#### **CERTIFICATION OF TAX DEED APPLICATION**

Sections 197.502 and 197.542, Florida Statutes

513 R. 07/19

Part 1: Tax Deed	Application Infor	mation					
Applicant Name Applicant Address	TLOA OF FLORIDA CAPITOL ONE BAN BOX 54077 NEW ORLEANS, LA	NK, C/O TL		INGS, LLC PO	Арр	lication date	Apr 21, 2020
Property	pperty HYNSON ROBERT G Certificate #		2018 / 6163				
description	PO BOX 3020				Date	e certificate issued	06/01/2018
	17119 PERDIDO K UNIT 33 BLDG A P CONDOMINIUM AL	HASE I OF	NEEDLE		Deed application number		2000426
	ELEMENTS OR 42				Acc	ount number	10-4700-070
Part 2: Certificat	es Owned by App	licant and	d Filed w	ith Tax Deed	App	lication	
Column 1 Certificate Numbe	Column er Date of Certifi			olumn 3 ount of Certificate		Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2018/6163	06/01/2	018		4,407.72		220.39	4,628.1
						→Part 2: Total*	4,628.1
Part 3: Other Cer	tificates Redeem	ed by Ap	olicant (C	Other than Co	unty	)	
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Face A	imn 3 mount of Certificate	Column 4 Tax Collector's F	Column 5 Fee Interest		Total (Column 3 + Column 4 + Column 5)
# /							
						Part 3: Total*	0.00
Part 4: Tax Colle	ector Certified Am	ounts (Li	nes 1-7)				
Cost of all certi	ficates in applicant's	possessio	n and othe			ed by applicant of Parts 2 + 3 above)	4,628.1
2. Delinquent tax	es paid by the applica	ant					0.00
3. Current taxes p	oaid by the applicant						0.00
4. Property inform	nation report fee and	Deed Appl	ication Red	cording and Rel	ease	Fees	200.00
5. Tax deed appli	cation fee						175.00
6. Interest accrue	d by tax collector und	der s.197.5	42, F.S. (s	ee Tax Collecto	r Inst	ructions, page 2)	0.00
7.					To	otal Paid (Lines 1-6)	5,003.11
	formation is true and that the property inf				/ infoi	mation report fee, an	d tax collector's fees
						<u>Escambia County</u> , Fl	orida
Sign here: Signs	nture, Tax Collector or Desi	gnee			[	Date <u>April 29th, 2</u>	020
	- Linear -		Court by 10 d	ays after the date sig	gned.	See Instructions on Pag	e 2

Par	t 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.	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 h	ere: Date of sale 5	3-2/
	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.

UNIT 33 BLDG A PHASE I OF NEEDLE RUSH POINT CONDOMINIUM ALSO .0101% IN COMMON ELEMENTS OR 4227 P 1099 OR 4328 P 1997

## **APPLICATION FOR TAX DEED**

Section 197.502, Florida Statutes

512 R. 12/16

Application Number: 2000426

To: Tax Collector of ESC	CAMBIA COUNTY	, Florida	
I, TLOA OF FLORIDA LLC CAPITOL ONE BANK, C/O TLO NEW ORLEANS, LA 70154-4 hold the listed tax certificate a	.077,		Collector and make tax deed application thereon:
Account Number	Certificate No.	Date	Legal Description
10-4700-070	2018/6163	06-01-2018	UNIT 33 BLDG A PHASE I OF NEEDLE RUSH POINT CONDOMINIUM ALSO .0101% IN COMMON ELEMENTS OR 4227 P 1099 OR 4328 P 1997
<ul><li>pay all delinquent ar</li><li>pay all Tax Collector Sheriff's costs, if app</li></ul>	ing tax certificates plus in nd omitted taxes, plus in 's fees, property informat licable.	terest covering the tion report costs, C	
Electronic signature on file TLOA OF FLORIDA LLC CAPITOL ONE BANK, C/O T BOX 54077 NEW ORLEANS, LA 70154		PO	
Applicant	's signature		04-21-2020 Application Date



Real Estate Search Tangible Property Search Sale List

Printer Friendly Version

#### General Information

Reference: 014S331020014001

104700070 Account: Owners: HYNSON ROBERT G PO BOX 3020 Mail: LAUREL, MS 39442

Situs: 17119 PERDIDO KEY DR A-33 32507

Use Code: CONDO-RES UNIT 🔑 Taxing

Authority: Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford

COUNTY MSTU

Escambia County Tax Collector

Assessments					
Year	Land	Imprv	Total	Cap Val	
2019	\$0	\$310,230	\$310,230	\$310,230	
2018	\$0	\$313,773	\$313,773	\$296,450	
2017	\$0	\$270,000	\$270,000	\$269,500	

#### **Disclaimer**

#### **Tax Estimator**

#### > File for New Homestead **Exemption Online**

#### Sales Data

#### Official Records Sale Book Page Value Type (New Date Window) 02/1998 4227 1099 \$174,000 WD View Instr

04/1993 3353 444 \$117,000 WD View Instr 03/1992 3148 43 \$96,500 WD View Instr 07/1981 1559 986 \$84,500 WD

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

#### 2019 Certified Roll Exemptions

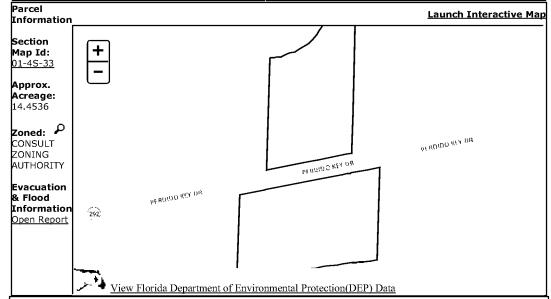
None

#### **Legal Description**

UNIT 33 BLDG A PHASE I OF NEEDLE RUSH POINT CONDOMINIUM ALSO .0101% IN COMMON ELEMENTS OR 4227 P 1099 OR...

#### **Extra Features**

None



#### Buildings

Address:17119 PERDIDO KEY DR A-33, Year Built: 1981, Effective Year: 1981

Structural Elements

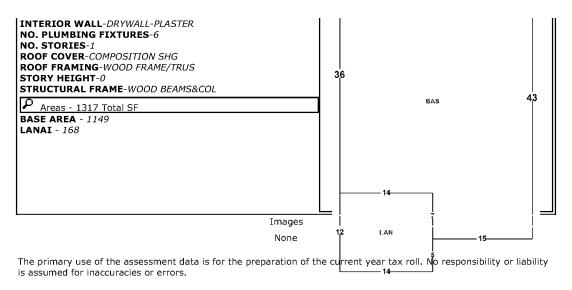
**DECOR/MILLWORK-**ABOVE AVERAGE

**DWELLING UNITS-1** 

**EXTERIOR WALL-SIDING-LAP.AAVG** 

FLOOR COVER-CARPET

FOUNDATION-WOOD/SUB FLOOR **HEAT/AIR**-CENTRAL H/AC



Last Updated:05/08/2020 (tc.2243)

Pam Childers CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY FLORIDA INST# 2020044579 6/4/2020 8:36 AM OFF REC BK: 8306 PG: 1358 Doc Type: TDN

#### NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That TLOA OF FLORIDA LLC CAPITOL ONE BANK C/O TLOA HOLDINGS LLC holder of Tax Certificate No. 06163, 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 33 BLDG A PHASE I OF NEEDLE RUSH POINT CONDOMINIUM ALSO .0101% IN COMMON ELEMENTS OR 4227 P 1099 OR 4328 P 1997

**SECTION 01, TOWNSHIP 4 S, RANGE 33 W** 

TAX ACCOUNT NUMBER 104700070 (0521-19)

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

#### ROBERT G HYNSON

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 May, which is the 3rd day of May 2021.

Dated this 3rd day of June 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.

COMPTRO LEGISLAND

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: 104700070 Certificate Number: 006163 of 2018

Redemption Yes Y	opplication Date 04/21/2020	Interest Rate 18%
	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 05/03/2021	Redemption Date 06/04/2020
Months	13	2
Tax Collector	\$5,003.11	\$5,003.11
Tax Collector Interest	\$975.61	\$150.09
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$5,984.97	\$5,159.45
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	\$91.07	\$14.01
Total Clerk	\$558.07	\$481.01
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	\$6,660.04	\$5,657.46
	Repayment Overpayment Refund Amount	\$1,002.58
Book/Page		

#### **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 006163

Redeemed Date 06/04/2020

Name ROBERT G HYNSON PO BOX 3020 LAUREL, MS 39442

Clerk's Total = TAXDEED	\$5\$8/07 5820.46
Due Tax Collector = TAXDEED	\$5,984.97
Postage = TD2	\$6 <b>9</b> . <b>0</b> 0
ResearcherCopies = TD6	\$40.00
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
F 4 1 4			FINANCIAL SUM	MARY	
	nation Availa		The state of the s		

