

19-604

Tax Collector's Certification

CTY-513

Tax Deed Application Number

1900126

Date of Tax Deed Application

Apr 17, 2019

This is to certify that **CAPITAL ONE CLTRL ASSIGNEE OF**, holder of **Tax Sale Certificate Number 2017 / 5569**, Issued the 1st Day of June, 2017 and which encumbers the following described property in the county of Escambia County, State of Florida, to wit: **10-2043-455**

Cert Holder:

CAPITAL ONE CLTRL ASSIGNEE OF
PO BOX 54418
NEW ORLEANS, LA 70154

Property Owner:

MASON RONALD L &
PATRICIA CAICEDO
102 CAPPS ST
SNEADS FERRY, NC 28460
 LT 133 BLK H LEEWARD S/D PHASE 2A & 2B PB 18 P 27/27A OR
 5870 P 267

has surrendered same in my office and made written application for tax deed in accordance with Florida Statutes. I certify that the following tax certificates, interest, ownership and encumbrance report fee, and Tax Collector's fees have been paid, or if the certificate is held by the County, all appropriate fees have been deposited.

Certificates owned by applicant and filed in connection with this application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Interest	Total
2017/5569	10-2043-455	06/01/2017	897.17	44.86	942.03

Certificates redeemed by applicant or included (County) in connection with this tax deed application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Tax Collector's Fee	Interest	Total
2018/5600	10-2043-455	06/01/2018	882.80	6.25	44.14	933.19

Amounts Certified by Tax Collector (Lines 1-7):**Total Amount Paid**

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant
2. Total of Delinquent Taxes Paid by Tax Deed Applicant
3. Total of Current Taxes Paid by Tax Deed Applicant
4. Property Information Report Fee
5. Tax Deed Application Fee
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.
7. Total (Lines 1 - 6)

1,875.22
 0.00
 783.69
 200.00
 175.00

 3,033.91

Amounts Certified by Clerk of Court (Lines 8-15):**Total Amount Paid**

8. Clerk of Court Statutory Fee for Processing Tax Deed
9. Clerk of Court Certified Mail Charge
10. Clerk of Court Advertising Charge
11. Clerk of Court Recording Fee for Certificate of Notice
12. Sheriff's Fee
13. Interest Computed by Clerk of Court Pursuant to Section 197.542, F.S.
14. Total (Lines 8 - 13)
15. One-half Assessed Value of Homestead Property, if Applicable per F.S.
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 (if applicable) and 16 (if applicable)
18. Redemption Fee
19. Total Amount to Redeem

6.25

Done this the 29th day of April, 2019 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: **2ND December 2019**

By

Shirley Rich, CFCA
Senior Deputy Tax Collector

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
 10-2043-455 2017

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1900126

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

CAPITAL ONE CLTRL ASSIGNEE OF
PO BOX 54418
NEW ORLEANS, LA 70154,

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
10-2043-455	2017/5569	06-01-2017	LT 133 BLK H LEEWARD S/D PHASE 2A & 2B PB 18 P 27/27A OR 5870 P 267

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
CAPITAL ONE CLTRL ASSIGNEE OF
PO BOX 54418
NEW ORLEANS, LA 70154

04-17-2019
Application Date

Applicant's signature



Chris Jones

Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

← Navigate Mode ☒ Account ☐ Reference →

Printer Friendly Version

General Information	
Reference:	193S314204133008
Account:	102043455
Owners:	MASON RONALD L & PATRICIA CAICEDO
Mail:	102 CAPPS ST SNEADS FERRY, NC 28460
Situs:	575 DOWNHAUL DR 32507
Use Code:	VACANT RESIDENTIAL
Taxing Authority:	COUNTY MSTU
Tax Inquiry:	Open Tax Inquiry Window
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	

Assessments				
Year	Land	Imprv	Total	Cap Val
2018	\$53,200	\$0	\$53,200	\$53,200
2017	\$53,200	\$0	\$53,200	\$53,200
2016	\$53,200	\$0	\$53,200	\$53,200

[Disclaimer](#)

Tax Estimator

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

Sales Data				
Sale Date	Book	Page	Value	Type
03/2006	5870	267	\$123,800	WD

Official Records (New Window) [View Instr](#)

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

2018 Certified Roll Exemptions
None

Legal Description
LT 133 BLK H LEEWARD S/D PHASE 2A & 2B PB 18 P 27/27A OR 5870 P 267

