

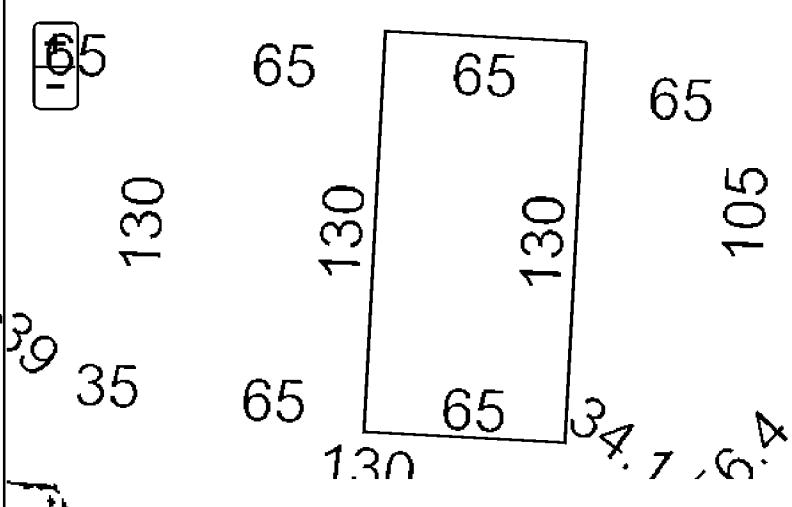


Chris Jones
Escambia County Property Appraiser

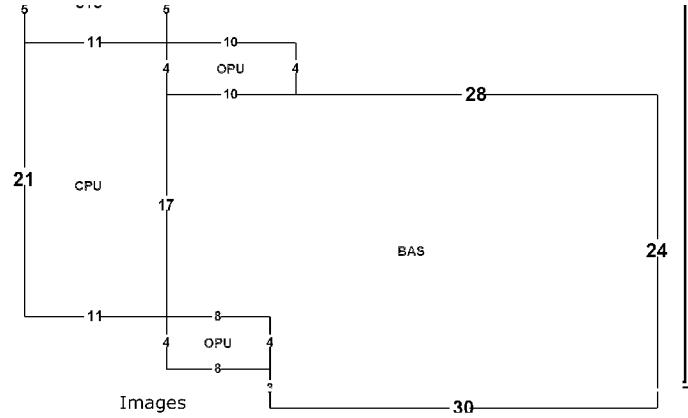
[Real Estate Search](#)[Tangible Property Search](#)[Sale List](#)

◀ [Navigate Mode](#) [Account](#) [Reference](#) ▶

[Printer Friendly Version](#)

<p>General Information</p> <p>Reference: 3625301500030005 Account: 073369000 Owners: WINKLER RHONDA J Mail: 5505 ESSEX RD PENSACOLA, FL 32506 Situs: 5505 ESSEX RD 32506 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 </p>	<p>Assessments</p> <table border="1"> <thead> <tr> <th>Year</th><th>Land</th><th>Imprv</th><th>Total</th><th><u>Cap Val</u></th></tr> </thead> <tbody> <tr> <td>2019</td><td>\$7,000</td><td>\$37,820</td><td>\$44,820</td><td>\$40,434</td></tr> <tr> <td>2018</td><td>\$7,000</td><td>\$35,118</td><td>\$42,118</td><td>\$39,681</td></tr> <tr> <td>2017</td><td>\$7,000</td><td>\$32,078</td><td>\$39,078</td><td>\$38,865</td></tr> </tbody> </table>	Year	Land	Imprv	Total	<u>Cap Val</u>	2019	\$7,000	\$37,820	\$44,820	\$40,434	2018	\$7,000	\$35,118	\$42,118	\$39,681	2017	\$7,000	\$32,078	\$39,078	\$38,865																
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<p>Sales Data</p> <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>08/02/2012</td><td>6917</td><td>1635</td><td>\$100</td><td>WD</td><td>View Instr</td></tr> <tr> <td>08/2002</td><td>4990</td><td>578</td><td>\$46,000</td><td>SC</td><td>View Instr</td></tr> <tr> <td>08/2002</td><td>4990</td><td>575</td><td>\$100</td><td>WD</td><td>View Instr</td></tr> <tr> <td>11/2000</td><td>4634</td><td>1582</td><td>\$100</td><td>WD</td><td>View Instr</td></tr> <tr> <td>02/1997</td><td>4101</td><td>193</td><td>\$13,000</td><td>WD</td><td>View Instr</td></tr> </tbody> </table> <p>Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller</p>	Sale Date	Book	Page	Value	Type	Official Records (New Window)	08/02/2012	6917	1635	\$100	WD	View Instr	08/2002	4990	578	\$46,000	SC	View Instr	08/2002	4990	575	\$100	WD	View Instr	11/2000	4634	1582	\$100	WD	View Instr	02/1997	4101	193	\$13,000	WD	View Instr	<p>2019 Certified Roll Exemptions HOMESTEAD EXEMPTION</p>
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<p>Parcel Information</p> <p>Section Map Id: 36-2S-30</p> <p>Approx. Acreage: 0.1940</p> <p>Zoned:  MDR</p> <p>Evacuation & Flood Information Open Report</p>  <p>View Florida Department of Environmental Protection(DEP) Data</p>	<p>Launch Interactive Map</p> <p>Legal Description LT 3 BLK E 1ST ADDN TO FOREST PARK PB 3 P 10/43/92 OR 4990 P 578 OR 6917 P 1635</p> <p>Extra Features None</p>																																				
<p>Buildings</p> <p>Address: 5505 ESSEX RD, Year Built: 1954, Effective Year: 1954</p> <table border="1"> <tr> <td>Structural Elements</td> <td></td> </tr> <tr> <td>DECOR/MILLWORK-AVERAGE</td> <td></td> </tr> <tr> <td>DWELLING UNITS-1</td> <td></td> </tr> <tr> <td>EXTERIOR WALL-CONCRETE BLOCK</td> <td></td> </tr> <tr> <td>FLOOR COVER-CARPET</td> <td></td> </tr> <tr> <td>FOUNDATION-SLAB ON GRADE</td> <td></td> </tr> </table>	Structural Elements		DECOR/MILLWORK-AVERAGE		DWELLING UNITS-1		EXTERIOR WALL-CONCRETE BLOCK		FLOOR COVER-CARPET		FOUNDATION-SLAB ON GRADE																										
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HEAT/AIR-WALL/FLOOR FURN
INTERIOR WALL-PLASTER DIRECT
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-METAL/MODULAR
ROOF FRAMING-HIP-HI PITCH
STORY HEIGHT-0
STRUCTURAL FRAME-MASONRY
PIL/STL
 **Areas - 1214 Total SF**
BASE AREA - 856
CARPORT UNF - 231
OPEN PORCH UNF - 72
UTILITY UNF - 55



11/27/18

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

Last Updated:05/04/2020 (tc.44302)

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

0421-01

513

R. 07/19

Part 1: Tax Deed Application Information					
Applicant Name Applicant Address	JUAN C CAPOTE MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK 780 NW 42 AVE #300 MIAMI, FL 33126			Application date	Apr 17, 2020
Property description	WINKLER RHONDA J 5505 ESSEX RD PENSACOLA, FL 32506 5505 ESSEX RD LT 3 BLK E 1ST ADDN TO FOREST PARK PB 3 P 10/43/92 OR 4990 P 578 OR 6917 P 1635			Certificate #	2018 / 3841
				Date certificate issued	06/01/2018
				Deed application number	2000373
				Account number	07-3369-000
Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application					
Column 1 Certificate Number	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)	
# 2018/3841	06/01/2018	385.49	19.27	404.76	
→Part 2: Total*					404.76
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)
# /					
Part 3: Total*					0.00
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)					404.76
2. Delinquent taxes paid by the applicant					0.00
3. Current taxes paid by the applicant					0.00
4. Property information report fee and Deed Application Recording and Release Fees					200.00
5. Tax deed application fee					175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)					0.00
Total Paid (Lines 1-6)					779.76
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:	<u>Escambia County, Florida</u>				
	Date <u>April 23rd, 2020</u>				
Signature, Tax Collector or Designee					

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.	20,217.00
16. Other outstanding certificates and delinquent taxes not included in this Application, if applicable per Florida statutes	
17. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
18. Redemption fee	6.25
19. Total amount to redeem	

Sign here:

Date of sale 4/5/2021

Signature, Clerk of Court or Designee

INSTRUCTIONS**Tax Collector (complete Parts 1-4)****Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application**

