

# 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

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	1,875.22
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	783.69
4. Property Information Report Fee	200.00
5. Tax Deed Application Fee	175.00
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.	
7. Total (Lines 1 - 6)	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	6.25
19. Total Amount to Redeem	

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

Date of Sale: **2<sup>ND</sup> 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



# Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

← Navigate Mode  Account  Reference →

Printer Friendly Version

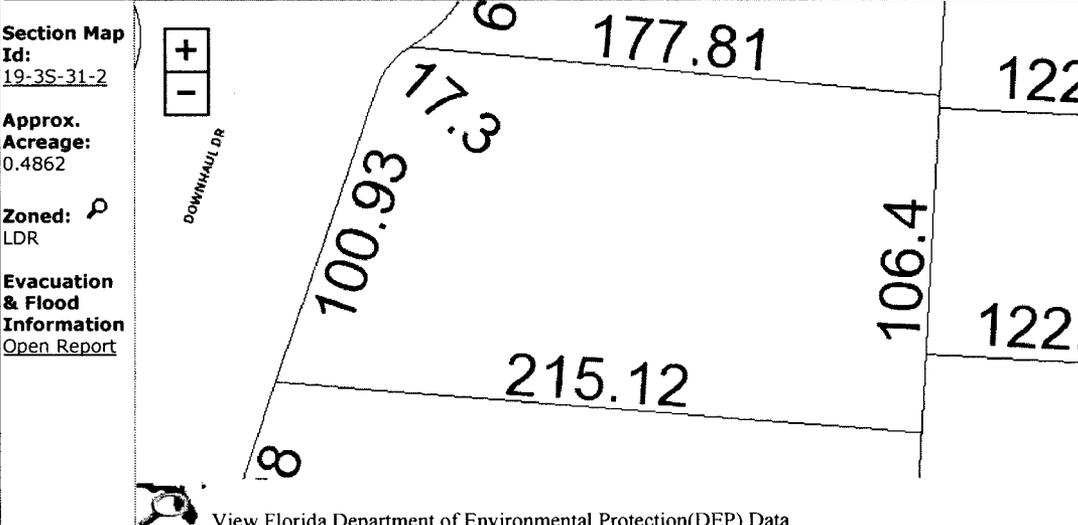
General Information	
<b>Reference:</b>	193S314204133008
<b>Account:</b>	102043455
<b>Owners:</b>	MASON RONALD L & PATRICIA CAICEDO
<b>Mail:</b>	102 CAPPS ST SNEADS FERRY, NC 28460
<b>Situs:</b>	575 DOWNHAUL DR 32507
<b>Use Code:</b>	VACANT RESIDENTIAL
<b>Taxing Authority:</b>	COUNTY MSTU
<b>Tax Inquiry: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

Assessments				
Year	Land	Imprv	Total	Cap Val
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				
<b>Tax Estimator</b>				
> <b>File for New Homestead Exemption Online</b>				

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
03/2006	5870	267	\$123,800	WD	<a href="#">View Instr</a>
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](#)



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

Signed, sealed and delivered in our presence:

*Grisel Vega*  
 Witness Name: GRISSEL VEGA

*Juan E. Figueras*  
 Witness Name: JUAN E. FIGUERAS

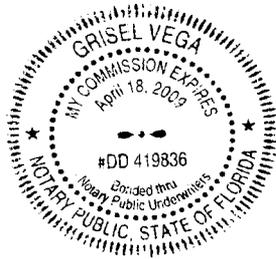
SIMPATICO AT LEEWARD ESTATES PHASE I, LLC, a Florida Limited Liability Company

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

State of Florida  
County of Miami-Dade

The foregoing instrument was acknowledged before me this 10<sup>th</sup> 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: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

*Grisel Vega*  
 \_\_\_\_\_

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.

# 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

     Notify City of Pensacola, P.O. Box 12910, 32521

     Notify Escambia County, 190 Governmental Center, 32502

     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.

**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.

**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**

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

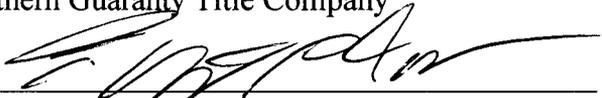
4. Taxes:

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

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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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**  
**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

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



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

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

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

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

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

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

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT**  
**Tax Certificate Redeemed From Sale**  
**Account: 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	<del>\$3,968.67</del>

3794.76

\$ 3836.16

**PAM CHILDERS**  
 Clerk of the Circuit Court

Received By:  
 Deputy Clerk

## 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/escambiatac



SCAN TO PAY ONLINE

## 2019 Real Estate Property Taxes

Notice of Ad Valorem and Non-Ad Valorem Assessments

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

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

PROPERTY ADDRESS:  
575 DOWNHAUL DR

EXEMPTIONS:

*Redeemed*

**PRIOR YEAR(S) TAXES OUTSTANDING**

*17/5569*

*19-604*

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	
<b>TOTAL MILLAGE</b>	<b>13.7362</b>			<b>AD VALOREM TAXES</b>	<b>\$728.02</b>	

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
	<b>NON-AD VALOREM ASSESSMENTS \$15.03</b>

**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 <b>\$713.33</b>	Dec 31, 2019 <b>\$720.76</b>	Jan 31, 2020 <b>\$728.19</b>	Feb 29, 2020 <b>\$735.62</b>	Mar 31, 2020 <b>\$743.05</b>
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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

*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

<b>ACCOUNT NUMBER</b>
10-2043-455
<b>PROPERTY ADDRESS</b>
575 DOWNHAUL DR

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

**PRIOR YEAR(S) TAXES  
OUTSTANDING**

**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

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. OYPRET, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

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:

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 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

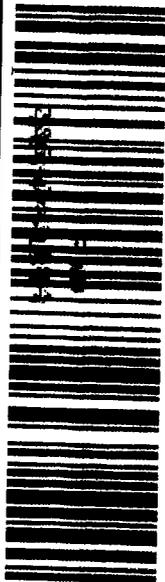


Bridget A. Roberts  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# GG023500  
Expires 8/22/2020

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

CLERK  
2019 DEC -9 10:04 AM

**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

0012/03/19

RETURN TO SENDER  
UNDELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

UTC BCI 32502583335 \*2680-06691-03-21

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11

**CERTIFIED MAIL™**



61/91/1100 1 30 97Z  
RETURN TO SENDER  
UNLESS OTHERWISE INDICATED  
555852052E 108

5 0128 2576 42

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

65852MCEP00808856V

10/17/2019

**US POSTAGE \$005.60**



ZIP 32502  
041M11272965

FT

10/26  
R.S.S 11-4  
11-10 r d

**CERTIFIED MAIL™**



61/91/1100 1 30 97Z  
RETURN TO SENDER  
UNLESS OTHERWISE INDICATED  
555852052E 108

5 0128 2576 59

NEOPOST

10/17/2019

**US POSTAGE \$005.60**



ZIP 32502  
041M11272965

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

# 21  
10-25  
R.S.S

65852MCEP00808856V