

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

513
R. 07/19

0121-09

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	FCAP AS CUSTODIAN FOR FTCFIMT, LLC FL TAX CERT FUND I MUNI TAX, LLC PO BOX 775311 CHICAGO, IL 60677	Application date	Apr 01, 2020
Property description	COMBS DEBORAH DICKS 3038 E KINGSFIELD RD PENSACOLA, FL 32514 3038 E KINGSFIELD RD BEG AT NW COR OF SEC S 02 DEG 24 MIN 26 SEC W 2594 50/100 FT TO INTER WITH WLY EXTEN OF NLY R/W LI O (Full legal attached.)	Certificate #	2018 / 6259
		Date certificate issued	06/01/2018
		Deed application number	2000145
		Account number	11-0205-304

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)
# 2018/6259	06/01/2018	1,401.47	70.07	1,471.54
→Part 2: Total*				1,471.54

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)
# 2019/5946	06/01/2019	1,400.70	6.25	70.04	1,476.99
Part 3: Total*					1,476.99

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)	2,948.53
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,260.82
4. Property information report fee and Deed Application Recording and Release Fees	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)	4,584.35

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: Condice Lewis
Signature, Tax Collector or Designee

Escambia County, Florida

Date April 24th, 2020

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.	61,083
16. Other outstanding certificates and delinquent taxes not included in this Application, if applicable per Florida statutes	
17. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
18. Redemption fee	6.25
19. Total amount to redeem	

Sign here: _____ Date of sale 01/04/2021

Signature, Clerk of Court or Designee

INSTRUCTIONS**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.

BEG AT NW COR OF SEC S 02 DEG 24 MIN 26 SEC W 2594 50/100 FT TO INTER WITH WLY EXTEN OF NLY R/W LI OF CR C-186 (KINGSFIELD RD 100 FT R/W) S 87 DEG 55 MIN 45 SEC E 49 75/100 TO INTER OF NLY R/W OF KINGSFIELD RD & ELY R/W OF CR C-749 (CHEMSTRAND RD) CONT S 87 DEG 55 MIN 45 SEC E 1659 85/100 FT FOR POB CONT S 87 DEG 55 MIN 45 SEC E 87 65/100 FT N 02 DEG 04 MIN 15 SEC E 180 FT N 87 DEG 55 MIN 45 SEC W 87 65/100 FT S 02 DEG 04 MIN 15 SEC W 180 FT TO POB LT 17 MAGNOLIA LAKE UNRECORDED S/D OR 6780 P 1696 OR 7700 P 104 LESS MINERAL RIGHTS

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2000145

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

FCAP AS CUSTODIAN FOR FTCFIMT, LLC
FL TAX CERT FUND I MUNI TAX, LLC
PO BOX 775311
CHICAGO, IL 60677,

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
11-0205-304	2018/6259	06-01-2018	BEG AT NW COR OF SEC S 02 DEG 24 MIN 26 SEC W 2594 50/100 FT TO INTER WITH WLY EXTEN OF NLY R/W LI OF CR C-186 (KINGSFIELD RD 100 FT R/W) S 87 DEG 55 MIN 45 SEC E 49 75/100 TO INTER OF NLY R/W OF KINGSFIELD RD & ELY R/W OF CR C-749 (CHEMSTRAND RD) CONT S 87 DEG 55 MIN 45 SEC E 1659 85/100 FT FOR POB CONT S 87 DEG 55 MIN 45 SEC E 87 65/100 FT N 02 DEG 04 MIN 15 SEC E 180 FT N 87 DEG 55 MIN 45 SEC W 87 65/100 FT S 02 DEG 04 MIN 15 SEC W 180 FT TO POB LT 17 MAGNOLIA LAKE UNRECORDED S/D OR 6780 P 1696 OR 7700 P 104 LESS MINERAL RIGHTS

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
FCAP AS CUSTODIAN FOR FTCFIMT, LLC
FL TAX CERT FUND I MUNI TAX, LLC
PO BOX 775311
CHICAGO, IL 60677

04-01-2020
Application Date

Applicant's signature

Address:3038 E KINGSFIELD RD, Year Built: 1995, Effective Year: 1995

Structural Elements

DECOR/MILLWORK-AVERAGE

DWELLING UNITS-1

EXTERIOR WALL-BRICK-FACE/VENEER

FLOOR COVER-CARPET

FOUNDATION-SLAB ON GRADE

HEAT/AIR-CENTRAL H/AC

INTERIOR WALL-DRYWALL-PLASTER

NO. PLUMBING FIXTURES-8


NO. STORIES-1

ROOF COVER-DIMEN/ARCH SHNG

ROOF FRAMING-HIP-HI PITCH

STORY HEIGHT-0

STRUCTURAL FRAME-WOOD FRAME

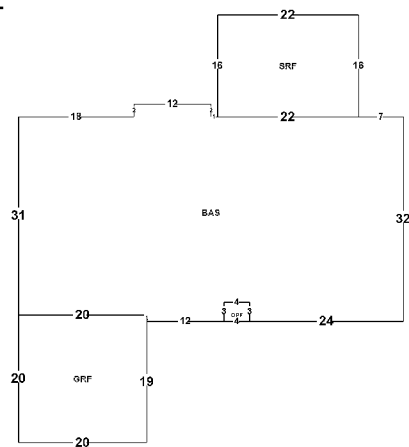
 Areas - 2676 Total SF

BASE AREA - 1912

GARAGE FIN - 400

OPEN PORCH FIN - 12

SUN ROOM FIN - 352



Images



5/8/17

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.

Last Updated:05/07/2020 (tc.1979)



Chris Jones

Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)

[←](#)
[Navigate Mode](#)
[Account](#)
[Reference](#)
[→](#)

[Printer Friendly Version](#)

General Information

Reference: 181N302100000017
Account: 110205304
Owners: COMBS DEBORAH DICKS
Mail: 3038 E KINGSFIELD RD
 PENSACOLA, FL 32514
Situs: 3038 E KINGSFIELD RD 32533
Use Code: SINGLE FAMILY RESID
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
2019	\$13,680	\$136,854	\$150,534	\$122,166
2018	\$13,680	\$128,629	\$142,309	\$119,889
2017	\$13,680	\$127,278	\$140,958	\$117,424

Disclaimer

Tax Estimator

[> File for New Homestead Exemption Online](#)

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
04/24/2017	7700	104	\$100	OT	View Instr
10/25/2011	6780	1696	\$130,000	WD	View Instr
05/12/2011	6722	1424	\$80,000	WD	View Instr
07/29/2010	6622	681	\$100	WD	View Instr
07/28/2010	6622	679	\$100	QC	View Instr
02/11/2010	6577	653	\$100	WD	View Instr
02/10/2010	6570	1492	\$100	CT	View Instr
04/2002	4888	711	\$112,900	WD	View Instr
01/1998	4213	929	\$114,800	WD	View Instr
01/1996	3901	858	\$99,200	WD	View Instr
11/1995	3900	159	\$99,200	SC	View Instr

Official Records Inquiry courtesy of Pam Childers
 Escambia County Clerk of the Circuit Court and
 Comptroller

2019 Certified Roll Exemptions

HOMESTEAD EXEMPTION, TOTAL & PERMANENT

Legal Description

BEG AT NW COR OF SEC S 02 DEG 24 MIN 26 SEC W
 2594 50/100 FT TO INTER WITH WLY EXTEN OF NLY
 R/W LI OF CR C-186...

Extra Features

FRAME SHED

Parcel Information

[Launch Interactive Map](#)

Section
Map Id:
 18-1N-30-1



Approx. Acreage:
 0.3548

Zoned:
 MDR

Evacuation & Flood Information
[Open Report](#)



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

Buildings

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **FL TAX CERT FUND I MUNI TAX LLC, FCAP AS CUSTODIAN** holder of **Tax Certificate No. 06259**, 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:

BEG AT NW COR OF SEC S 02 DEG 24 MIN 26 SEC W 2594 50/100 FT TO INTER WITH WLY EXTEN OF NLY R/W LI OF CR C-186 (KINGSFIELD RD 100 FT R/W) S 87 DEG 55 MIN 45 SEC E 49 75/100 TO INTER OF NLY R/W OF KINGSFIELD RD & ELY R/W OF CR C-749 (CHEMSTRAND RD) CONT S 87 DEG 55 MIN 45 SEC E 1659 85/100 FT FOR POB CONT S 87 DEG 55 MIN 45 SEC E 87 65/100 FT N 02 DEG 04 MIN 15 SEC E 180 FT N 87 DEG 55 MIN 45 SEC W 87 65/100 FT S 02 DEG 04 MIN 15 SEC W 180 FT TO POB LT 17 MAGNOLIA LAKE UNRECORDED S/D OR 6780 P 1696 OR 7700 P 104 LESS MINERAL RIGHTS

SECTION 18, TOWNSHIP 1 N, RANGE 30 W

TAX ACCOUNT NUMBER 110205304 (0121-09)

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

DEBORAH DICKS COMBS

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 Monday** in the month of January, which is the **4th day of January 2021**.

