APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512 R. 12/16

Application Number: 2000698

To: Tax Collec	ctor of	ESCAMBIA COUNTY	, Florida	
,				
2912 PARK AR	RBOR CO			
FORT WORTH hold the listed		·	same to the Tay	Collector and make tax deed application thereon
				oonootor and make tax acca application thereon
Account Nu	umber	Certificate No.	Date	Legal Description
09-0772-58	34	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 curre	ent taxes, if due and		
• rede	em all ou	utstanding tax certificates plus in	terest not in my p	possession, and
• pay	all deling	quent and omitted taxes, plus int	erest covering the	e property.
payShe	all Tax C riffs cost	collector's fees, property informati is, if applicable.	ion report costs, C	Clerk of the Court costs, charges and fees, and
Attached is the which are in r	ne tax sal my posse	le certificate on which this applica ession.	ation is based and	all other certificates of the same legal description
Electronic si		on file S LLC DIH TAX PARTNERS LL(
2912 PARK	ARBOR	COURT	•	
FORT WOR	TH, TX	76116		08 20 2020
				<u>08-29-2020</u> Application Date
		Applicant's signature		

Par	rt 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	W
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 i	here: Date of sale $\frac{9/7}{2}$, 2 <u>021</u>

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.



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	Appi	lication Infor	mation		,			
Applicant Name Applicant Address	DIH TAX PARTNERS LLC DIH TAX PARTNERS LLC 2912 PARK ARBOR COURT FORT WORTH, TX 76116			Арр	lication date	Aug 29, 2020		
Property description	SOMERSET DEVELOPMENT LLC 2000 Villafane Dr PENSACOLA, FL 32503			Certificate #		2018 / 4495		
	09-0	BLACKHORSI 772-584 BLK E BRIDLE		/D PB 19 P	21 OR 7498	Date	e certificate issued	06/01/2018
Part 2: Certificate	es Ov	wned by App	licant and	d Filed w	ith Tax Deed	Appl	ication	Name of the Control o
Column 1 Certificate Numbe		Column Date of Certific	2	C	olumn 3 ount of Certificate		Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2018/4495		06/01/20	018		497.94		24.90	522.84
							→Part 2: Total*	522.84
Part 3: Other Cei	rtifica	tes Redeeme	d by Ap	plicant (C	ther than Co	unty)	
Column 1 Certificate Number	D	Column 2 late of Other ertificate Sale	Face A	umn 3 mount of Certificate	Column 4 Tax Collector's F	Column 5 Fee Interest		Total (Column 3 + Column 4 + Column 5)
# 2020/4649	0	06/01/2020		501.35		6.25	25.07	532.67
# 2019/4318	0	06/01/2019		492.92		6.25	24.65	523.82
							Part 3: Total*	1,056.49
Part 4: Tax Colle	ector	Certified Am	ounts (Li	ines 1-7)				
Cost of all certi	ificates	s in applicant's	possessio	n and othe			ed by applicant of Parts 2 + 3 above)	1,579.33
2. Delinquent taxe	es pai	d by the applica	int					0.00
3. Current taxes p	paid by	y the applicant						0.00
4. Property inform	nation	report fee						200.00
5. Tax deed appli	5. Tax deed application fee 175.0						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 in have been paid, and	nforma	ation is true and the property inf	the tax ce	rtificates, ii tatement is	nterest, property s attached.	/ info	mation report fee, an	d tax collector's fees
R	X						Escambia, Florid	a
Sign here: Signs	sture. Ta	Ex Collector or Design	nee			Date	September 9th,	2020



Real Estate Search Tangible Property Search Sale List Printer Friendly Version Assessments General Information Year **Imprv** Total Cap Val Reference: 161S312000040005 2020 \$25,000 \$0 \$25,000 \$25,000 Account: 090772584 2019 \$25,000 \$25,000 \$25,000 \$0 **Owners:** SOMERSET DEVELOPMENT LLC 2018 \$24,000 \$0 \$24,000 \$24,000 Mail: 2000 Villafane Dr PENSACOLA, FL 32503 Situs: 5803 BLACKHORSE CIR 32526 **Disclaimer** Use Code: VACANT RESIDENTIAL P Taxing **Tax Estimator** COUNTY MSTU **Authority:** Tax Inquiry: Open Tax Inquiry Window > File for New Homestead Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector **Exemption Online** Sales Data 2020 Certified Roll Exemptions Official Records Sale Date Book Page Value Type (New Legal Description Window) 03/25/2016 7498 23 \$25,000 WD View Instr LT 4 BLK E BRIDLEWOOD S/D PB 19 P 21 OR 7498 P 23 01/25/2013 6969 1533 \$100,000 WD View Instr Extra Features Escambia County Clerk of the Circuit Court and None Comptroller Parcel Launch Interactive Map Information 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

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.

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2020088167 10/22/2020 9:00 AM
OFF REC BK: 8388 PG: 1456 Doc Type: TDN

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.

COMPTO OF THE PROPERTY OF THE

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2021040558 4/14/2021 4:07 PM
OFF REC BK: 8507 PG: 1814 Doc Type: TDN

CORRECTIVE

*CHANGING AUCTION DATE, OR BOOK 8388, PAGE 1456

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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.

COMPTRO

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA



PROPERTY INFORMATION REPORT

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

THE ATTACHED REPORT IS ISSUED TO:

TAX ACCOUNT #

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTO)K
--	----

09-0772-584

TIMETICO OTTI II.			_ =====================================	2010 11/2
THIS REPORT IS N	OT TITLE INSURAN	CE. THE LIABIL	ITY FOR ERRORS O	R OMISSIONS IN THIS

CERTIFICATE #

2018-4495

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.

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

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 X Notify City of Pensacola, P.O. Box 12910, 32521 X Notify Escambia County, 190 Governmental Center, 32502 Homestead for 2020 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)

Recorded in Public Records 03/29/2016 at 08:52 AM OR Book 7498 Page 23, Instrument #2016021904, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$27.00 Deed Stamps \$175.00

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 Incentive Builders, LLC, in the presence of: a Florida limited liability company Scott J. Bell, Sr. Managing Member 2000 Villafane Drive Pensacola, Florida 32503 STATE OF FLORIDA COUNTY OF ESCAMBIA The foregoing instrument was acknowledged before me this 25^T 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. (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.

any disclosure statement.		
Name: Blackhorse Circ	cle	
Legal Address of Property	y: 5803 & 5799 Blackhorse Circle	, Pensacola, Florida 32526
The County	(X_) has accepted	() has not accepted
the abutting roadway for i	naintenance.	
		This form completed by: Gulf Coast Title Agency, LLC 2803 E Cervantes St, Ste A Pensacola, FL 32503

AS TO SELLER(S):

Incentive Builder, LLC

Scott J. Bell, Sr. Its Managing Member

AS TO BUYER(S):

Somerset Development, LLC

Robert Harbour, Manager

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

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SECTION 16, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 090772584 (0921-40)

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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

COUNTRUM

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

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Personal Services:

SOMERSET DEVELOPMENT LLC 2000 VILLAFANE DR

PENSACOLA, FL 32503

COMPTRO COUNTY RUS PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

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COUNTY COU

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

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	BRIDLEWOOD OF ESCAMBIA COUNTY HOMEOWNERS ASSOC, INC.
2000 VILLAFANE DR	400 SHUBERT DR.
PENSACOLA, FL 32503	PENSACOLA, FL 32504

SOMERSET DEVELOPMENT LLC 921 NORTH PALAFOX ST PENSACOLA FL 32501

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

COUNT HAR

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By:

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Post Property:

5803 BLACKHORSE CIR 32526

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By:

ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

Agency Number: 21-008303

0921-40

Document Number: ECSO21CIV025068NON

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

Service Fee: Receipt No:

\$40.00 BILL

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

GOMPT ROLL TO

PAM CHILDERS

CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By:

ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

Agency Number: 21-008281

0921-40

Document Number: ECSO21CIV024957NON

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

P. WISE, CPS

Service Fee:

\$40.00

Receipt No:

BILL

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

(ortacter



Scott Lunsford • Escambia County Tax Collector







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			
TANDIS AUTHÓIDTY SUB				and the second second second	
COUNTY	6.6165	25,000	0	25,000	165.41
PUBLIC SCHOOLS			_		
BY LOCAL BOARD BY STATE LAW	2.0990 3.8290	25,000 25,000	0	25,000 25,000	52.48 95.72
WATER MANAGEMENT	0.0311	25,000 25,000	0	25,000 25,000	95.73 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 VAL	OREM TAXES	\$340.51
LEGAL DESCRIPTION		NON-AD VA	LOREM ASSESS	MENTS	
LT 4 BLK E BRIDLEWOOD S/D PB 19 P 21 OR 749	8P			e projection and the second	
23	B7 BRIDLE	WOOD HOLDING POND			66.86
	FP FIRE PR	OTECTION			15.03
	•				

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

Pay online at EscambiaTaxCollector.com

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

2020 Real Estate **Property Taxes**

ACCOUNT NUMBER 09-0772-584

PROPERTY ADDRESS

5803 BLACKHORSE CIR

SOMERSET DEVELOPMENT LLC 2000 Villafane Dr PENSACOLA, FL 32503

RETAIN FOR YOUR RECORDS. 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

PRIOR YEAR(S) TAXES OUTSTANDING

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

PAY ONLY OF	NE AMOUNT
AMOUNT IF PAID BY	Mar 31, 2021 0.00
AMOUNT IF PAID BY	

DO NOT FOLD, STAPLE, OR MUTILATE

NON-AD VALOREM ASSESSMENTS

COMBINED TAXES AND ASSESSMENTS

\$81.89

\$422.40



(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, 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.

Will Par

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 <u>26TH</u> day of <u>AUGUST</u>

A.D., 2021

Pather Tuttle

Digitally signed by Heather Tuttle
DN: c=US, 0=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 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, TOWN-SHIP 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 ESCAMBIA COUNTY, FLORIDA

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

Redemption No Y	pplication Date 08/29/2020	Interest Rate 18%
	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 09/08/2021	Redemption Date 08/31/2021
Months	13	12
Tax Collector	\$1,954.33	\$1,954.33
Tax Collector Interest	\$381.09	\$351.78
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$2,341.67	\$2,312.36 T.C
Record TDA Notice	\$17.00	\$17.00
Clerk Fee	\$130.00	\$130.00
Sheriff Fee	\$120.00	\$120.00 -40.00
Legal Advertisement	\$200.00	\$200.00
App. Fee Interest	\$91.07	\$84.06
Total Clerk	\$558.07	\$551.06 C.H.
Release TDA Notice (Recording)	\$10.00	\$10.00
Release TDA Notice (Prep Fee)	\$7.00	\$7.00
Postage	\$18.00	\$18.00
Researcher Copies	\$0.00	\$0.00
Total Redemption Amount	\$2,934.74	\$2,898.42
	Repayment Overpayment Refund Amount	\$36.32
Book/Page	8507	1814

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

\$538.07 \$2863.42

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 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 #

Tax Collector Check #

1

1

Clerk's Total

Tax Collector's Total

ax Collector's Total

Postage

Researcher Copies

Recording

Prep Fee

Total Received

aria Total \$2.201.4

\$*4*,3**4**1.6/

\$2863.42

\$18.00

\$0.00

\$10.00

\$7.00

\$2,934.74

\$2,898.42

PAM CHILDERS
Clerk of the Circuit Court

Received By: Nutrey
Deputy Clerk

Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502 (850) 595-3793 • FAX (850) 595-4827 • http://www.clerk.co.escambia.fl.us

Pam Childers CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY FLORIDA INST# 2021096453 8/31/2021 3:47 PM OFF REC BK: 8608 PG: 1224 Doc Type: RTD

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.

COMPAG

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA