



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

1222-39

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	CITRUS CAPITAL HOLDINGS, LLC CITRUS CAPITAL HOLDINGS FBO SEC PTY PO BOX 54226 NEW ORLEANS, LA 70154-4226	Application date	Apr 21, 2022
Property description	RAWSON HENRY WEST OF 919 ARTESIAN AVE PENSACOLA, FL 32505 919 ARTESIAN AVE 04-1636-000 LT 22 BLK 14 CRESCENT LAKE S/D UNIT NO 4 PB 5 P 59 DB 557 P 393 OR 3467 P 64 OR 4527 P 67 OR 6176 P (Full legal attached.)	Certificate #	2020 / 1835
		Date certificate issued	06/01/2020

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)
# 2020/1835	06/01/2020	1,001.89	50.09	1,051.98
→ Part 2: Total*				1,051.98

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)
# 2021/1449	06/01/2021	1,038.27	6.25	51.91	1,096.43
Part 3: Total*					1,096.43

Part 4: Tax Collector Certified Amounts (Lines 1-7)

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	2,148.41
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,055.94
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)	3,579.35

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Sign here: _____
Signature, Tax Collector or Designee

Escambia, Florida
Date May 6th, 2022

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

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>12/05/2022</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS + 6.25

Tax Collector (complete Parts 1-4)

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

Part 3: Other Certificates Redeemed by Applicant (Other than County)

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

Part 4: Tax Collector Certified Amounts (Lines 1-7)

Line 1, enter the total of Part 2 plus the total of Part 3 above.

Total Paid, Line 7: Add the amounts of Lines 1-6

Line 6, Interest accrued by tax collector. Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on Line 6. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

Clerk of Court (complete Part 5)

Line 13: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of Line 7, minus Line 6, plus Lines 8 through 12. Enter the amount on Line 13.

Line 14: Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.

LT 22 BLK 14 CRESCENT LAKE S/D UNIT NO 4 PB 5 P 59 DB 557 P 393 OR 3467 P 64 OR 4527 P 67 OR 6176 P 1718

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2200223

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
CITRUS CAPITAL HOLDINGS, LLC
CITRUS CAPITAL HOLDINGS FBO SEC PTY
PO BOX 54226
NEW ORLEANS, LA 70154-4226,

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
04-1636-000	2020/1835	06-01-2020	LT 22 BLK 14 CRESCENT LAKE S/D UNIT NO 4 PB 5 P 59 DB 557 P 393 OR 3467 P 64 OR 4527 P 67 OR 6176 P 1718

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
CITRUS CAPITAL HOLDINGS, LLC
CITRUS CAPITAL HOLDINGS FBO SEC PTY
PO BOX 54226
NEW ORLEANS, LA 70154-4226

04-21-2022
Application Date

Applicant's signature



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: 4415301000022014 Account: 041636000 Owners: RAWSON HENRY W EST OF Mail: 919 ARTESIAN AVE PENSACOLA, FL 32505 Situs: 919 ARTESIAN AVE 32505 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>2021</td> <td>\$14,000</td> <td>\$49,591</td> <td>\$63,591</td> <td>\$60,469</td> </tr> <tr> <td>2020</td> <td>\$11,500</td> <td>\$43,472</td> <td>\$54,972</td> <td>\$54,972</td> </tr> <tr> <td>2019</td> <td>\$11,500</td> <td>\$40,592</td> <td>\$52,092</td> <td>\$52,092</td> </tr> </tbody> </table> <hr/> <p style="text-align: center;">Disclaimer</p> <hr/> <p style="text-align: center;">Market Value Breakdown Letter</p> <hr/> <p style="text-align: center;">Tax Estimator</p> <hr/> <p style="text-align: center;">File for New Homestead Exemption Online</p>	Year	Land	Imprv	Total	Cap Val	2021	\$14,000	\$49,591	\$63,591	\$60,469	2020	\$11,500	\$43,472	\$54,972	\$54,972	2019	\$11,500	\$40,592	\$52,092	\$52,092
Year	Land	Imprv	Total	Cap Val																	
2021	\$14,000	\$49,591	\$63,591	\$60,469																	
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Sales Data <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>07/2007</td> <td>6176</td> <td>1718</td> <td>\$100</td> <td>OT</td> <td></td> </tr> <tr> <td>02/2000</td> <td>4527</td> <td>67</td> <td>\$100</td> <td>WD</td> <td></td> </tr> <tr> <td>11/1993</td> <td>3467</td> <td>64</td> <td>\$100</td> <td>QC</td> <td></td> </tr> </tbody> </table> Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller	Sale Date	Book	Page	Value	Type	Official Records (New Window)	07/2007	6176	1718	\$100	OT		02/2000	4527	67	\$100	WD		11/1993	3467	64	\$100	QC		2021 Certified Roll Exemptions None <hr/> Legal Description LT 22 BLK 14 CRESCENT LAKE S/D UNIT NO 4 PB 5 P 59 DB 557 P 393 OR 3467 P 64 OR 4527 P 67 OR 6176 P 1718 <hr/> Extra Features FRAME SHED
Sale Date	Book	Page	Value	Type	Official Records (New Window)																				
07/2007	6176	1718	\$100	OT																					
02/2000	4527	67	\$100	WD																					
11/1993	3467	64	\$100	QC																					

Parcel Information [Launch Interactive Map](#)

Section Map Id: 44-1S-30-2

Approx. Acreage: 0.1932

Zoned: MDR


Evacuation & Flood Information
[Open Report](#)

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

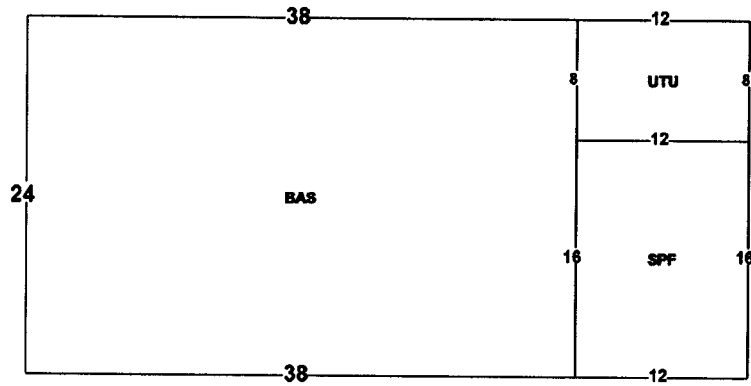
Buildings
Address: 919 ARTESIAN AVE, Year Built: 1961, Effective Year: 1961, PA Building ID#: 67884

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-CONCRETE BLOCK
FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-WALL/FLOOR FURN
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-MASONRY PIL/STL

 **Areas - 1200 Total SF**

BASE AREA - 912
SCRN PORCH FIN - 192
UTILITY UNF - 96



Images



9/12/2018 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 **CITRUS CAPITAL HOLDING LLC** holder of **Tax Certificate No. 01835**, issued the **1st day of June, A.D., 2020** 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 22 BLK 14 CRESCENT LAKE S/D UNIT NO 4 PB 5 P 59 DB 557 P 393 OR 3467 P 64 OR 4527 P 67 OR 6176 P 1718

SECTION 44, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 041636000 (1222-39)

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

EST OF HENRY W RAWSON

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 **5th day of December 2022**.

Dated this 13th day of May 2022.

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 #: 04-1636-000 CERTIFICATE #: 2020-1835

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 24, 2002 to and including August 24, 2022 Abstractor: Stacie Wright

BY

Michael A. Campbell,
As President

Dated: September 18, 2022

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

September 18, 2022
Tax Account #: 04-1636-000

1. The Grantee(s) of the last deed(s) of record is/are: **HENRY WILLIAM RAWSON**

By Virtue of Warranty Deed recorded 7/14/1961 in OR 557/393 Certification of Death recorded 2/23/2000 in OR 4527/70; Quit Claim Deed recorded 11/12/1993 in OR 3467/64; Warranty Deed recorded 2/23/2000 in OR 4527/67; Certification of Death recorded 7/6/2007 in OR 6176/1718

ABSTRATOR'S NOTE: WE FIND NO EVIDENCE OF DEATH FOR HENRY WILLIAM RAWSON RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

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:

a. **NONE**

4. Taxes:

Taxes for the year(s) 2019-2021 are delinquent.

