25,000 | 0 | 25,000 | 52.48 |
| BY STATE LAW | 3.8290 | 25,000 | 0 | 25,000 | 95.73 |
| WATER MANAGEMENT | 0.0311 | 25,000 | 0 | 25,000 | 0.78 |
| SHERIFF | 0.6850 | 25,000 | 0 | 25,000 | 17.13 |
| M.S.T.U. LIBRARY | 0.3590 | 25,000 | 0 | 25,000 | 8.98 |
| TOTAL MILLAGE | 13.6196 | | | AD VALOREM TAXES | \$340.51 |

LEGAL DESCRIPTION

NON-AD VALOREM ASSESSMENTS

| | | |
|---|-----------------------------------|----------------|
| LT 4 BLK E BRIDLEWOOD S/D PB 19 P 21 OR 7498 P 23 | B7 BRIDLEWOOD HOLDING POND | 66.86 |
| | FP FIRE PROTECTION | 15.03 |
| | NON-AD VALOREM ASSESSMENTS | \$81.89 |

Pay online at EscambiaTaxCollector.com

COMBINED TAXES AND ASSESSMENTS \$422.40

Payments must be in U.S. funds drawn from a U.S. bank

| | | | | |
|------------|--------------|--|--|--|
| If Paid By | Mar 31, 2021 | | | |
| Please Pay | \$0.00 | | | |

RETAIN FOR YOUR RECORDS

2020 Real Estate Property Taxes

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

Make checks payable to:

Scott Lunsford

Escambia County Tax Collector

P.O. BOX 1312

PENSACOLA, FL 32591

Pay online at EscambiaTaxCollector.com

Payments in U.S. funds from a U.S. bank

PAY ONLY ONE AMOUNT

| | |
|-------------------|--------------|
| AMOUNT IF PAID BY | Mar 31, 2021 |
| | 0.00 |
| AMOUNT IF PAID BY | |
| AMOUNT IF PAID BY | |
| AMOUNT IF PAID BY | |
| AMOUNT IF PAID BY | |

DO NOT FOLD, STAPLE, OR MUTILATE

PRIOR YEAR(S) TAXES OUTSTANDING

| |
|-------------------------|
| ACCOUNT NUMBER |
| 09-0772-584 |
| PROPERTY ADDRESS |
| 5803 BLACKHORSE CIR |

SOMERSET DEVELOPMENT LLC
2000 Villafane Dr
PENSACOLA, FL 32503

Paid 03/26/2021 Receipt # 337-21-00090629 \$422.40

Paid By ROBERT/MARIA HARBC

Escambia
Sun Press
PUBLISHED WEEKLY SINCE 1948
(Warrington) Pensacola, Escambia County, Florida

STATE OF FLORIDA
County of Escambia

Before the undersigned authority personally appeared **Michael P. Driver** who is personally known to me and who on oath says that he is **Publisher of The Escambia Sun Press, a weekly newspaper published at (Warrington) Pensacola in Escambia County, Florida; that the attached copy of advertisement, being a**

NOTICE _____ in the matter of _____ TAX DEED SALE

DATE – 09-08-2021 – TAX CERTIFICATE #'S 04495

_____ in the _____ CIRCUIT _____ Court

was published in said newspaper in the issues of

AUGUST 5, 12, 19, 26, 2021

Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Digitally signed by Michael P Driver
DN: c=US, o=The Escambia Sun Press LLC,
ou=A01410D00000171E5A7746E0000AE64, cn=Michael P Driver
Date: 2021.08.26 08:52:07 -05'00'

PUBLISHER

Sworn to and subscribed before me this 26TH day of AUGUST
A.D., 2021



Digitally signed by Heather Tuttle
DN: c=US, o=The Escambia Sun Press LLC,
ou=A01410D00000171E5ABA6670000AE70, cn=Heather Tuttle
Date: 2021.08.26 09:03:06 -05'00'

HEATHER TUTTLE
NOTARY PUBLIC



HEATHER TUTTLE
Notary Public, State of Florida
My Comm. Expires June 24, 2024
Commission No. HH4627

Page 1 of 1

**NOTICE OF APPLICATION FOR
TAX DEED**

NOTICE IS HEREBY GIVEN, That DIH TAX PARTNERS LLC holder of Tax Certificate No. 04495, issued the 1st day of June, A.D., 2018 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LT 4 BLK E BRIDLEWOOD S/D PB 19 P 21 OR 7498 P 23 SECTION 16, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 090772584 (0921-40)

The assessment of the said property under the said certificate issued was in the name of SOMERSET DEVELOPMENT LLC

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the second Wednesday in the month of September, which is the 8th day of September 2021.