#### **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: 104700070 Certificate Number: 006163 of 2018

Payor: ROBERT G HYNSON PO BOX 3020 LAUREL, MS 39442 Date 06/04/2020

Clerk's Check # 5505213988	Clerk's Total	\$558.07 \$ 5320.4
Tax Collector Check # 1	Tax Collector's Total	\$\$,984.97
	Postage	\$80.00
	Researcher Copies	\$4000
	Recording	\$10.00
	Prep Fee	\$7.00
	Total Received	\$6,660.04

\$5,337.46

PAM CHILDERS
Clerk of the Circuit Court

Received By Deputy Clerk

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

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2020044886 6/4/2020 2:47 PM
OFF REC BK: 8307 PG: 383 Doc Type: RTD

#### 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 8306, Page 1358, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 06163, issued the 1st day of June, A.D., 2018

TAX ACCOUNT NUMBER: 104700070 (0521-19)

**DESCRIPTION OF PROPERTY:** 

UNIT 33 BLDG A PHASE I OF NEEDLE RUSH POINT CONDOMINIUM ALSO .0101% IN COMMON ELEMENTS OR 4227 P 1099 OR 4328 P 1997

**SECTION 01, TOWNSHIP 4 S, RANGE 33 W** 

NAME IN WHICH ASSESSED: ROBERT G HYNSON

Dated this 4th day of June 2020.

COUNTY

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By:

Emily Hogg Deputy Clerk

Par	t 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 I	Date of sale 05/03/2021
	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 33 BLDG A PHASE I OF NEEDLE RUSH POINT CONDOMINIUM ALSO .0101% IN COMMON ELEMENTS OR 4227 P 1099 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

Part 1: Tax Deed Application Information TLOA OF FLORIDA LLC **Applicant Name** CAPITOL ONE BANK, C/O TLOA HOLDINGS, LLC PO Application date Apr 21, 2020 **Applicant Address BOX 54077** NEW ORLEANS, LA 70154-4077 Property HYNSON ROBERT G description PO BOX 3020 Certificate # 2018 / 6163 LAUREL, MS 39442 17119 PERDIDO KEY DR A-33 10-4700-070 UNIT 33 BLDG A PHASE I OF NEEDLE RUSH POINT Date certificate issued 06/01/2018 CONDOMINIUM ALSO .0101% IN COMMON ELEMENTS OR 4227 P 109 (Full legal attached.) Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application Column 1 Column 2 Column 3 Column 4 Column 5: Total Certificate Number **Date of Certificate Sale Face Amount of Certificate** Interest (Column 3 + Column 4) # 2018/6163 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 2 Column 3 Column 1 Total Column 4 Column 5 Date of Other **Face Amount of** (Column 3 + Column 4 Certificate Number Tax Collector's Fee Interest **Certificate Sale** Other Certificate + 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 4,628.11 (\*Total of Parts 2 + 3 above) 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) 5.003.11 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. Escambia, Florida Sign here: Date August 25th, 2020 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

OR BK 4227 PG1 100 Escambia County, Florida INSTRUMENT 98-461286

IN WITNESS WHEREOF, the Grantor has executed this instrument the day and year first above written.

Signed, sealed and delivered in the presence of:

Clerk of the Circuit Court

Print Name: MALTIN HUMM (

Left of the Circuit Court

Print Name: Manuel Richard D. Vitalis

STATE OF FLORIDA

COUNTY OF Left of Florida

The foregoing instrument was acknowledged before me this 2 day of February, 1998 by Richard D. Vitalis who (check one)

[] is personally known to me; or

[] produced the following identification:

The foregoing instrument was acknowledged before me this 2 day of February, 1998 by Richard D. Vitalis who (check one)

[] is personally known to me; or

[] produced the following identification:

That V342-744-55-047 D

ANN M. DEMOS

Notary Public, State of Florida

Print Name: Ann M Demos

P#83558.1

2

10.500

OR BK 4227 PG1099 Escambia County, Florida INSTRUMENT 98-461286



Property Reference No.: 01-4S-33-1020-014-001

#### STATUTORY WARRANTY DEED

THIS INDENTURE, made this Aday of February, 1998, between RICHARD D. VITALIS, a single man, whose address is 1315 Gulf Stream Circle #304, Brandon, Florida 33511, "Grantor", and ROBERT G. HYNSON whose address is c/o The Tallahoma Company, 525 Central Avenue, Laurel, Mississippi 39440 and whose social security number is , "Grantee".