Tax Account #: 04-1636-000

Assessed Value: \$60,469.00

Exemptions: NONE

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: _____ **Dec 5, 2022**
TAX ACCOUNT #: _____ **04-1636-000**
CERTIFICATE #: _____ **2020-1835**

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	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2021</u> tax year.

HENRY WILLIAM RAWSON
AND ESTATE OF HENRY W RAWSON
919 ARTESIAN AVE
PENSACOLA, FL 32505

Certified and delivered to Escambia County Tax Collector, this 18th day of August, 2022.

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

September 18, 2022

Tax Account #:04-1636-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

**LT 22 BLK 14 CRESCENT LAKE S/D UNIT NO 4 PB 5 P 59 DB 557 P 393 OR 3467 P 64 OR 4527 P 67
OR 6176 P 1718**

SECTION 44, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 04-1636-000(1222-39)

10-50

Prepared by:
Paul W. Groom II, of
✓ Shell, Fleming, Davis & Menge
Post Office Box 1831
Pensacola, Florida 32598-1831
SFD&M File No.: G150.00000

STATE OF FLORIDA

COUNTY OF ESCAMBIA

AFFIDAVIT OF CONTINUOUS MARRIAGE

Personally appeared before me this day HENRY WILLIAM RAWSON, who, being first duly cautioned and sworn, deposes and says:

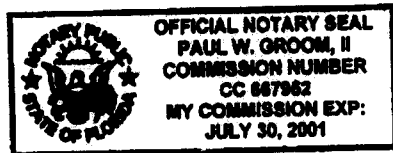
1. I am Henry William Rawson, and I make this Affidavit on my own personal knowledge.
2. Lillian I. Rawson and I were married on the 21st day of August, 1948, and remained married at all times until the death of Lillian I. Rawson on November 30, 1990.
3. A certified copy of Lillian I. Rawson's death certificate is attached hereto and recorded herewith.

Henry William Rawson
HENRY WILLIAM RAWSON

STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 17th day of February, 2000, by Henry William Rawson, who is personally known to me or who has produced Florida Driver License as identification.



Paul W. Groom II
Printed name: Paul W. Groom II
Notary Public - State of Florida
My commission expires: 07/30/01

9.004.50
.70

34676 064

QUIT CLAIM DEED

STATE OF FLORIDA
COUNTY OF ESCAMBIA

THIS QUIT CLAIM DEED, made by HENRY WILLIAM RAWSON, a married man, joined by his wife, KATHRYN LOUISE RAWSON, a married woman, (for conveyance for homestead purposes), hereinafter called the Grantors, for and in consideration of ten (\$10.00) dollars, the receipt whereof is hereby acknowledged, do hereby remise, release and quit claim unto the said HENRY WILLIAM RAWSON (whose address is 919 Artesian Avenue, Pensacola, Florida 32505), for life; then to KATHRYN LOUISE RAWSON (whose address is 919 Artemiau Avenue, Pensacola, Florida 32505), for life; then to MABEL MARIE RHOADEZ (whose address is No. 6, Wildwood Place, Clemmons, North Carolina 27012) with a vested remainder, in fee simple absolute, the following described real property, situate, lying and being in the County of Escambia, State of Florida, to-wit:

Lot 22, Block 14, Crescent Lake, Unit #4, a subdivision of a portion of Section 44, Township 1 South, Range 30 West, according to plat thereof recorded in Plat Book 5, Page 59, of the Public Records of Escambia County, Florida.

PARCEL IDENTIFICATION NO.: 44-15-30-1000-022-014

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions.

IN WITNESS WHEREOF, We have hereunto set our hands and seals on this 8th day of November, 1993.

Signed, sealed and delivered in the presence of:

Gregory D. Smith
Witness Gregory D. Smith

Henry William Rawson (SEAL)
HENRY WILLIAM RAWSON
Grantor

Chloe Morgan
Witness Chloe Morgan

D.S. No. 5.70
DATE 11-12-93
JOE A. FLOWERS, COMPTROLLER
BY J. Flowers D.C.
CERT. REG. #50-2043320-27.01

34676 065

Gregory D. Smith
Witness Gregory D. Smith

Kathryn Louise Rawson
KATHRYN LOUISE RAWSON
Grantor

Chloe Morgan
Witness Chloe Morgan

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me on this 18th day of November, 1993 by HENRY WILLIAM RAWSON, who is personally known to me or who has produced nothing - he is known to me as identification and who did not take an oath.

Gregory D. Smith
NOTARY PUBLIC
GREGORY D. SMITH
NOTARY PUBLIC-STATE OF FLORIDA Commission Expires: 3/24/94
COMMISSION EXPIRES: 3-24-94 My Commission No.: AA 746829
COMMISSION # AA746829

(SEAL)

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me on this 18th day of November, 1993 by KATHRYN LOUISE RAWSON, who is personally known to me or who has produced nothing - he is known to me as identification and who did not take an oath.

Gregory D. Smith
NOTARY PUBLIC
My Commission Expires: 3/24/94
My Commission No.: AA 746829
GREGORY D. SMITH
(SEAL) NOTARY PUBLIC-STATE OF FLORIDA
COMMISSION EXPIRES: 3-24-94
COMMISSION # AA746829

This instrument was prepared by:

GREGORY D. SMITH, ESQUIRE
Gregory D. Smith, P.A.
201 South Baylen Street ✓
Suite B
Post Office Box 12853
Pensacola, Florida 32575
(904) 432-7438
Florida Bar No. 366511

RECORDED
INDEXED
NOV 19 1993
ESCAMBIA COUNTY
FLORIDA
600000

2.00 index
 10.00 Recording Fee
 .70 Stamps
 _____ TOTAL

DR BK 4527 P80067
 Escambia County, Florida
 INSTRUMENT 00-708901

DEED DOC STAMPS PD @ ESC CO 1 0.70
 02/23/00 EMILE LEE, MGR, CLERK
 By: Emile Lee

Prepared By:
 ✓ Paul W. Groom II, of
 ✓ Shell, Fleming, Davis & Menge, P.A.
 Post Office Box 1831
 Pensacola, Florida 32598-1831
 SFD&M File No.: G150.00000

STATE OF FLORIDA

COUNTY OF ESCAMBIA

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that Henry William Rawson and Kathryn Louise Rawson, husband and wife, whose address is 919 Artesian Avenue, Pensacola, Florida 32505, and Mabel Marie Rhodes (a/k/a Mabel Marie Rhoades), whose address is No. 205, Wildwood Place, Clemmons, North Carolina 27012, collectively hereafter called Grantor, for and in consideration of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, do bargain, sell, convey and grant to Henry William Rawson and Kathryn Louise Rawson, husband and wife, whose address is 919 Artesian Avenue, Pensacola, Florida 32505, hereafter called Grantee, (but which words Grantor and Grantee herein shall be construed in the plural as well as the singular if the context so permits or requires), and the heirs, executors, administrators, successors and assigns of Grantee, forever, the real property in Escambia County, Florida, described as:

Lot 22, Block 14, Crescent Lake, Unit #4, a subdivision of a portion of Section 44, Township 1 South, Range 30 West, according to plat thereof recorded in Plat Book 5, Page 59, of the Public Records of Escambia County, Florida.

Parcel Identification Number: 44-1S-30-1000-022-014

Subject to taxes for the current year and later years and all valid easements and restrictions of record, if any, which are not hereby reimposed; and also subject to any claim, right, title, or interest arising from any recorded instrument reserving, conveying, leasing, or otherwise alienating any interest in the oil, gas, or other minerals.

And Grantor does hereby fully warrant title to said land and will defend the same against the lawful claims of all persons whomsoever, subject only to any exceptions set forth herein. Specifically, Mabel Marie Rhodes hereby warrants that the above described property does not constitute her homestead.

Mabel Marie Rhodes represents: that the true and correct spelling of her name is "Mabel Marie Rhodes"; that her name was incorrectly spelled "Mabel Marie Rhoades" in that certain Quit Claim Deed recorded at Official Record Book 3-157, Page 6-1 of the public records of Escambia County, Florida; and that she is one and the same person as the "Mabel Marie Rhoades" named in said Quit Claim Deed.

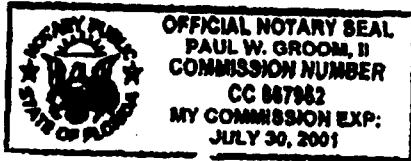
The preparer of this deed represents: that this deed has been prepared at the express direction of the Grantor based on the representations made to the preparer by the Grantor; that no title search, survey, or inspection of the above-described property has been performed by the preparer; that the title to the above-described property has not been examined by the preparer; and that the preparer makes no representations, warranties or guarantees whatsoever as to the status of the title to or ownership of said property.

IN WITNESS WHEREOF, this instrument has been executed by Grantor under the hand and

STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 17th day of ^{February} ~~January~~, 2000, by
Henry William Rawson, () who is personally known to me or () who has produced Florida
Driver License as identification.



Paul W. Groom II
NOTARY PUBLIC - STATE OF FLORIDA
Name: Paul W. Groom II
My Commission Expires: 07/30/01

Signed, sealed and delivered
in the presence of:

Paul W. Groom II
Paul W. Groom II

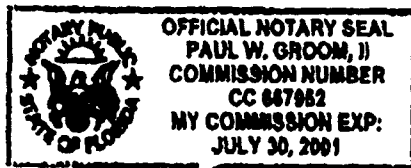
Kathryn Louise Rawson
KATHRYN LOUISE RAWSON

Marcia Steel
Marcia Steel

STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 12th day of ^{February} ~~January~~, 2000, by
Kathryn Louise Rawson, () who is personally known to me or () who has produced Florida
Driver License as identification.



Paul W. Groom II
NOTARY PUBLIC - STATE OF FLORIDA
Name: Paul W. Groom II
My Commission Expires: 07/30/01

Signed, sealed and delivered
in the presence of:

Elizabeth J. Perry

Mabel Marie Rhodes
MABEL MARIE RHODES
A/K/A MABEL MARIE RHOADES

Dianne Duggins

STATE OF NORTH CAROLINA

COUNTY OF Jones

... before me this 14th day

STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 01835 of 2020

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on October 20, 2022, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

EST OF HENRY W RAWSON
919 ARTESIAN AVE
PENSACOLA, FL 32505

WITNESS my official seal this 20th day of October 2022.

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 5, 2022, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

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NOTICE IS HEREBY GIVEN, That CITRUS CAPITAL HOLDING LLC holder of Tax Certificate No. 01835, issued the 1st day of June, A.D., 2020 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 22 BLK 14 CRESCENT LAKE S/D UNIT NO 4 PB 5 P 59 DB 557 P 393 OR 3467 P 64 OR 4527 P 67 OR 6176 P 1718

SECTION 44, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 041636000 (1222-39)

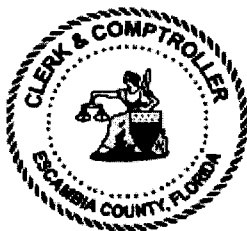
The assessment of the said property under the said certificate issued was in the name of

EST OF HENRY W RAWSON

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 5th day of December 2022.

Dated this 17th day of October 2022.

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.



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CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

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Emily Hogg
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Post Property:

919 ARTESIAN AVE 32505



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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Personal Services:

EST OF HENRY W RAWSON
919 ARTESIAN AVE
PENSACOLA, FL 32505

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

122-39

Document Number: ECSO22CIV035193NON

Agency Number: 23-000474

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 01835 2020

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: IN RE EST OF HENRY W RAWSON

Defendant:

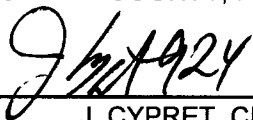
Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 10/21/2022 at 9:37 AM and served same at 8:58 AM on 10/24/2022 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED PROPERTY PER CLERK'S OFFICE INSTRUCTIONS

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____



J. CYPRET, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: TDH

000474

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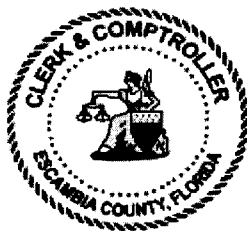
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Post Property:

919 ARTESIAN AVE 32505



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

By:
Emily Hogg
Deputy Clerk

RECEIVED
OCT 21 AM 9:37
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

1222-39

Document Number: ECSO22CIV035191NON

Agency Number: 23-000473

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 01835 2020

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: IN RE EST OF HENRY W RAWSON