Extra Features
None

Parcel Information	Launch Interactive Map
Section Map Id: 19-3S-31-2 Approx. Acreage: 0.4862 Zoned: LDR Evacuation & Flood Information Open Report	
View Florida Department of Environmental Protection(DEP) Data	
Buildings Images None	

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

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CAPITAL ONE CLTRL ASSIGNEE OF** holder of **Tax Certificate No. 05569**, issued the **1st day of June, A.D., 2017** 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 133 BLK H LEEWARD S/D PHASE 2A & 2B PB 18 P 27/27A OR 5870 P 267

SECTION 19, TOWNSHIP 3 S, RANGE 31 W

TAX ACCOUNT NUMBER 102043455 (19-604)

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

RONALD L MASON and PATRICIA CAICEDO MASON

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 December, which is the **2nd day of December 2019**.

Dated this 13th day of May 2019.

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

19-604

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

PROPERTY INFORMATION REPORT

File No.: 15374

September 19, 2019

Escambia County Tax Collector
P.O. Box 1312
Pensacola, Florida 32591

Pursuant to your request, the Company has caused a search to be made of the Public Records of Escambia County, Florida, solely as revealed by records maintained from 09-19-1999, through 09-19-2019, and said search reveals the following:

1. THE GRANTEE(S) OF THE LAST DEED(S) OF RECORD IS:

Ronald Lewis Mason and Patricia Caicedo Mason, husband and wife

2. The land covered by this Report is:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF

3. The following unsatisfied mortgages, liens and judgments affecting the land covered by this Report appear of record:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

4. Taxes:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipients(s) of the property information report.

THIS REPORT SHALL NOT BE USED FOR THE ISSUANCE OF TITLE INSURANCE.

Southern Guaranty Title Company

By: 

September 19, 2019

**PROPERTY INFORMATION REPORT
LEGAL DESCRIPTION**

File No.: 15374

September 19, 2019

**Lot 133, Block H, Leeward Subdivision Phase 2A & 2B, as per plat thereof, recorded in Plat Book 18,
Page 27 & 27A, of the Public Records of Escambia County, Florida**

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

File No.: 15374

September 19, 2019

UNSATISFIED MORTGAGES, LIENS AND JUDGMENTS AFFECTING THE LAND COVERED BY THIS REPORT THAT APPEAR OF RECORD:

1. Subject to interest of Leeward Subdivision Homeowners Association.
2. Taxes for the year 2016-2018 delinquent. The assessed value is \$53,000.00. Tax ID 10-2043-455.

PLEASE NOTE THE FOLLOWING:

- A. Subject to current year taxes.
- B. Taxes and assessments due now or in subsequent years.
- C. Subject to Easements, Restrictions and Covenants of record.
- D. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
- E. Oil, gas and mineral or any other subsurface rights of any kind or nature.

SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE

PENSACOLA, FLORIDA 32503

TEL. (850) 478-8121 FAX (850) 476-1437

Email: rcsqt@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 12-2-2019

TAX ACCOUNT NO.: 10-2043-455

CERTIFICATE NO.: 2017-5569

In compliance with Section 197.256, 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 tax year.

Ronald Lewis Mason
Patricia Caicedo Mason
102 Capps St.
Sneads Ferry, NC 28460

Property address:
575 Downhaul Dr.
Pensacola, FL 32507

Leeward S/D HOA
P.O. Box 3416
Pensacola, FL 32507

Certified and delivered to Escambia County Tax Collector,
this 19th day of September, 2019.

SOUTHERN GUARANTY TITLE COMPANY


by: Richard S. Combs, President

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

Prepared by and return to:
JUAN E. FIGUERAS
Attorney at Law
PARLADE & FIGUERAS
7050 S.W. 86th Avenue
Miami, FL 33143
305-595-2300
File Number: 3491-63

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 10th day of **March, 2006** between **SIMPATICO AT LEEWARD ESTATES PHASE I, LLC, a Florida Limited Liability Company** whose post office address is **928 NW 16th Avenue, #2, Gainesville, FL 32601**, grantor, and **RONALD LEWIS MASON and PATRICIA CAICEDO MASON, husband and wife** whose post office address is **2300 Seth Williams Boulevard, Camp Lejeune, NC 28547**, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Escambia County, Florida** to-wit:

Lot 133, Block H, of LEEWARD SUBDIVISION PHASE 2A & 2B, according to the Plat thereof, as recorded in Plat Book 18, at Pages 27 and 27A, of the Public Records of Escambia County, Florida.

Parcel Identification Number: a portion of 10-2039-100;200;300

Subject to taxes for 2006 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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 grantee 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; that the grantor hereby fully 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, 2005**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Grisel Vega
Witness Name: Grisel Vega
Juan E. Figueras
Witness Name: Juan E. Figueras

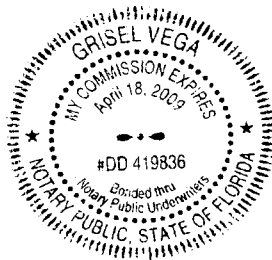
SIMPATICO AT LEEWARD ESTATES PHASE I, LLC, a
Florida Limited Liability Company

By: Manuel R. Llahues
MANUEL R. LLAHUES, Managing Member

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 10th day of March, 2006 by MANUEL R. LLAHUES, Managing Member on behalf of SIMPATICO AT LEEWARD ESTATES PHASE I, LLC, a Florida Limited Liability Company. He ☒ is personally known to me or ☐ has produced N/A as identification.

[Notary Seal]



Notary Public

Printed Name: Grisel Vega

My Commission Expires: _____

STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 05569 of 2017

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on October 17, 2019, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

RONALD L MASON 102 CAPPS ST SNEADS FERRY, NC 28460	PATRICIA CAICEDO MASON 102 CAPPS ST SNEADS FERRY, NC 28460
LEEWARD S/D HOA PO BOX 3416 PENSACOLA FL 32507	RONALD LEWIS MASON AND PATRICIA CAICEDO MASON 2300 SETH WILLIAMS BLVD CAMP LEJEUNE NC 28547

WITNESS my official seal this 17th day of October 2019.



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 December 2, 2019, 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 **CAPITAL ONE CLTRL ASSIGNEE OF** holder of **Tax Certificate No. 05569**, issued the **1st day of June, A.D., 2017** 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 133 BLK H LEEWARD S/D PHASE 2A & 2B PB 18 P 27/27A OR 5870 P 267

SECTION 19, TOWNSHIP 3 S, RANGE 31 W

TAX ACCOUNT NUMBER 102043455 (19-604)

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RONALD L MASON and PATRICIA CAICEDO MASON

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 December, which is the **2nd day of December 2019**.

Dated this 11th day of October 2019.

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:

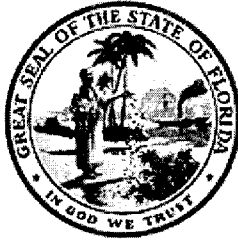
575 DOWNHAUL DR 32507



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

By:
Emily Hogg
Deputy Clerk

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



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

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

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

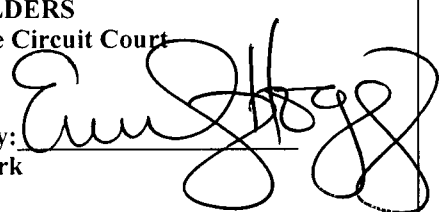
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 102043455 Certificate Number: 005569 of 2017**

**Payor: PATRICIA MASON 93 HIGHLAND CIR ZION CROSSROADS VA 22942 Date
11/05/2019**

Clerk's Check #	447840943	Clerk's Total	\$523.04
Tax Collector Check #	1	Tax Collector's Total	\$3,404.23
		Postage	\$22.40
		Researcher Copies	\$2.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$3,968.67

\$ 3836.16

**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>

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
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 MENTAL HEALTH
 MIS
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 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 # 2017 TD 005569
 Redeemed Date 11/05/2019**

Name PATRICIA MASON 93 HIGHLAND CIR ZION CROSSROADS VA 22942

Clerk's Total = TAXDEED	\$528.04	3794.76
Due Tax Collector = TAXDEED	\$3,404.23	
Postage = TD2	\$22.40	
ResearcherCopies = TD6	\$2.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• For Office Use Only

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

FINANCIAL SUMMARY

No Information Available - See Dockets




PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 102043455 Certificate Number: 005569 of 2017