Dated this 15th day of July 2021.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA
(SEAL)
By: Emily Hogg
Deputy Clerk

oaw-4w-08-05-12-19-26-2021

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
 FAMILY LAW
 JURY ASSEMBLY
 JUVENILE
 MENTAL HEALTH
 MIS
 OPERATIONAL SERVICES
 PROBATE
 TRAFFIC



**COUNTY OF ESCAMBIA
 OFFICE OF THE
 CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES
 ARCHIVES AND RECORDS
 JUVENILE DIVISION
 CENTURY**

CLERK TO THE BOARD OF
 COUNTY COMMISSIONERS
 OFFICIAL RECORDS
 COUNTY TREASURY
 AUDITOR

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
 Tax Certificate Redeemed From Sale
 Account: 090772584 Certificate Number: 004495 of 2018**

Payor: MARIA F HARBOUR 921 N. PALAFOX ST PENSACOLA, FL 32501 Date 08/31/2021

| | | | | |
|-----------------------|---|-----------------------|-----------------------|--------------------------------------|
| Clerk's Check # | 1 | Clerk's Total | \$358.07 | \$358.07 \$2863.42 |
| Tax Collector Check # | 1 | Tax Collector's Total | \$2,341.67 | |
| | | Postage | \$18.00 | |
| | | Researcher Copies | \$0.00 | |
| | | Recording | \$10.00 | |
| | | Prep Fee | \$7.00 | |
| | | Total Received | \$2,934.74 | \$2,898.42 |

**PAM CHILDERS
 Clerk of the Circuit Court**

Received By: Whitney Coppage
 Deputy Clerk

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
 FAMILY LAW
 JURY ASSEMBLY
 JUVENILE
 MENTAL HEALTH
 MIS
 OPERATIONAL SERVICES
 PROBATE
 TRAFFIC



**COUNTY OF ESCAMBIA
 OFFICE OF THE
 CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES
 ARCHIVES AND RECORDS
 JUVENILE DIVISION
 CENTURY**

CLERK TO THE BOARD OF
 COUNTY COMMISSIONERS
 OFFICIAL RECORDS
 COUNTY TREASURY
 AUDITOR

**Case # 2018 TD 004495
 Redeemed Date 08/31/2021**

Name MARIA F HARBOUR 921 N. PALAFOX ST PENSACOLA, FL 32501

| | | |
|--|------------|--------------------------------|
| Clerk's Total = TAXDEED | \$558.07 | \$558.07 \$2,863.42 |
| Due Tax Collector = TAXDEED | \$2,341.67 | |
| Postage = TD2 | \$18.00 | |
| ResearcherCopies = TD6 | \$0.00 | |
| Release TDA Notice (Recording) = RECORD2 | \$10.00 | |
| Release TDA Notice (Prep Fee) = TD4 | \$7.00 | |

• For Office Use Only

| Date | Docket | Desc | Amount Owed | Amount Due | Payee Name |
|------|--------|------|-------------|------------|------------|
|------|--------|------|-------------|------------|------------|

FINANCIAL SUMMARY

No Information Available - See Dockets



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator
Account: 090772584 Certificate Number: 004495 of 2018

Redemption Application Date Interest Rate

Final Redemption Payment ESTIMATED

Redemption Overpayment ACTUAL

Auction Date

Redemption Date

| | | |
|------------------------|---|---|
| Months | 13 | 12 |
| Tax Collector | <input type="text" value="\$1,954.33"/> | <input type="text" value="\$1,954.33"/> |
| Tax Collector Interest | \$381.09 | \$351.78 |
| Tax Collector Fee | <input type="text" value="\$6.25"/> | <input type="text" value="\$6.25"/> |
| Total Tax Collector | \$2,341.67 | \$2,312.36 <i>T.C</i> |

| | | |
|---------------------|---------------------------------------|---|
| Record TDA Notice | <input type="text" value="\$17.00"/> | <input type="text" value="\$17.00"/> |
| Clerk Fee | <input type="text" value="\$130.00"/> | <input type="text" value="\$130.00"/> |
| Sheriff Fee | <input type="text" value="\$120.00"/> | <input type="text" value="\$120.00"/> <i>-40.00</i> |
| Legal Advertisement | <input type="text" value="\$200.00"/> | <input type="text" value="\$200.00"/> |
| App. Fee Interest | \$91.07 | \$84.06 |
| Total Clerk | \$558.07 | \$551.06 <i>C.H.</i> |

| | | |
|--------------------------------|--------------------------------------|--------------------------------------|
| Release TDA Notice (Recording) | <input type="text" value="\$10.00"/> | <input type="text" value="\$10.00"/> |
| Release TDA Notice (Prep Fee) | <input type="text" value="\$7.00"/> | <input type="text" value="\$7.00"/> |
| Postage | <input type="text" value="\$18.00"/> | <input type="text" value="\$18.00"/> |
| Researcher Copies | <input type="text" value="\$0.00"/> | <input type="text" value="\$0.00"/> |

Total Redemption Amount \$2,934.74 \$2,898.42

Repayment Overpayment Refund Amount \$36.32

Book/Page

RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8507, Page 1814, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 04495, issued the 1st day of June, A.D., 2018

TAX ACCOUNT NUMBER: 090772584 (0921-40)

DESCRIPTION OF PROPERTY:

LT 4 BLK E BRIDLEWOOD S/D PB 19 P 21 OR 7498 P 23

SECTION 16, TOWNSHIP 1 S, RANGE 31 W

NAME IN WHICH ASSESSED: SOMERSET DEVELOPMENT LLC

Dated this 31st day of August 2021.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk