

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2000756

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
10-4700-040	2018/6162	06-01-2018	UNIT 22 BLDG A PHASE I OF NEEDLE RUSH POINT CONDOMINIUM ALSO .0101% IN COMMON ELEMENTS OR 4098 P 845 OR 4328 P 1997

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

09-25-2020
Application Date

Applicant's signature

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>10-04-2021</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.

UNIT 22 BLDG A PHASE I OF NEEDLE RUSH POINT CONDOMINIUM ALSO .0101% IN COMMON ELEMENTS OR 4098 P 845 OR 4328 P 1997



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

1021-21

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	Sep 25, 2020
Property description	MCWHORTER ROBERT W & PATRICIA K 10046 CONWAY RD SAINT LOUIS, MO 63124-1277 17119 PERDIDO KEY DR A-22 10-4700-040 UNIT 22 BLDG A PHASE I OF NEEDLE RUSH POINT CONDOMINIUM ALSO .0101% IN COMMON ELEMENTS OR 4098 P 845 (Full legal attached.)	Certificate #	2018 / 6162
		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)
# 2018/6162	06/01/2018	4,407.72	220.39	4,628.11
→Part 2: Total*				4,628.11

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)
# 2020/6239	06/01/2020	4,843.32	6.25	242.17	5,091.74
# 2019/5864	06/01/2019	4,847.95	6.25	242.40	5,096.60
Part 3: Total*					10,188.34

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)	14,816.45
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)	15,191.45

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: *Raum Mustain* Escambia, Florida
Signature, Tax Collector or Designee Date October 5th, 2020

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



Chris Jones
Escambia County Property Appraiser

ECPA Home


Real Estate Search

Tangible Property Search

Sale List

← Navigate Mode ☒ Account ☐ Reference →

Printer Friendly Version

General Information	
Reference:	014S331020008001
Account:	104700040
Owners:	MCWHORTER ROBERT W & PATRICIA K
Mail:	10046 CONWAY RD SAINT LOUIS, MO 63124-1277
Situs:	17119 PERDIDO KEY DR A-22 32507
Use Code:	CONDO-RES UNIT 
Taxing Authority:	COUNTY MSTU
Tax Inquiry:	Open Tax Inquiry Window
Tax Inquiry link courtesy of Scott Lunsford	
Escambia County Tax Collector	

Assessments				
Year	Land	Imprv	Total	Cap Val
2020	\$0	\$327,465	\$327,465	\$327,465
2019	\$0	\$310,230	\$310,230	\$310,230
2018	\$0	\$313,773	\$313,773	\$296,450
Disclaimer				
Market Value Breakdown Letter				
Tax Estimator				
File for New Homestead Exemption Online				
Report Storm Damage				

Sales Data						2020 Certified Roll Exemptions			
Sale Date	Book	Page	Value	Type	Official Records (New Window)	None			
02/1997	4098	845	\$165,000	WD	View Instr	Legal Description			
06/1994	3601	447	\$100	QC	View Instr	UNIT 22 BLDG A PHASE I OF NEEDLE RUSH POINT			
02/1992	3137	66	\$100	CJ	View Instr	CONDOMINIUM ALSO .0101% IN COMMON ELEMENTS			
03/1982	1625	216	\$95,000	WD	View Instr	OR 4098 P 845 OR...			
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Extra Features			
						None			

Parcel Information

Launch Interactive Map

Section Map Id: 01-4S-33

Approx. Acreage: 14.4536

Zoned: CONSULT ZONING AUTHORITY

Evacuation & Flood Information [Open Report](#)

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

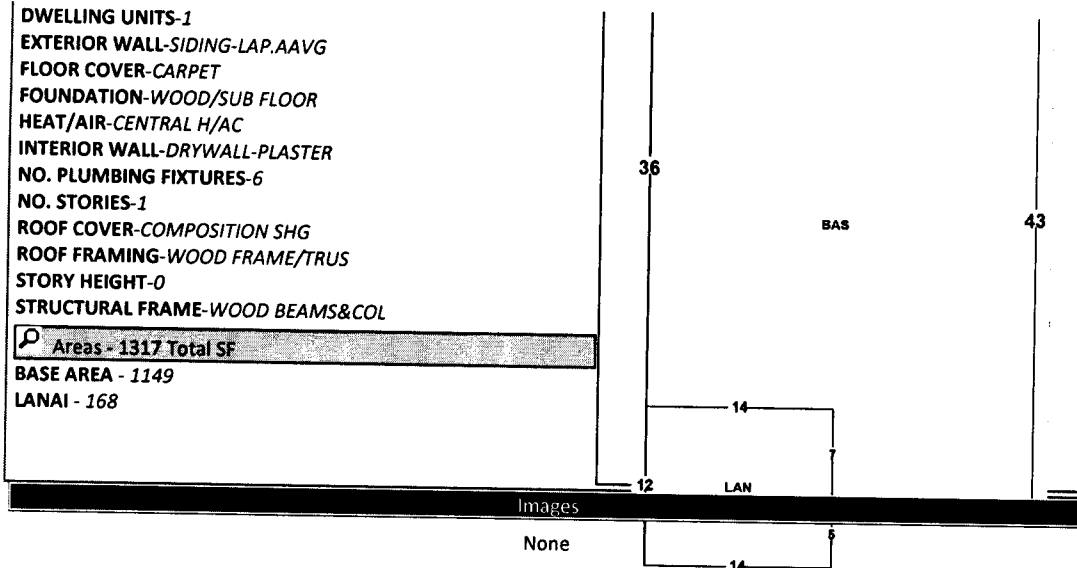
Buildings	
Address: 17119 PERDIDO KEY DR A-22, Year Built: 1981, Effective Year: 1981, PA Building ID#: 123205	
Structural Elements	
DECOR/MILLWORK-ABOVE AVERAGE	

DWELLING UNITS-1
 EXTERIOR WALL-SIDING-LAP.AAVG
 FLOOR COVER-CARPET
 FOUNDATION-WOOD/SUB FLOOR
 HEAT/AIR-CENTRAL H/AC
 INTERIOR WALL-DRYWALL-PLASTER
 NO. PLUMBING FIXTURES-6
 NO. STORIES-1
 ROOF COVER-COMPOSITION SHG
 ROOF FRAMING-WOOD FRAME/TRUS
 STORY HEIGHT-0
 STRUCTURAL FRAME-WOOD BEAMS&COL

Areas - 1317 Total SF

BASE AREA - 1149

LANAI - 168



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 **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 06162**, 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:

UNIT 22 BLDG A PHASE I OF NEEDLE RUSH POINT CONDOMINIUM ALSO .0101% IN COMMON ELEMENTS OR 4098 P 845 OR 4328 P 1997

SECTION 01, TOWNSHIP 4 S, RANGE 33 W

TAX ACCOUNT NUMBER 104700040 (1021-21)

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

ROBERT W MCWHORTER and PATRICIA K MCWHORTER

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 October, which is the **4th day of October 2021**.

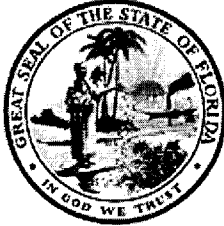
Dated this 23rd day of November 2020.

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: 104700040 Certificate Number: 006162 of 2018

Redemption ☐ Yes ☒ No
 Application Date
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="10/04/2021"/>	Redemption Date <input type="text" value="04/21/2021"/> 
Months	13	7
Tax Collector	<input type="text" value="\$15,191.45"/>	<input type="text" value="\$15,191.45"/>
Tax Collector Interest	\$2,962.33	\$1,595.10
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$18,160.03	<input type="text" value="\$16,792.80"/> 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	\$91.07	\$49.04
Total Clerk	\$558.07	<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="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$18,795.10	\$17,325.84
	Repayment Overpayment Refund Amount	\$1,469.26
Book/Page	<input type="text" value="8410"/>	<input type="text" value="599"/>

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

Case # 2018 TD 006162

Redeemed Date 04/21/2021

Name PATRICIA K MCWHORTER 10046 CONWAY RD ST LOUIS MO 63124-1277

Clerk's Total = TAXDEED	\$558.07	\$16,988.84
Due Tax Collector = TAXDEED	\$18,160.03	
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
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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
 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**

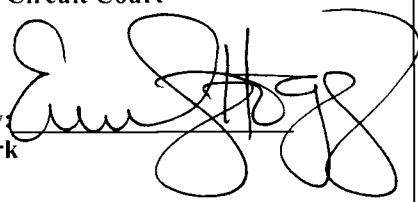
CLERK TO THE BOARD OF
 COUNTY COMMISSIONERS
 OFFICIAL RECORDS
 COUNTY TREASURY
 AUDITOR

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
 Tax Certificate Redeemed From Sale
 Account: 104700040 Certificate Number: 006162 of 2018**