Redemption Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="12/02/2019"/>	Redemption Date <input type="text" value="11/05/2019"/> 
Months	8	7
Tax Collector	<input type="text" value="\$3,033.91"/>	<input type="text" value="\$3,033.91"/>
Tax Collector Interest	\$364.07	\$318.56
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$3,404.23	<input type="text" value="\$3,358.72"/> 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	\$56.04	\$49.04
Total Clerk	\$523.04	<input type="text" value="\$516.04"/> 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="\$22.40"/>	<input type="text" value="\$22.40"/>
Researcher Copies	<input type="text" value="\$2.00"/>	<input type="text" value="\$2.00"/>
Total Redemption Amount	\$3,968.67	\$3,916.16
	Repayment Overpayment Refund Amount	\$52.51
Book/Page	<input type="text" value="8094"/>	<input type="text" value="884"/>

Notes

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 8094, Page 884, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 05569, issued the 1st day of June, A.D., 2017

TAX ACCOUNT NUMBER: **102043455 (19-604)**

DESCRIPTION OF PROPERTY:

LT 133 BLK H LEEWARD S/D PHASE 2A & 2B PB 18 P 27/27A OR 5870 P 267

SECTION 19, TOWNSHIP 3 S, RANGE 31 W

NAME IN WHICH ASSESSED: RONALD L MASON and PATRICIA CAICEDO MASON

Dated this 5th day of November 2019.



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

2019 Real Estate Property Taxes

Notice of Ad Valorem and Non-Ad Valorem Assessments



SCAN TO PAY ONLINE

ACCOUNT NUMBER	MILLAGE CODE	ESCROW CODE	PROPERTY REFERENCE NUMBER
10-2043-455	06		193S314204133008

PROPERTY ADDRESS:

575 DOWNHAUL DR

EXEMPTIONS:

Redeemed

17/5569

19-604

MASON RONALD L &
PATRICIA CAICEDO
102 CAPPS ST
SNEADS FERRY, NC 28460

PRIOR YEAR(S) TAXES OUTSTANDING

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6165	53,000	0	53,000	350.67
PUBLIC SCHOOLS					
BY LOCAL BOARD	2.0990	53,000	0	53,000	111.25
BY STATE LAW	3.9440	53,000	0	53,000	209.03
WATER MANAGEMENT	0.0327	53,000	0	53,000	1.73
SHERIFF	0.6850	53,000	0	53,000	36.31
M.S.T.U. LIBRARY	0.3590	53,000	0	53,000	19.03

TOTAL MILLAGE

13.7362

AD VALOREM TAXES

\$728.02

LEGAL DESCRIPTION NON-AD VALOREM ASSESSMENTS

LT 133 BLK H LEEWARD S/D PHASE 2A & 2B PB 18 P 27/27A OR 5870 P 267	FP FIRE PROTECTION	15.03
NON-AD VALOREM ASSESSMENTS		\$15.03

Pay online at EscambiaTaxCollector.com

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

COMBINED TAXES AND ASSESSMENTS

\$743.05

If Paid By Please Pay	Nov 30, 2019	Dec 31, 2019	Jan 31, 2020	Feb 29, 2020	Mar 31, 2020
	\$713.33	\$720.76	\$728.19	\$735.62	\$743.05

RETAIN FOR YOUR RECORDS

2019 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	Nov 30, 2019
	713.33
AMOUNT IF PAID BY	Dec 31, 2019
	720.76
AMOUNT IF PAID BY	Jan 31, 2020
	728.19
AMOUNT IF PAID BY	Feb 29, 2020
	735.62
AMOUNT IF PAID BY	Mar 31, 2020
	743.05

DO NOT FOLD, STAPLE, OR MUTILATE

ACCOUNT NUMBER
10-2043-455
PROPERTY ADDRESS
575 DOWNHAUL DR

MASON RONALD L &
PATRICIA CAICEDO
102 CAPPS ST
SNEADS FERRY, NC 28460

1102043455 2019 6

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

redeemed
19-604

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO19CIV048428NON

Agency Number: 20-000956

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 05569 2017

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: RONALD L MASON AND PATRICIA CAICEDO MASON

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 10/25/2019 at 7:06 AM and served same at 10:43 AM on 10/29/2019 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO THE PROPERTY AS INSTRUCTED BY THE CLERKS OFFICE

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____


J. OYPRETT, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

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 December 2, 2019, 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 **CAPITAL ONE CLTRL ASSIGNEE OF** holder of **Tax Certificate No. 05569**, issued the **1st day of June, A.D., 2017** 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 133 BLK H LEEWARD S/D PHASE 2A & 2B PB 18 P 27/27A OR 5870 P 267

SECTION 19, TOWNSHIP 3 S, RANGE 31 W

TAX ACCOUNT NUMBER 102043455 (19-604)

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

RONALD L MASON and PATRICIA CAICEDO MASON

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 December, which is the **2nd day of December 2019**.