Dated this 11th day of May 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

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
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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.	61,083.00
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>01/04/2021</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS

625

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.

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

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CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

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	FCAP AS CUSTODIAN FOR FTCFIMT, LLC FL TAX CERT FUND I MUNI TAX, LLC PO BOX 775311 CHICAGO, IL 60677	Application date	Apr 01, 2020
Property description	COMBS DEBORAH DICKS 3038 E KINGSFIELD RD PENSACOLA, FL 32514 3038 E KINGSFIELD RD 11-0205-304 BEG AT NW COR OF SEC S 02 DEG 24 MIN 26 SEC W 2594 50/100 FT TO INTER WITH WLY EXTEN OF NLY R/W LI O (Full legal attached.)	Certificate #	2018 / 6259
		Date certificate issued	06/01/2018

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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)	4,584.35

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 July 29th, 2020

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

Recorded in Public Records 04/23/2009 at 02:17 PM OR Book 6451 Page 934,
Instrument #2009026739, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

Recorded in Public Records 05/23/2008 at 12:56 PM OR Book 6331 Page 473,
Instrument #2008039515, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL

IN THE COUNTY COURT IN AND FOR ESCAMBIA
COUNTY, FLORIDA

CIVIL DIVISION

CASE NO: 07-SC-8379

UNIFUND CCR PARTNERS ASSIGNEE OF PALISADES
ACQUISITION XVI.,

Plaintiff,

vs.

ASHLEY R MOORE,

Defendant,

DEFAULT FINAL JUDGMENT

IT IS ADJUDGED THAT, pursuant to Fla. Sm. Cl. R. 7.170(a) and (b), Plaintiff, UNIFUND CCR PARTNERS ASSIGNEE OF PALISADES ACQUISITION XVI., (who's address is: 10625 TECHWOODS CIRCLE, CINCINNATI, OH 45242) recover from Defendant, ASHLEY R MOORE, Social Security Number [REDACTED] the sum of \$865.77 on principal, \$120.00 for attorney's fees, costs in the sum of \$195.00 and prejudgment interest of \$357.98, that shall bear interest at the rate of 11%, for which let execution issue.

It is further ordered and adjudged that the Defendant shall complete Florida Small Claims Rules Form 7.343 (Fact Information Sheet) and return it to plaintiff's attorney within 45 days from the date of this final judgment, unless the final judgment is satisfied or a motion for new trial or notice of appeal is filed.

Jurisdiction of this case is retained to enter further orders that are proper to compel the Defendant to complete form 7.343 and return it to the plaintiff's attorney.

DONE AND ORDERED in ESCAMBIA County, Florida this 20th day of May

2008.


COUNTY COURT JUDGE

Copies furnished to:

Joseph F. Rosen, Esq.
Attorney for Plaintiff
Pollack & Rosen, P.A.
800 Douglas Road, Suite 450
Coral Gables, Florida 33134
Telephone No: 305-448-0006

ASHLEY R MOORE
3038 E KINGSFIELD RD
PENSACOLA, FL 32514

File Number: 1187177

"CERTIFIED TO BE A TRUE COPY
OF THE ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
ERNIE LEE MAGAHA, CLERK
CIRCUIT COURT AND COUNTY COURT
ESCAMBIA COUNTY, FLORIDA"

BY:  D.C.

Case: 2007 SC 008379

00013750224
Dkt: CC1033 Pg#: 1

CIRCUIT CIVIL DIVISION
FILED & RECORDED

2008 MAY 20 P 2:38

ERNIE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL

OCT-27-2011 THU 03:51 PM

ESC CO ENV HEALTH

FAX No. 8505958777

P. 002

**ESCAMBIA COUNTY HEALTH DEPARTMENT
ENVIRONMENTAL HEALTH DIVISION**

1300 WEST GREGORY STREET
PENSACOLA, FL 32502



October 27, 2011

Merinda Vause
c/o Surety Land Title
2600 North 12th Avenue
Pensacola, FL 32503

RE: Three Bedroom
Single Family Residence
3038 East Kingsfield Road
Cantonment, FL 32533
Parcel ID: 18-1N-30-2100-000-017

Dear Ms. Vause:

Environmental Health conducted an inspection of the Onsite Sewage Treatment and Disposal System (OSTDS) at the above referenced location on October 27, 2011. The condition(s) stated below outline the department's assessment of the OSTDS:

Status of Property:

The premise has been occupied and no overflows were observed at the time of the inspection.

Septic Tank Compartment:

The condition of the internal structure of the tank compartment could not be determined because the tank was not opened for a visual inspection. However, a limited external inspection of the tank was conducted.

- No structural deficiencies were noted.

Drainfield System:

The drainfield system was probed and the soil adjacent to the drainfield was augured to assess the system's functionality.

- No structural deficiencies were noted.

Conclusion:

- No action is required at this time. This letter does not imply that the system will perform optimally for a specific period of time. However, with the data available at the time of the inspection, the system was operating properly.

This inspection will be honored for a period of nine months. If we can be of further assistance, please do not hesitate to call us at (850) 595-6786.

Sincerely,

A handwritten signature in black ink, appearing to read "Phillip L. Davies".

Phillip L. Davies
Environmental Supervisor I

PLD/cp/pd
OSTDS # 11-0416
Fax To: Linda Salter 474-0536
Email: lsalter@suretyland.com

**ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM OSTDS)
ESCAMBIA COUNTY HEALTH DEPARTMENT**

Attention: Pursuant to Escambia County Code of Ordinances 99-36, in accordance with Section 1 – 29.180(5) of this Ordinance, the Escambia County Health Department (ECHD) must conduct an assessment of the Onsite Sewage Treatment and Disposal System (OSTDS) (Septic Tank) prior to the sale of property. An approval letter issued by the ECHD must be presented at closing of property sale or transfer of title

Legal Address of Property: 3038 E. Kingsfield Road
Cantonment, FL 32533

Approval Letter Attached Hereto (x)

Approval Letter not required-property North of Well Line Road ()

Approval Letter not required – Property is unimproved ()

Sewer ()

As to Seller (s)

Merinda Vause
Merinda Vause

As to Buyer (s)

Scott M. Dicks
Scott M. Dicks

Deborah Dicks
Deborah Dicks

This form completed by: **Linda G Salter**
Surety Land Title of Florida, LLC.
2600 North 12th Avenue
Pensacola, FL 32503

**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 Ordinance 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 a 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 acknowledgment by the County of the veracity of any disclosure statement.

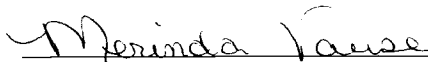
Property Address: 3038 Kingsfield Road, Cantonment, FL 32533

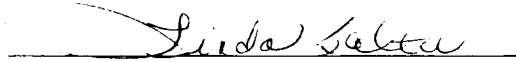
the County (x) has accepted () has not accepted the abutting roadway for maintenance.

This form completed by: Linda G Salter
Surety Land Title, Inc.
2600 North 12th Avenue
Pensacola, FL 32503

AS TO SELLER (S):

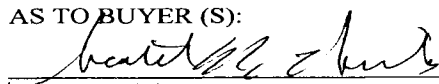
Witness to Seller(s):

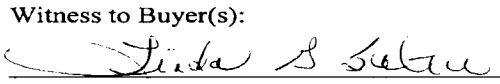

Merinda Vause

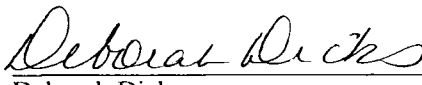


AS TO BUYER (S):

Witness to Buyer(s):


Scott M. Dicks




Deborah Dicks

THIS FORM APPROVED BY THE ESCAMBIA COUNTY BOARD OF COUNTY COMMISSIONERS. Effective: 4/15/95

EXHIBIT "A"

MAGNOLIA LAKES U/R - Parcel 17: Commence at the Northwest corner of Section 18, Township 1 North, Range 30 West, Escambia County, Florida; thence run South 02 degrees 24 minutes 16 seconds West along the West line of said Section 18 for a distance of 2594.52 feet to an intersection with the Westerly extension of the Northerly right of way line of County Road No. 186, Kingsfield Road (100' R/W); thence run South 87 degrees 55 minutes 45 seconds East along said Westerly extension a distance of 50.10 feet to a capped metal rod (L.B. #4882) at an intersection with said Northerly right of way of Kingsfield Road and the Easterly right of way of County Road No. 749, Chemstrand Road (R/W varies); thence continue South 87 degrees 55 minutes 45 seconds East along said Northerly right of way a distance of 1659.85 feet to the Point of Beginning; thence continue South 87 degrees 55 minutes 45 seconds East along said Northerly right of way a distance of 87.65 feet; thence depart said Northerly right of way North 02 degrees 04 minutes 15 seconds East a distance of 180.00 feet; thence run North 87 degrees 55 minutes 45 seconds West a distance of 87.65 feet; thence run South 02 degrees 04 minutes 15 seconds West a distance of 180.00 feet to the Point of Beginning. Being Lot 17 of an unrecorded subdivision known as Magnolia Lake.

File No. 1105-415

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Linda Salter

SURETY LAND TITLE OF FLORIDA, LLC

2600 NORTH 12TH AVE.

PENSACOLA, FL 32503

Property Appraisers Parcel Identification (Folio) Numbers: 181N30-2100-000-017

WARRANTY DEED

Space Above This Line For Recording Data

THIS WARRANTY DEED, made the 25 day of **October, 2011** by **Merinda Vause, a married woman**, whose post office address is **510 Boulder Street, Crestview, FL 32536** herein called the grantor, to **Scott M. Dicks and Deborah Dicks, husband and wife**, whose post office address is **3038 E. Kingsfield Road, Cantonment, FL 32533**, hereinafter called the Grantees:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of **TEN AND 00/100'S (\$10.00)** Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in **ESCAMBIA County, State of Florida**, viz.:

FOR LEGAL DESCRIPTION, SEE EXHIBIT 'A' ATTACHED HERETO AND MADE PART HEREOF.

Subject to easements, restrictions and reservations of record and taxes for the year 2011 and thereafter.

THE PROPERTY DESCRIBED HEREIN IS NOT THE HOMESTEAD OF GRANTOR.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantor hereby covenants with said grantees that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2010

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Linda G. Salter
Witness #1 Signature

LINDA G. SALTER
Witness #1 Printed Name

Tracy M. Hausfeld
Witness #2 Signature

Tracy M. Hausfeld
Witness #2 Printed Name

Merinda Vause
Merinda Vause

STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 25 day of **October, 2011** by **Merinda Vause** who is personally known to me or has produced DRIVERS LICENSE as identification.

SEAL

Linda G. Salter
Notary Public State of Florida
My Commission No. EE81821
My Commission Expires June 17, 2015

Linda G. Salter
Notary Public

Printed Notary Name

My Commission Expires:

October 9, 2020

Tax Account #:11-0205-304

**LEGAL DESCRIPTION
EXHIBIT "A"**

**BEG AT NW COR OF SEC S 02 DEG 24 MIN 26 SEC W 2594 50/100 FT TO INTER WITH WLY
EXTEN OF NLY R/W LI OF CR C-186 (KINGSFIELD RD 100 FT R/W) S 87 DEG 55 MIN 45 SEC E
49 75/100 TO INTER OF NLY R/W OF KINGSFIELD RD & ELY R/W OF CR C-749 (CHEMSTRAND
RD) CONT 2 87 DEG 55 MIN 45 SEC E 1659 85/100 FT FOR POB CONT S 87 DEG 55 MIN 45 SEC 87
65/100 FT N 02 DEG 04 MIN 15 SEC E 180 FT N 87 DEG 55 MIN 45 SEC W 87 65/100 FT S 02 DEG 04
MIN 15 SEC W 180 FT TO POB LT 17 MAGNOLIA LAKE UNRECORDED S/D OR 6780 P 1696 OR
7700 P 104 LESS MINERAL RIGHTS**

SECTION 18, TOWNSHIP 1 N, RANGE 30 W

TAX ACCOUNT NUMBER 11-0205-304 (0121-09)

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: JAN 4, 2020

TAX ACCOUNT #: 11-0205-304

CERTIFICATE #: 2018-6259

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 2019 tax year.

DEBORAH DICKS NKA
DEBORAH DICKS COMBS
3038 E KINGSFIELD ROAD
PENSACOLA, FL 32514

ASHLEY R. MOORE
3038 E KINGSFIELD ROAD
PENSACOLA, FL 32514

UNIFUND CCR PARTNERS ASSIGNEE
OF PALISADES ACQUISITION XVI
10625 TECHWOODS CIRCLE
CINCINNATI, OH 45242

Certified and delivered to Escambia County Tax Collector, this 8th day of October, 2020.

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

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

October 9, 2020

Tax Account #: 11-0205-304

1. The Grantee(s) of the last deed(s) of record is/are: **DEBORAH DICKS NKA DEBORAH DICKS COMBS**

By Virtue of Warranty Deed recorded November 1, 2011 Official Records Book 6780 Page 1696.

Death Certificate of Scott Michael Dicks recorded April 24, 2017 Official Records Book 7700 Page 104.

Marriage License recorded March 28, 2018 Official Records Book 7876 Page 168.

2. The land covered by this Report is: **See Exhibit "A"**

3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:
 - a. **Certified Final Judgment in favor of Unifund CCR Partners Assignee of Palisades Acquisition XVI against Ashley R. Moore recorded 04/23/2009 OR 6451/934.**

4. Taxes:

Taxes for the year(s) 2017-2019 are delinquent.

Tax Account #: 11-0205-304

Assessed Value: \$158,522

Exemptions: HOMESTEAD, TOTAL & PERMANENT

5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **NONE**

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 #: 11-0205-304 CERTIFICATE #: 2018-6259

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: October 7, 2000 to and including October 7, 2020 Abstractor: Stacie Wright

BY

Michael A. Campbell,
As President

Dated: October 9, 2020

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 January 4, 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 FL TAX CERT FUND I MUNI TAX LLC, FCAP AS CUSTODIAN holder of Tax Certificate No. 06259, 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:

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SECTION 18, TOWNSHIP 1 N, RANGE 30 W

TAX ACCOUNT NUMBER 110205304 (0121-09)

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

DEBORAH DICKS COMBS

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 Monday in the month of January, which is the 4th day of January 2021.

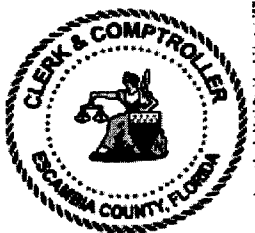
Dated this 16th day of November 2020.

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.

Personal Services:

DEBORAH DICKS COMBS
3038 E KINGSFIELD RD
PENSACOLA, FL 32514

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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Post Property:

3038 E KINGSFIELD RD 32533



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 06259 of 2018

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on November 19, 2020, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

DEBORAH DICKS COMBS
3038 E KINGSFIELD RD
PENSACOLA, FL 32514

WITNESS my official seal this 19th day of November 2020.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk



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
11-0205-304	06		181N302100000017

COMBS DEBORAH DICKS
3038 E KINGSFIELD RD
PENSACOLA, FL 32514

PROPERTY ADDRESS:

3038 E KINGSFIELD RD

EXEMPTIONS:

HOMESTEAD EXEMPTION,
DISABILITY

PRIOR YEAR(S) TAXES OUTSTANDING

18/6259

AD VALOREM TAXES

COUNTY	6.6165	124,975	50,500	74,475	492.76
PUBLIC SCHOOLS					
BY LOCAL BOARD	2.0990	124,975	25,500	99,475	208.80
BY STATE LAW	3.8290	124,975	25,500	99,475	380.89
WATER MANAGEMENT	0.0311	124,975	50,500	74,475	2.32
SHERIFF	0.6850	124,975	50,500	74,475	51.02
M.S.T.U. LIBRARY	0.3590	124,975	50,500	74,475	26.74
TOTAL MILLAGE	13.6196		AD VALOREM TAXES		\$1,162.53

LEGAL DESCRIPTION

BEG AT NW COR OF SEC S 02 DEG 24 MIN 26 SEC
W 2594 50/100 FT TO INTER WITH WLY E
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS

FP FIRE PROTECTION

125.33

NON-AD VALOREM ASSESSMENTS

\$125.33

Pay online at EscambiaTaxCollector.com

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

COMBINED TAXES AND ASSESSMENTS

\$1,287.86

If Paid By	Dec 31, 2020	Jan 31, 2021	Feb 28, 2021	Mar 31, 2021
Please Pay	1,249.22	1,262.10	1,274.98	1,287.86

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

PRIOR YEAR(S) TAXES OUTSTANDING

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

PAY ONLY ONE AMOUNT

AMOUNT IF PAID BY	Dec 31, 2020
	1,249.22
AMOUNT IF PAID BY	Jan 31, 2021
	1,262.10
AMOUNT IF PAID BY	Feb 28, 2021
	1,274.98
AMOUNT IF PAID BY	Mar 31, 2021
	1,287.86
AMOUNT IF PAID BY	

DO NOT FOLD, STAPLE, OR MUTILATE

ACCOUNT NUMBER
11-0205-304
PROPERTY ADDRESS
3038 E KINGSFIELD RD

COMBS DEBORAH DICKS
3038 E KINGSFIELD RD
PENSACOLA, FL 32514

1 110205304 2020 1

WARNING

001875

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Dated this 16th day of November 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.

Personal Services:

DEBORAH DICKS COMBS
3038 E KINGSFIELD RD
PENSACOLA, FL 32514



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

RECEIVED
2020 NOV 24 AM 9:41
ESCAMBIA COUNTY
SHERIFF'S OFFICE
CIVIL UNIT

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

0121-09

Document Number: ECSO20CIV032765NON

Agency Number: 21-001875

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 06259 2018

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: IN RE: DEBORAH DICKS COMBS

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Individual

Received this Writ on 11/24/2020 at 9:41 AM and served same on DEBORAH DICKS COMBS , at 9:45 AM on 11/30/2020 in ESCAMBIA COUNTY, FLORIDA, by delivering a true copy of this Writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____


A. HARDIN, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: MLDENISCO

WARNING

001879

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Post Property:

3038 E KINGSFIELD RD 32533



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Emily Hogg

By:
Emily Hogg
Deputy Clerk

RECEIVED
2020 NOV 24 AM 9:42
ESCAMBIA COUNTY
SHERIFF'S OFFICE
CIVIL UNIT

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

0121-09

Document Number: ECSO20CIV032790NON

Agency Number: 21-001879

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 06259 2018

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: IN RE: DEBORAH DICKS COMBS

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 11/24/2020 at 9:42 AM and served same at 9:35 AM on 11/30/2020 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER CLERKS OFFICE INSTRUCTIONS

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____


A. HARDIN, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: MLDENISCO

DEBORAH DICKS COMBS [0121-09]
3038 E KINGSFIELD RD
PENSACOLA, FL 32514

9171 9690 0935 0127 9719 38

Contact
owner



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 110205304 Certificate Number: 006259 of 2018

Redemption Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="01/04/2021"/>	Redemption Date <input type="text" value="12/28/2020"/>
Months	9	8
Tax Collector	<input type="text" value="\$4,584.35"/>	<input type="text" value="\$4,584.35"/>
Tax Collector Interest	\$618.89	\$550.12
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$5,209.49	<input type="text" value="\$5,140.72"/> TC
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"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$63.05	\$56.04
Total Clerk	\$530.05	<input type="text" value="\$523.04"/> CH
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="\$5.75"/>	<input type="text" value="\$5.75"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$5,762.29	\$5,686.51
	Repayment Overpayment Refund Amount	\$75.78
Book/Page	<input type="text" value="8294"/>	<input type="text" value="625"/>

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 006259

Redeemed Date 12/28/2020

Name DEBORAH DICKS COMBS 3038 E KINGSFIELD RD PENSACOLA, FL 32514

Clerk's Total = TAXDEED	\$530.05	5623.76
Due Tax Collector = TAXDEED	\$5,209.49	
Postage = TD2	\$5.75	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

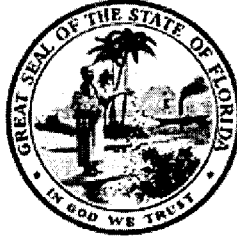
• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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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