WITNESSETH: That the said Grantor, for and in consideration of the sum of Ten (\$10,00) Dollars, and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee, and Grantee's successors and assigns forever, the following described land, situate, lying and being in Escambia County, Florida, to-wit:

> Unit #33, Building #A, Phase I of NEEDLE RUSH POINT, a condominium according to the Declaration of Condominium of NEEDLE RUSH POINT, a condominium, dated July 2, 1981, and recorded in Official Records Book 1558, page 65 of the public records of Escambia County, Florida.

SUBJECT to (i) taxes for the current year; (ii) zoning ordinances; (iii) restrictions and covenants of record which are not hereby reimposed; and (iv) easements of record.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, free from all exemptions and right of homestead.

AND the Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

GRANTOR AND GRANTEE are used for singular or plural, as context requires.

This instrument prepared by: Lawrence C. Schill, Attorney at Law Carlton, Fields, Ward, Emmarasel, Smith & Cutler, P.A. 25 West Coder Street (32501) Post Office Box 12426 Pensacola, Florida 32582 P#83558.1

#### PROPERTY INFORMATION REPORT

February 22, 2021

Tax Account #: 10-4700-070

## LEGAL DESCRIPTION EXHIBIT "A"

UNIT 33 BLDG A PHASE I OF NEEDLE RUSH POINT CONDOMINIUM ALSO .0101% IN COMMON ELEMENTS OR 4227 P 1099 OR 4328 P 1997

**SECTION 1, TOWNSHIP 4 S, RANGE 33 W** 

TAX ACCOUNT NUMBER 10-4700-070 (0521-19)

#### 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 SEA	RCH FOR TDA
TAX DEED SALE DATE:	MAY 3, 2021
TAX ACCOUNT #:	10-4700-070
CERTIFICATE #:	2018-6163
those persons, firms, and/or agend	22, Florida Statutes, the following is a list of names and addresses of cies having legal interest in or claim against the above-described tax sale certificate is being submitted as proper notification of tax deed
YES NO	
X Notify City of Penson X Notify Escambia Con X Homestead for 202	acola, P.O. Box 12910, 32521 ounty, 190 Governmental Center, 32502 20_ tax year.
ROBERT G. HYNSON	ROBERT G. HYNSON
PO BOX 3020	17119 PERDIDO KEY DRIVE A-33
LAUREL, MX 39442	PENSACOLA, FL 32507
Certified and delivered to Escam	bia County Tax Collector, this 22 <sup>nd</sup> day of February, 2021.
PERDIDO TITLE & ABSTRACT	Γ, 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**

February 22, 2021

Tax Account #: 10-4700-070

- 1. The Grantee(s) of the last deed(s) of record is/are: **ROBERT G. HYNSON** 
  - By Virtue of Warranty Deed recorded 2/27/1998 OR 4227/1099
- 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) 2017 are delinquent.

Tax Account #: 10-4700-070 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): **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.



#### PROPERTY INFORMATION REPORT

3050 Concho Drive, Pensacola, Florida 32507 | Phone: 850-466-3077

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESC	AMBIA COUNTY TAX COL	LECTOR	
TAX ACCOUNT #:10	-4700-070	CERTIFICATE #:	2018-6163
REPORT IS LIMITED TO	TLE INSURANCE. THE LIAN THE PERSON(S) EXPRESSI AS THE RECIPIENT(S) OF T	Y IDENTIFIED BY N	AME IN THE PROPERTY
listing of the owner(s) of re tax information and a listing encumbrances recorded in title to said land as listed or	ed in accordance with the instructord of the land described here g and copies of all open or unsathe Official Record Books of Esta page 2 herein. It is the respondence of any document listed is	in together with current atisfied leases, mortgage scambia County, Florida sibility of the party name	and delinquent ad valorem es, judgments and a that appear to encumber the ned above to verify receipt of
and mineral or any subsurfa	Current year taxes; taxes and a ace rights of any kind or nature; oundary line disputes, and any e premises.	easements, restrictions	and covenants of record;
	e or guarantee the validity or sur policy, an opinion of title, a gu		
Use of the term "Report" he	erein refers to the Property Info	ormation Report and the	documents attached hereto.
Period Searched: Februar	ry 18 2001 to and including Fo	<b>ebruary 18, 2021</b> Abstr	ractor: Vicki Campbell
BY			

Michael A. Campbell, As President

Mata Gell

Dated: February 22, 2021