

**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

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
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. <b>Total Paid (Lines 8-13)</b>	
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: _____	
Signature, Clerk of Court or Designee	
Date of sale <u>9/7/2021</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 Application Information

Applicant Name Applicant Address	DIH TAX PARTNERS LLC 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. <b>Total Paid (Lines 1-6)</b>	<b>1,954.33</b>

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.

Sign here:

Signature, Tax Collector or Designee

Escambia, Florida

Date September 9th, 2020

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



# Chris Jones

## Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

◀ Navigate Mode
○ Account
○ Reference
▶
[Printer Friendly Version](#)

General Information	
<b>Reference:</b>	161S312000040005
<b>Account:</b>	090772584
<b>Owners:</b>	SOMERSET DEVELOPMENT LLC
<b>Mail:</b>	2000 Villafane Dr PENSACOLA, FL 32503
<b>Situs:</b>	5803 BLACKHORSE CIR 32526
<b>Use Code:</b>	VACANT RESIDENTIAL
<b>Taxing Authority:</b>	COUNTY MSTU
<b>Tax Inquiry:</b>	<a href="#">Open Tax Inquiry Window</a>
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**

#### 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

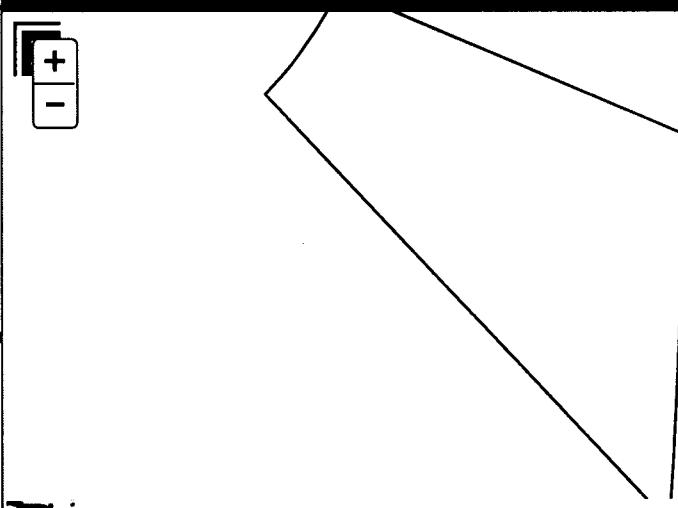
#### Parcel Information

[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.

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.

PAM CHILDEERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk



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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**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



**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  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

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:

*Jenny Bass*  
Name: Jenny Bass  
*Kimberly M. Biggs*  
Name: Kimberly M. Biggs

Incentive Builders, LLC,  
a Florida limited liability company

By: *JB*  
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<sup>th</sup> 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: \_\_\_\_\_



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.

**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)**

**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  
       X 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**  
**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.



## 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".

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

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



## W A R N I N G

**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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**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.

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk

## WARNING

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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

## 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**

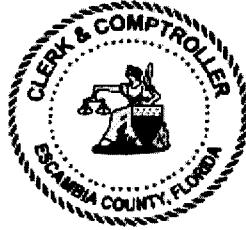
Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **second** Wednesday in the month of September, which is the **8th day of September 2021**.

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 CHILDEERS**

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

By:  
Emily Hogg  
Deputy Clerk

15

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. 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**.

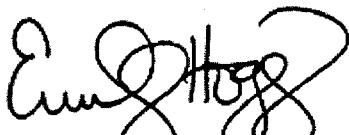
Dated this 12th day of July 2021.

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.

**Personal Services:**

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

**PAM CHILDEERS**  
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: *pw/99*

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**

*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:

5803 BLACKHORSE CIR

## EXEMPTIONS:

SOMERSET DEVELOPMENT LLC  
2000 Villafane Dr  
PENSACOLA, FL 32503

### PRIOR YEAR(S) TAXES OUTSTANDING

18/4495

### AD VALOREM TAXES

TYPE OF AUTHORITY	MILLAGE RATE	ASSESSED VALUE	AD VALOREM TAXES DUE	AD VALOREM TAXES PAID	AD VALOREM TAXES BALANCED
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
<b>TOTAL MILLAGE</b>		<b>13.6196</b>	<b>AD VALOREM TAXES</b>		<b>\$340.51</b>

## 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 FP FIRE PROTECTION	66.86
		15.03

NON-AD VALOREM ASSESSMENTS \$81.89

Pay online at [EscambiaTaxCollector.com](http://EscambiaTaxCollector.com)

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

COMBINED TAXES AND ASSESSMENTS \$422.40

If Paid By Please Pay	Mar 31, 2021 \$0.00			
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RETAIN FOR YOUR RECORDS

### 2020 Real Estate Property Taxes

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

SOMERSET DEVELOPMENT LLC  
2000 Villafane Dr  
PENSACOLA, FL 32503

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 32591Pay online at [EscambiaTaxCollector.com](http://EscambiaTaxCollector.com)

### PRIOR YEAR(S) TAXES OUTSTANDING

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	

DO NOT FOLD, STAPLE, OR MUTILATE

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

**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**  
**ESCAMBIA COUNTY, FLORIDA**

**Tax Deed - Redemption Calculator**

Account: 090772584 Certificate Number: 004495 of 2018

Redemption	<input type="button" value="No"/>	Application Date	08/29/2020	Interest Rate	<input type="button" value="18%"/>
		Final Redemption Payment ESTIMATED		Redemption Overpayment ACTUAL	
		Auction Date	09/08/2021	Redemption Date	<input type="button" value="08/31/2021"/> 
Months		13		12	
Tax Collector		<input type="button" value="\$1,954.33"/>		<input type="button" value="\$1,954.33"/>	
Tax Collector Interest		<input type="button" value="\$381.09"/>		<input type="button" value="\$351.78"/>	
Tax Collector Fee		<input type="button" value="\$6.25"/>		<input type="button" value="\$6.25"/>	
Total Tax Collector		<input type="button" value="\$2,341.67"/>		<input type="button" value="\$2,312.36"/>	<i>T.C.</i>
Record TDA Notice		<input type="button" value="\$17.00"/>		<input type="button" value="\$17.00"/>	
Clerk Fee		<input type="button" value="\$130.00"/>		<input type="button" value="\$130.00"/>	
Sheriff Fee		<input type="button" value="\$120.00"/>		<input type="button" value="\$120.00"/>	<i>- 40.00</i>
Legal Advertisement		<input type="button" value="\$200.00"/>		<input type="button" value="\$200.00"/>	
App. Fee Interest		<input type="button" value="\$91.07"/>		<input type="button" value="\$84.06"/>	
Total Clerk		<input type="button" value="\$558.07"/>		<input type="button" value="\$551.06"/>	<i>C.H.</i>
Release TDA Notice (Recording)		<input type="button" value="\$10.00"/>		<input type="button" value="\$10.00"/>	
Release TDA Notice (Prep Fee)		<input type="button" value="\$7.00"/>		<input type="button" value="\$7.00"/>	
Postage		<input type="button" value="\$18.00"/>		<input type="button" value="\$18.00"/>	
Researcher Copies		<input type="button" value="\$0.00"/>		<input type="button" value="\$0.00"/>	
Total Redemption Amount		<input type="button" value="\$2,934.74"/>		<input type="button" value="\$2,898.42"/>	
Book/Page			Repayment Overpayment Refund Amount	<input type="button" value="\$36.32"/>	
		<input type="button" value="8507"/>		<input type="button" value="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	\$558.07	<del>\$2,863.42</del>
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	

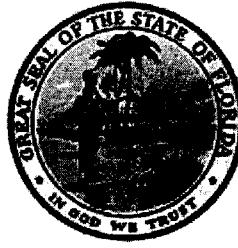
**• For Office Use Only**

<b>Date</b>	<b>Docket</b>	<b>Desc</b>	<b>Amount Owed</b>	<b>Amount Due</b>	<b>Payee Name</b>
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**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



BRANCH OFFICES  
 ARCHIVES AND RECORDS  
 JUVENILE DIVISION  
 CENTURY

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

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

**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	<del>\$358.07</del> <b>\$2863.42</b>
Tax Collector Check #	1	Tax Collector's Total	<del>\$2,341.67</del>
		Postage	\$18.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$2,934.74</del> <b>\$2,898.42</b>

**PAM CHILDERS  
 Clerk of the Circuit Court**

Received By: Whitney Coggage  
 Deputy Clerk

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.

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



By:  
Emily Hogg  
Deputy Clerk