**Payor: PATRICIA K MCWHORTER 10046 CONWAY RD ST LOUIS MO 63124-1277 Date
 04/21/2021**

Clerk's Check #	52541	Clerk's Total	\$558.07 \$16,988.84
Tax Collector Check #	1	Tax Collector's Total	\$18,160.03
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$18,795.10 \$17,005.84

**PAM CHILDERS
 Clerk of the Circuit Court**

Received By: 
 Deputy Clerk

Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502
 (850) 595-3793 • FAX (850) 595-4827 • <http://www.clerk.co.escambia.fl.us>

RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8410, Page 599, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 06162, issued the 1st day of June, A.D., 2018

TAX ACCOUNT NUMBER: 104700040 (1021-21)

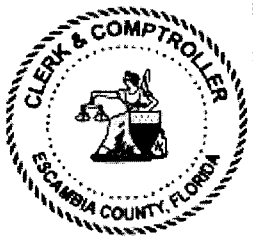
DESCRIPTION OF PROPERTY:

UNIT 22 BLDG A PHASE I OF NEEDLE RUSH POINT CONDOMINIUM ALSO .0101% IN
COMMON ELEMENTS OR 4098 P 845 OR 4328 P 1997

SECTION 01, TOWNSHIP 4 S, RANGE 33 W

NAME IN WHICH ASSESSED: ROBERT W MCWHORTER and PATRICIA K MCWHORTER

Dated this 21st day of April 2021.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

OR BK 4464 PG1821
Escambia County, Florida
INSTRUMENT 99-657561

NOTICE OF LIEN

RCD Sep 08, 1999 08:03 am
Escambia County, Florida

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 99-657561
FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT(MSBU)

Re: MCWHORTER ROBERT W &
PATRICIA K
1010 THOREAU CT
ST LOUIS MO 63146

ACCT.NO. 10 4700 040 000

AMOUNT \$35.20

THIS Notice of Lien is hereby filed pursuant to Section 1-15-63 of the Escambia County, Florida Code of Ordinances for delinquent annual assessments for the fiscal year October 1, 1998 through September 30, 1999 plus a 10% penalty charge against real property, more particularly described as:

UNIT 22 BLDG A PHASE I OF
NEEDLE RUSH POINT
CONDOMINIUM ALSO
.0101% IN COMMON ELEMENTS
OR 4098 P 845

PROP.NO. 01 4S 33 1020 008 001

filed in the public records of Escambia County. This constitutes a lien against the property identified above until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$35.20. Evidence of discharge and satisfaction of this lien can be recorded in the public records of Escambia County, Florida by the Clerk of the Circuit Court.

This lien shall not be assigned to any person. Until fully satisfied by payment, discharged or barred by law, this lien shall remain equal in rank and dignity with the liens of all state, county, district or municipal taxes and special assessments and superior in rank and dignity to all other subsequently filed liens, encumbrances, titles and claims in, to, or against the property. This lien may be enforced at any time by the Board of County Commissioners subsequent to the date of recording of this Notice of Lien for the amount due under the recorded lien, including all penalties, plus costs and a reasonable attorney's fee by proceedings in a court of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or under the provisions of Chapter 173, Florida Statutes or the collection and enforcement of payment thereof may be accomplished by any other method authorized by law.

Date: 05/24/1999

Ernie Lee Magaha
Clerk of the Circuit Court
by *[Signature]*
Deputy Finance Director

Ernie Lee Magaha
Clerk of the Circuit Court
by *[Signature]*
Deputy Clerk

341
115500

OR BK 4098 PG0845
Escambia County, Florida
INSTRUMENT 97-361268

DEED DOC STAMPS PD # ESC CO \$1155.00
02/10/97 ERNIE LEE MAGAHA, CLERK
By: Ernie Lee Magaha

RCD Feb 10, 1997 09:02 am
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 97-361268

This Instrument Prepared By:
Fletcher Fleming of
✓ SHELL, FLEMING, DAVIS & MENGE, P.A.
226 South Palafox Street
Post Office Box 1831 (32598)
Pensacola, Florida 32501
(904) 434-2411

STATE OF FLORIDA

COUNTY OF ESCAMBIA

WARRANTY DEED

Social Security No.