**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

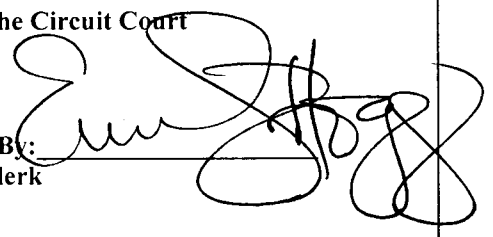
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 110205304 Certificate Number: 006259 of 2018**

**Payor: DEBORAH DICKS COMBS 3038 E KINGSFIELD RD PENSACOLA, FL 32514 Date
12/28/2020**

Clerk's Check #	1	Clerk's Total	\$530.05
Tax Collector Check #	1	Tax Collector's Total	\$5,209.49
		Postage	\$5.75
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$5,762.29

\$5646.51

**PAM CHILDERS
Clerk of the Circuit Court**

Received By: 
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>**

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 8294, Page 625, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 06259, issued the 1st day of June, A.D., 2018

TAX ACCOUNT NUMBER: **110205304 (0121-09)**

DESCRIPTION OF PROPERTY:

**BEG AT NW COR OF SEC S 02 DEG 24 MIN 26 SEC W 2594 50/100 FT TO INTER WITH WLY
EXTEN OF NLY R/W LI OF CR C-186 (KINGSFIELD RD 100 FT R/W) S 87 DEG 55 MIN 45 SEC
E 49 75/100 TO INTER OF NLY R/W OF KINGSFIELD RD & ELY R/W OF CR C-749
(CHEMSTRAND RD) CONT S 87 DEG 55 MIN 45 SEC E 1659 85/100 FT FOR POB CONT S 87
DEG 55 MIN 45 SEC E 87 65/100 FT N 02 DEG 04 MIN 15 SEC E 180 FT N 87 DEG 55 MIN 45 SEC
W 87 65/100 FT S 02 DEG 04 MIN 15 SEC W 180 FT TO POB LT 17 MAGNOLIA LAKE
UNRECORDED S/D OR 6780 P 1696 OR 7700 P 104 LESS MINERAL RIGHTS**

SECTION 18, TOWNSHIP 1 N, RANGE 30 W

NAME IN WHICH ASSESSED: DEBORAH DICKS COMBS

Dated this 28th day of December 2020.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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

SALE DATE – 01-04-2021 – TAX CERTIFICATE #'S 06259

in the CIRCUIT Court

was published in said newspaper in the issues of

DECEMBER 3, 10, 17, 24, 2020

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: 2020.12.28 09:22:27 -06'00'

PUBLISHER

Sworn to and subscribed before me this 28TH day of DECEMBER
A.D., 2020



Digitally signed by Heather Tuttle
DN: c=US, o=The Escambia Sun Press LLC,
ou=A01410D00000171E5ABA6670000AE70, cn=Heather Tuttle
Date: 2020.12.28 10:10:04 -06'00'

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 FL TAX CERT FUND I MUNI TAX LLC, FCAPAS CUSTODIAN holder of Tax Certificate No. 06259, 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:

BEG AT NW COR OF SEC S 02 DEG 24 MIN 26 SEC W 2594 50/100 FT TO INTER WITH WLY EXTEN OF NLY R/W LI OF CR C-186 (KINGSFIELD RD 100 FT R/W) S 87 DEG 55 MIN 45 SEC E 49 75/100 TO INTER OF NLY R/W OF KINGSFIELD RD & ELY R/W OF CR C-749 (CHEMSTRAND RD) CONT S 87 DEG 55 MIN 45 SEC E 1659 85/100 FT FOR POB CONT S 87 DEG 55 MIN 45 SEC E 87 65/100 FT N 02 DEG 04 MIN 15 SEC E 180 FT N 87 DEG 55 MIN 45 SEC W 87 65/100 FT S 02 DEG 04 MIN 15 SEC W 180 FT TO POB LT 17 MAGNOLIA LAKE UNRECORDED S/D OR 6780 P 1696 OR 7700 P 104 LESS MINERAL RIGHT'S SECTION 18, TOWNSHIP 1 N, RANGE 30 W

TAX ACCOUNT NUMBER 110205304 (0121-09)

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

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 Monday in the month of January, which is the 4th day of January 2021.

Dated this 20th day of November 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
(SEAL)

By: Emily Hogg
Deputy Clerk

oaw-4w-12-03-10-17-24-2020