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

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

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

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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

APPLICATION FOR TAX DEED
Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2000373

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

JUAN C CAPOTE
MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK
780 NW 42 AVE #300
MIAMI, FL 33126,

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
07-3369-000	2018/3841	06-01-2018	LT 3 BLK E 1ST ADDN TO FOREST PARK PB 3 P 10/43/92 OR 4990 P 578 OR 6917 P 1635

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
JUAN C CAPOTE
MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK
780 NW 42 AVE #300
MIAMI, FL 33126

04-17-2020
Application Date

Applicant's signature

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2020038224 5/12/2020 9:46 AM
OFF REC BK: 8294 PG: 746 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That MIKON FINANCIAL SERVICES INC AND OCEAN BANK holder of Tax Certificate No. 03841, issued the 1st day of June, A.D., 2018 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LT 3 BLK E 1ST ADDN TO FOREST PARK PB 3 P 10/43/92 OR 4990 P 578 OR 6917 P 1635

SECTION 36, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 073369000 (0421-01)

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

RHONDA J WINKLER

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 April, which is the 5th day of April 2021.**

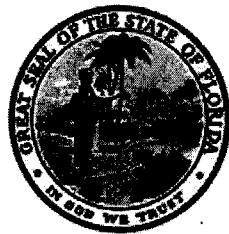
Dated this 12th day of May 2020.

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



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 073369000 Certificate Number: 003841 of 2018

Redemption	<input type="checkbox"/> No <input checked="" type="checkbox"/>	Application Date	04/17/2020	Interest Rate	18%
		Final Redemption Payment ESTIMATED		Redemption Overpayment ACTUAL	
		Auction Date	04/05/2021	Redemption Date	07/10/2020 
Months	12			3	
Tax Collector	\$779.76			\$779.76	
Tax Collector Interest	\$140.36			\$35.09	
Tax Collector Fee	\$6.25			\$6.25	
Total Tax Collector	\$926.37			\$821.10 T.C.	
Record TDA Notice	\$17.00			\$17.00	
Clerk Fee	\$130.00			\$130.00	
Sheriff Fee	\$120.00			\$120.00	—
Legal Advertisement	\$200.00			\$200.00	—
App. Fee Interest	\$84.06			\$21.02	
Total Clerk	\$551.06			\$488.02 C.H.	
Release TDA Notice (Recording)	\$10.00			\$10.00	
Release TDA Notice (Prep Fee)	\$7.00			\$7.00	
Postage	\$60.00			\$0.00	
Researcher Copies	\$40.00			\$0.00	
Total Redemption Amount	\$1,594.43			\$1,326.12 <u>-120-200</u>	
					<u>\$1006.12</u>
Book/Page	8294			\$268.31	
				746	

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**

PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 073369000 Certificate Number: 003841 of 2018

Payor: RHONDA J WINKLER 5505 ESSEX RD PENSACOLA, FL 32506

Date 07/10/2020

Clerk's Check #	1	Clerk's Total	\$551.06 \$989.12
Tax Collector Check #	1	Tax Collector's Total	\$926.37
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$1,554.43 \$1,004.12

PAM CHILDERS
Clerk of the Circuit Court

Received By: Whitney Coppage
 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 # 2018 TD 003841

Redeemed Date 07/10/2020

Name RHONDA J WINKLER 5505 ESSEX RD PENSACOLA, FL 32506

Clerk's Total = TAXDEED	\$551.06	\$989.10
Due Tax Collector = TAXDEED	\$926.37	
Postage = TD2	\$60.00	
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

RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8294, Page 746, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 03841, issued the 1st day of June, A.D., 2018

TAX ACCOUNT NUMBER: **073369000 (0421-01)**

DESCRIPTION OF PROPERTY:

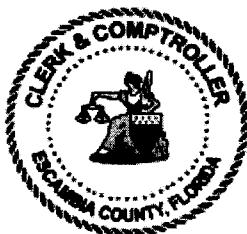
LT 3 BLK E 1ST ADDN TO FOREST PARK PB 3 P 10/43/92 OR 4990 P 578 OR 6917 P 1635

SECTION 36, TOWNSHIP 2 S, RANGE 30 W

NAME IN WHICH ASSESSED: RHONDA J WINKLER

Dated this 10th day of July 2020.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk



CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

DR-513
Rule 12D-16.002 F.A.C
Effective 07/19
Page 1 of 2

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	JUAN C CAPOTE MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK 780 NW 42 AVE #300 MIAMI, FL 33126	Application date	Apr 17, 2020
Property description	WINKLER RHONDA J 5505 ESSEX RD PENSACOLA, FL 32506 5505 ESSEX RD 07-3369-000 LT 3 BLK E 1ST ADDN TO FOREST PARK PB 3 P 10/43/92 OR 4990 P 578 OR 6917 P 1635	Certificate #	2018 / 3841
		Date certificate issued	06/01/2018

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

Column 1 Certificate Number	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2018/3841	06/01/2018	385.49	19.27	404.76
→ Part 2: Total*				404.76

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)
# /					
Part 3: Total*					0.00

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)	404.76
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	0.00
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)	779.76

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

Sign here: 
Signature, Tax Collector or Designee

Escambia, Florida
Date July 31st, 2020

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

Part 5: Clerk of Court Certified Amounts (Lines 8-14)

8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	20,217.00
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Signature, Clerk of Court or Designee	
Date of sale <u>04/05/2021</u>	

INSTRUCTIONS

+6.75

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.

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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.



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 #: 07-3369-000 CERTIFICATE #: 2018-3841

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: January 15, 2001 to and including January 15, 2021 Abstractor: Stacie Wright

BY

Michael A. Campbell,
As President
Dated: January 25, 2021

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

January 25, 2021

Tax Account #: 07-3369-000

1. The Grantee(s) of the last deed(s) of record is/are: **RHONDA J. WINKLER**

By Virtue of Warranty Deed recorded October 9, 2012 Official Records Book 6917 Page 1635.

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

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

a. **NONE**

4. Taxes:

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

Tax Account #: 07-3369-000

Assessed Value: \$41,363

Exemptions: Homestead

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: APR 5, 2021

TAX ACCOUNT #: 07-3369-000

CERTIFICATE #: 2018-3841

In compliance with Section 197.522, Florida Statutes, the following is a list of names and addresses of those persons, firms, and/or agencies having legal interest in or claim against the above-described property. The above-referenced tax sale certificate is being submitted as proper notification of tax deed sale.

YES NO

 X Notify City of Pensacola, P.O. Box 12910, 32521
 X Notify Escambia County, 190 Governmental Center, 32502
X Homestead for 2020 tax year.

RHONDA J. WINKLER
5505 ESSEX ROAD
PENSACOLA, FL 32506

Certified and delivered to Escambia County Tax Collector, this 25th day of January 2021.

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

January 25, 2021

Tax Account #: 07-3740-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 3 BLK E 1ST ADDN TO FOREST PARK PB 3 P 10/43/92 OR 4990 P 578 OR 6917 P 1635

SECTION 36, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 07-3369-000 (0421-01)

WARRANTY DEED

STATE OF FLORIDA

COUNTY OF

THIS WARRANTY DEED made the 1st day of august 19²⁰¹² by
and between Faye B. Baker, hereinafter called the
Grantor, to Rhonda J. Winkler, hereinafter
called the Grantee,

WITNESSETH

That the Grantor, for and in consideration of the sum of TEN DOLLARS(\$10.00)
and other valuable considerations, receipt whereof is hereby acknowledged, hereby grant, bargain,
sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in

County, Florida, to wit: 5505 Essex Dr. Escambia County FL

lot 3, block e, first edition to forrest park, a subdivision of a
portion of section 36, township 2 south, range, 30 west escambia county
FL, according to plat book 3 at page 43 of the public records of
escambia coounty FL

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any
wise appertaining.

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

AND the Grantor hereby covenants with the 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 fully warrants the title to said land and will defend the same
against the lawful claim of all persons whomsoever; and that said land is free of all encumbrances.

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

Signed, sealed and delivered

in our presence

Karen Pendleton

Karen Pendleton

Daniel Pendleton

STATE OF Florida
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 2nd day of August 19²⁰¹²
by Faye B. Baker Faye B. Baker
who produced identification of Personally Known and did not take an oath.

Crystal K. Hogan
Notary Public

Prepared by: Faye B. Baker
Return to: 615 N. 46th Ave
Pensacola, FL 32506

RECORDED AS RECEIVED