Dated this 10th day of October 2019.

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:

575 DOWNHAUL DR 32507



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

By:
Emily Hogg
Deputy Clerk

RONALD L MASON [19-604]
102 CAPPS ST
SNEADS FERRY, NC 28460

9171 9690 0935 0128 2576 42

PATRICIA CAICEDO MASON [19-604]
102 CAPPS ST
SNEADS FERRY, NC 28460

9171 9690 0935 0128 2576 59

LEEWARD S/D HOA [19-604]
PO BOX 3416
PENSACOLA FL 32507

9171 9690 0935 0128 2576 35

RONALD LEWIS MASON AND
PATRICIA CAICEDO MASON [19-604]
2300 SETH WILLIAMS BLVD
CAMP LEJEUNE NC 28547

9171 9690 0935 0128 2576 11

Redeemed

THE SUMMATION WEEKLY

A Weekly Publication of the Escambia-Santa Rosa Bar Association Since 2014

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That CAPITAL ONE CLTRL ASSIGNEE OF holder of Tax Certificate No. 05569, issued the 1st day of June, A.D., 2017 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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RONALD L MASON and PATRICIA CAICEDO MASON

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 December, which is the 2nd day of December 2019.

Dated this 17th day of October 2019.

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

4WR10/30-11/20TD

Before the undersigned authority personally appeared Malcolm G. Ballinger who under oath says that he is Publisher of The Summation Weekly Newspaper published at Pensacola in Escambia & Santa Rosa County, Florida; that the attached copy of the advertisement, being a notice in the matter of 2017 TD 05569 in the Escambia Court was published in said newspaper in and was printed and released on October 30, 2019, November 6, 2019, November 13, 2019 and November 20, 2019.

Affiant further says that the said Summation Weekly is a newspaper published at Pensacola, in said Escambia & Santa Rosa Counties, Florida, and that the said newspaper has heretofore been continuously published in said Escambia & Santa Rosa Counties, 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 of the said newspaper.

X

MALCOLM G. BALLINGER, PUBLISHER

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me, Bridget A. Roberts, this 21st day of November 2019, by Malcolm G. Ballinger, who is personally known to me.

X

BRIDGET A. ROBERTS, NOTARY PUBLIC



Bridget A. Roberts
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG023500
Expires 8/22/2020

CERTIFIED MAIL™[illegible]

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RONALD L MASON [19-604]
102 CAPPS ST
SNEADS FERRY, NC 28460

CERTIFIED MAIL™

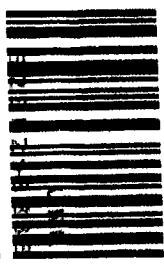
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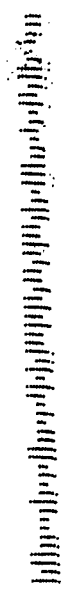
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PATRICIA CAICEDO MASON [19-604]
102 CAPPS ST

• SNEADS FERRY, NC 28460

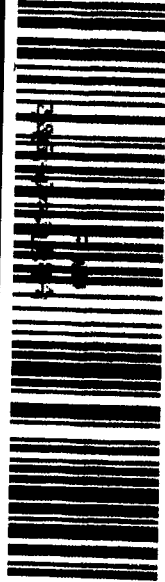
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Pam Childers
Clerk of the Circuit Court & Comptroller
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502

DEC 9 10 11 AM '19
CLERK

CERTIFIED MAIL™



9171 9690 0935 0128 2576 11

NEOPOST

10/17/2019

US POSTAGE \$005.60



ZIP 32502

041M11272965

CS

RONALD LEWIS MASON AND
PATRICIA CAICEDO MASON [19-504]
2300 SETH WILLIAMS BLVD
CAMP LEJEUNE NC 28547

6 DE 1 0012/03/19

TURN TO SENDER
DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

UTC BCI 32502583335 *2680-06891-03-21

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