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 10/21/2022 at 9:37 AM and served same at 8:58 AM on 10/24/2022 in ESCAMBIA COUNTY, FLORIDA, by serving EST OF HENRY W RAWSON , the within named, to wit: TERESA HUGHES, DAUGHTER.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____



J. CYPRET, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: TDH

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Personal Services:

EST OF HENRY W RAWSON
919 ARTESIAN AVE
PENSACOLA, FL 32505

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY, FL
CLERK OF THE CIRCUIT COURT

RECEIVED
OCT 17 2022

RECEIVED

EST OF HENRY W RAWSON [1222-39]
919 ARTESIAN AVE
PENSACOLA, FL 32505

9171 9690 0935 0129 0830 35

Contact
Family

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 8785, Page 142, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 01835, issued the 1st day of June, A.D., 2020

TAX ACCOUNT NUMBER: 041636000 (1222-39)

DESCRIPTION OF PROPERTY:

LT 22 BLK 14 CRESCENT LAKE S/D UNIT NO 4 PB 5 P 59 DB 557 P 393 OR 3467 P 64 OR 4527 P 67
OR 6176 P 1718

SECTION 44, TOWNSHIP 1 S, RANGE 30 W

NAME IN WHICH ASSESSED: EST OF HENRY W RAWSON

Dated this 28th day of November 2022.



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: 041636000 Certificate Number: 001835 of 2020**

Payor: TERESA HUGHES 919 ARTESIAN AVE PENSACOLA, FL 32505 Date 11/28/2022

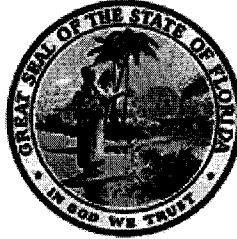
Clerk's Check # 1
 Tax Collector Check # 1

Clerk's Total	\$510.72	\$4,425.31
Tax Collector's Total	\$4,015.12	
Postage	\$6.60	
Researcher Copies	\$0.00	
Recording	\$10.00	
Prep Fee	\$7.00	
Total Received	\$4,549.44	\$4,448.91

**PAM CHILDERS
 Clerk of the Circuit Court**

Received By: N Boydon
 Deputy Clerk

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
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**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 # 2020 TD 001835

Redeemed Date 11/28/2022

Name TERESA HUGHES 919 ARTESIAN AVE PENSACOLA, FL 32505

Clerk's Total = TAXDEED	\$510.72	\$510.72 \$4,425.31
Due Tax Collector = TAXDEED	\$4,015.12	
Postage = TD2	\$6.60	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• For Office Use Only

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

FINANCIAL SUMMARY

No Information Available - See Dockets



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 041636000 Certificate Number: 001835 of 2020

Redemption No Application Date Interest Rate

Final Redemption Payment
ESTIMATED

Redemption Overpayment
ACTUAL

Auction Date

Redemption Date

Months	8	7
Tax Collector	<input type="text" value="\$3,579.35"/>	<input type="text" value="\$3,579.35"/>
Tax Collector Interest	\$429.52	\$375.83
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$4,015.12	\$3,961.43 T.C.

Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$119.00"/>	<input type="text" value="\$119.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/> -40.00
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$54.72	\$47.88
Total Clerk	\$510.72	\$503.88 C.H.

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="\$6.60"/>	<input type="text" value="\$6.60"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>

Total Redemption Amount	\$4,549.44	\$4,488.91 - 40.00 \$4,448.91
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Repayment Overpayment Refund Amount \$60.53

Book/Page	<input type="text" value="8785"/>	<input type="text" value="142"/>
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THE SUMMATION WEEKLY

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

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PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

4WR11/2-11/23TD

Before the undersigned authority personally appeared Malcolm Ballinger who under oath says that he is the Legal Administrator and 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 2020-TD-01835 in the Escambia County Court was published in said newspaper in and was printed and released on November 2, 2022; November 9, 2022; November 16, 2022; and November 23, 2022.

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 Ballinger

MALCOLM BALLINGER, PUBLISHER FOR THE
SUMMATION WEEKLY

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 23rd day of November, 2022, by MALCOLM BALLINGER, who is personally known to me.

X Brooklyn Faith Coates

, NOTARY PUBLIC



Brooklyn Faith Coates
Notary Public
State of Florida
Comm# HH053675
Expires 10/14/2024