01-48-33-1020-008-001
Property ID#

Address of Grantee(s)

KNOW ALL MEN BY THESE PRESENTS, that Francis H. Summersell, Jr. and Ann M. Summersell, husband and wife, Grantors, for and in consideration of the sum of One Dollar and other good and valuable consideration, to them in hand paid by Robert W. McWhorter and Patricia K. McWhorter, husband and wife, Grantees, have granted, bargained and sold and by these presents do grant, bargain, sell, convey and deliver to said Grantees, the real property in Escambia County, Florida, described as follows:

Unit 22, Building A, Phase I of Needle Rush Point, a condominium according to the Declaration of Condominium, dated July 2, 1981, and recorded July 9, 1981, in Official Record Book 1558 at page 65, of the public records of Escambia County, Florida, as amended by First Amendment to Declaration of Condominium dated July 21, 1981, and recorded August 28, 1981, in Official Records Book 1572 at page 896, of the public records of Escambia County, Florida, together with all common elements appurtenant thereto.

Subject to the Declaration and all amendments thereto and 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.

TO HAVE AND TO HOLD unto the said Grantees and the heirs, successors and assigns of Grantees, forever, together with all and singular the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

Grantors covenant and agree with Grantees that they have a good right to convey the above property and will defend the title conveyed hereby against the lawful claims of all persons whomsoever.

Executed by Grantors on this 7th day of February, 1997.

Signed, sealed and delivered
in the presence of:

Fletcher Fleming
Fletcher Fleming
Printed Name of witness

Francis H. Summersell, Jr. (SEAL)
FRANCIS H. SUMMERSELL, JR.

Ann M. Summersell (SEAL)
ANN M. SUMMERSELL

Karen E. Dupree
Karen E. Dupree
Printed Name of witness

STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 7th of February, 1997, by Francis H. Summersell, Jr. and Ann M. Summersell, husband and wife, who:

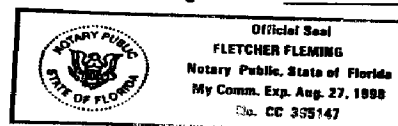
____ is/are personally known to me.

✓ produced current Alabama driver's license, No. 4658146 & 4658143.
as identification.

(Notary seal must be Affixed)

Fletcher Fleming
NOTARY PUBLIC

Name of Notary Printed
My commission expires: _____



PROPERTY INFORMATION REPORT

July 7, 2021

Tax Account #: 10-4700-040

**LEGAL DESCRIPTION
EXHIBIT "A"**

**UNIT 22 BLDG A PHASE I OF NEEDLE RUSH POINT CONDOMINIUM ALSO .0101% IN
COMMON ELEMENTS OR 4098 P 845 OR 4328 P 1997**

SECTION 01, TOWNSHIP 4 S, RANGE 33 W

TAX ACCOUNT NUMBER 10-4700-040 (1021-21)

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: OCT 4, 2021

TAX ACCOUNT #: 10-4700-040

CERTIFICATE #: 2018-6162

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

ROBERT W. MCWHORTER
PATRICIA K. MCWHORTER
17119 PERDIDO KEY DR A-22
PENSACOLA, FL 32507

ROBERT W. MCWHORTER
PATRICIA K. MCWHORTER
10046 CONWAY RD
SAINT LOUIS, MO 63124-1277

ROBERT W. MCWHORTER
PATRICIA K. MCWHORTER
1010 THOREAU CT
ST LOUIS, MO 63146

NEEDLE RUSH POINT
OWNERS ASSOCIATION, INC.
17119 PERDIDO KEY DR.
PENSACOLA, FL 32507

Certified and delivered to Escambia County Tax Collector, this 7TH day of July, 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
CONTINUATION PAGE

July 7, 2021

Tax Account #: 10-4700-040

1. The Grantee(s) of the last deed(s) of record is/are: **Robert W. McWhorter and Patricia K. McWhorter**

By Virtue of Warranty Deed recorded 02/10/1997 – OR 4098/845

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. **MSBU Fire Tax Lien in favor of Escambia County recorded 9/8/1999 – OR 4464/1821.**

4. Taxes:

Taxes for the year(s) 2017-2020 are delinquent.

Tax Account #: 014S331020008001

Assessed Value: \$ 327,465

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): **NEEDLE RUSH POINT OWNERS ASSOCIATION, INC.**

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.



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 #: 10-4700-040 CERTIFICATE #: 2018-6162

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: March 12, 1982 to and including June 30, 2021 Abstractor: LaChelle Floyd

BY

A handwritten signature in black ink, appearing to read "Michael A. Campbell", is written over a horizontal line.

Michael A. Campbell,
As President
Dated: July 8, 2021