

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2300252

To: Tax Collector of ESCAMBA COUNTY, Florida

I,
TLOA OF FLORIDA LLC
TLOA OF FLORIDA LLC FOR SECURED PARTY
PO BOX 669488
DALLAS, TX 75266-9488,

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	2021/4948	06-01-2021	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
TLOA OF FLORIDA LLC
TLOA OF FLORIDA LLC FOR SECURED PARTY
PO BOX 669488
DALLAS, TX 75266-9488

04-25-2023
Application Date

Applicant's signature

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.	65,262.50
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>11/01/2023</u> 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



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

1123.23

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	TLOA OF FLORIDA LLC TLOA OF FLORIDA LLC FOR SECURED PARTY PO BOX 669488 DALLAS, TX 75266-9488	Application date	Apr 25, 2023
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 #	2021 / 4948
		Date certificate issued	06/01/2021

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)
# 2021/4948	06/01/2021	1,443.10	72.16	1,515.26
→ Part 2: Total*				1,515.26

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)
# 2022/5338	06/01/2022	1,480.80	6.25	74.04	1,561.09
Part 3: Total*					1,561.09

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)	3,076.35
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,369.17
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	4,820.52

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: Jennifer N. Cassidy
Signature, Tax Collector or Designee

Escambia, Florida

Date May 5th, 2023

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

+ \$6.25



Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

◀ Nav. Mode ☒ Account ☐ Parcel ID ▶

Printer Friendly Version

General Information Parcel ID: 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 <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2022</td> <td>\$13,680</td> <td>\$207,428</td> <td>\$221,108</td> <td>\$130,525</td> </tr> <tr> <td>2021</td> <td>\$13,680</td> <td>\$165,361</td> <td>\$179,041</td> <td>\$126,724</td> </tr> <tr> <td>2020</td> <td>\$13,680</td> <td>\$144,842</td> <td>\$158,522</td> <td>\$124,975</td> </tr> </tbody> </table> Disclaimer Tax Estimator File for New Homestead Exemption Online					Year	Land	Imprv	Total	Cap Val	2022	\$13,680	\$207,428	\$221,108	\$130,525	2021	\$13,680	\$165,361	\$179,041	\$126,724	2020	\$13,680	\$144,842	\$158,522	\$124,975																																																				
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Parcel Information

Launch Interactive Map

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

+

-

Approx.
Acreage:
0.3548

Zoned:
MDR

Evacuation
& Flood
Information
Open
Report

180

180

180

180

87.65

87.65

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87.65

View Florida Department of Environmental Protection(DEP) Data

Buildings

Address:3038 E KINGSFIELD RD, Year Built: 1995, Effective Year: 1995, PA Building ID#: 924

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

4/21/2022 12:00:00 AM

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

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **TLOA OF FLORIDA LLC** holder of **Tax Certificate No. 04948**, issued the **1st** day of **June, A.D., 2021** 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 (1123-23)

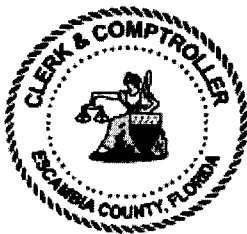
The assessment of the said property under the said certificate issued was in the name of

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** Wednesday in the month of November, which is the **1st day of November 2023**.

Dated this 10th day of May 2023.

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



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk



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

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 11-0205-304 CERTIFICATE #: 2021-4948

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: August 3, 2003 to and including August 3, 2023 Abstractor: BYRON BROWN

BY

Michael A. Campbell,
As President
Dated: August 7, 2023

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

August 7, 2023

Tax Account #: **11-0205-304**

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

By Virtue of Warranty Deed recorded 11/1/2011 in OR 6780/1696

ABTRACTOR'S NOTE: Scott Michael Dicks died 4/13/2017 as evidenced by the Death Certificate recorded in 7700/104. Deborah Ann Dicks married Michael Edward Combs 3/23/2018 as evidenced by the Marriage Record recorded in 7876/168

2. The land covered by this Report is: **See Attached Exhibit "A"**
3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:
- NONE
4. Taxes:

Taxes for the year(s) 2019-2022 are delinquent.

Tax Account #: 11-0205-304

Assessed Value: \$130,525.00

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.

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: NOV 1, 2023

TAX ACCOUNT #: 11-0205-304

CERTIFICATE #: 2021-4948

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	
☐	☒	Notify City of Pensacola, P.O. Box 12910, 32521
☐	☒	Notify Escambia County, 190 Governmental Center, 32502
☒	☐	Homestead for <u>2022</u> tax year.

DEBORAH DICKS COMBS
FKA DEBORAH DICKS
3038 E KINGSFIELD RD.
PENSACOLA, FL 32514

Certified and delivered to Escambia County Tax Collector, this 7th day of August, 2023.

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

August 7, 2023

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 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 11-0205-304(1123-23)

**ABTRACTOR'S NOTE: WE CAN NOT CERTIFY LEGAL AS WRITTEN ON TAX ROLL
WITHOUT A CURRENT SURVEY.**

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. EE81621
My Commission Expires June 17, 2016

Linda G. Salter
Notary Public

Printed Notary Name

My Commission Expires:

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

**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 (☒) 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
Merinda Vause

Linda G Salter

AS TO BUYER (S):

Witness to Buyer(s):

Scott M. Dicks
Scott M. Dicks

Linda G Salter

Deborah Dicks
Deborah Dicks

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

**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

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
2800 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

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

**CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED**

CERTIFICATE # 04948 of 2021

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on September 14, 2023, 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 14th day of September 2023.



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 November 1, 2023, 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 TLOA OF FLORIDA LLC holder of Tax Certificate No. 04948, issued the 1st day of June, A.D., 2021 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 (1123-23)

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** Wednesday in the month of November, which is the **1st day of November 2023**.

Dated this 18th day of September 2023.

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

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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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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

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

1123-23

Document Number: ECSO23CIV034512NON

Agency Number: 23-010091

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 04948 2021

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: DEBORAH DICKS COMBS

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Individual

Received this Writ on 9/22/2023 at 10:39 AM and served same on DEBORAH DICKS COMBS , at 10:05 AM on 9/26/2023 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.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

A. HARDIN, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: MRM

WARNING

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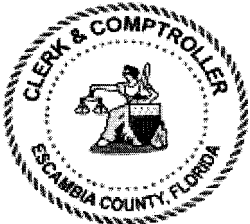
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Personal Services:

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

ESCAMBIA COUNTY FL
CLERK OF CIRCUIT COURT
PAM CHILDERS
2023 SEP 18 PM 3:09

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

1123-23

Document Number: ECSO23CIV034513NON

Agency Number: 23-010092

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 04948 2021

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: DEBORAH DICKS COMBS

Defendant:

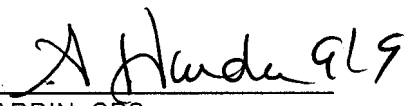
Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 9/22/2023 at 10:39 AM and served same at 10:03 AM on 9/26/2023 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY AS INSTRUCTED BY CLERKS OFFICE

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

 9/29
A. HARDIN, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: MRM

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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

ESCAMBIA COUNTY
CLERK OF THE CIRCUIT COURT
2023 SEP 22 10:03 AM
RECEIVED

DEBORAH DICKS COMBS [1123-23]
3038 E KINGSFIELD RD
PENSACOLA, FL 32514

9171 9690 0935 0128 0755 12

served



Scott Lunsford, CFC • Escambia County Tax Collector

EscambiaTaxCollector.com

facebook.com/ECTaxCollector

twitter.com/escambiatc



2023

REAL ESTATE

TAXES

Notice of Ad Valorem and Non-Ad Valorem Assessments

SCAN TO PAY ONLINE

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

21/4948

AD VALOREM TAXES						
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED	
COUNTY	6.6165	134,440	55,000	79,440	525.61	
PUBLIC SCHOOLS						
BY LOCAL BOARD	1.9620	134,440	30,000	104,440	204.91	
BY STATE LAW	3.1820	134,440	30,000	104,440	332.33	
WATER MANAGEMENT	0.0234	134,440	55,000	79,440	1.86	
SHERIFF	0.6850	134,440	55,000	79,440	54.42	
M.S.T.U. LIBRARY	0.3590	134,440	55,000	79,440	28.52	
ESCAMBIA CHILDRENS TRUST	0.4365	134,440	55,000	79,440	34.68	

TOTAL MILLAGE 13.2644

AD VALOREM TAXES \$1,182.33

LEGAL DESCRIPTION	NON-AD VALOREM ASSESSMENTS		
	TAXING AUTHORITY	RATE	AMOUNT
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	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 \$1,307.66

If Paid By Please Pay	Nov 30, 2023	Dec 31, 2023	Jan 31, 2024	Feb 29, 2024	Mar 31, 2024
	1,255.35	1,268.43	1,281.51	1,294.58	1,307.66

RETAIN FOR YOUR RECORDS

2023 REAL ESTATE TAXES

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

Make checks payable to:

Scott Lunsford, CFC
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

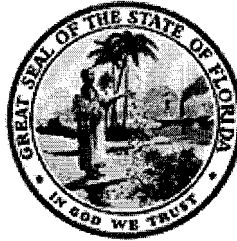
AMOUNT IF PAID BY	Nov 30, 2023
	1,255.35
AMOUNT IF PAID BY	Dec 31, 2023
	1,268.43
AMOUNT IF PAID BY	Jan 31, 2024
	1,281.51
AMOUNT IF PAID BY	Feb 29, 2024
	1,294.58
AMOUNT IF PAID BY	Mar 31, 2024
	1,307.66

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

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: 004948 of 2021**

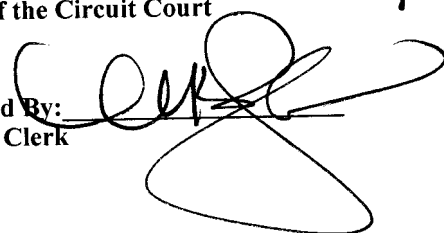
Payor: ALEXANDRA HASSETT 5636 SUNDAY DR OTISCO IN 47163 Date 10/31/2023

Clerk's Check # 1
Tax Collector Check # 1

Clerk's Total	\$503.88
Tax Collector's Total	\$5,332.92
Postage	\$7.21
Researcher Copies	\$0.00
Recording	\$10.00
Prep Fee	\$7.00
Total Received	\$5,861.01

+ 3.5% fee (cc)
\$ 4,066.15

**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 8975, Page 615, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 04948, issued the 1st day of June, A.D., 2021

TAX ACCOUNT NUMBER: 110205304 (1123-23)

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 31st day of October 2023.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk



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 – 11-01-2023 – TAX CERTIFICATE #'S 04948

in the Court was published in said newspaper in the issues of

SEPTEMBER 28 & OCTOBER 5, 12, 19, 2023

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 and Santa Rosa Counties, 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,
dnQualifier=A01410D00000181FD1A68F30006C09B, cn=Michael P
Driver
Date: 2023.10.19 11:10:48 -05'00'

PUBLISHER

Sworn to and subscribed before me this 19TH day of OCTOBER
A.D., 2023

Digitally signed by Heather Tuttle
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410C000001890CD579360064AAE, cn=Heather Tuttle
Date: 2023.10.19 11:18:11 -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 TLOA OF FLORIDA LLC holder of Tax Certificate No. 04948, issued the 1st day of June, A.D., 2021 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
(1123-23)

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 Wednesday in the month of November, which is the 1st day of November 2023.

Dated this 21st day of September 2023.

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-09-28-10-05-12-19-2023

Pam Childers
Clerk of the Circuit Court & Comptroller
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502

CERTIFIED MAIL™



9171 9690 0935 0128 0755 12

PENSACOLA FL 325

21 SEP 2003 PM 2:11



Quadrant
FIRST CLASS MAIL
\$007.18⁰⁰
09/21/2003 2:11 PM
0210131714

US POSTAGE

LM 6/9/22

DEBORAH DICKS COMBS [1123-23]
3038 E KINGSFIELD RD.
PENSACOLA, FL 32514

NIXIE

322 DE 1

0010/26/23

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

32514-075512
325025827

BC: 32502582799

*2738-02872-21-37