Tax Collector's Certification

CTY-513

Tax Deed Application Number
1600476

Date of Tax Deed Application
May 31, 2016

This is to certify that **TC 13, LLC WWW.BUYTHISTAXLIEN.COM**, holder of **Tax Sale Certificate Number 2013 / 8677**, Issued the 1st Day of June, 2013 and which encumbers the following described property in the county of Escambia, State of Florida, to wit: **12-1743-150**

Cert Holder:
TC 13, LLC WWW.BUYTHISTAXLIEN.COM
WAPN, AS CUSTODIAN FOR TC 13 S
PO BOX 173017
TAMPA, FL 33672

Property Owner:
WIGGINS ERIC T
1819 N PINE BARREN RD
MCDAVID, FL 32568

BEG AT SE COR OF SEC W 1350 FT FOR POB CONT W 629 38/100 FT TO SW COR OF SEC N 210 FT E 629 38/100 FFull legal attached.

has surrendered same in my office and made written application for tax deed in accordance with Florida Statutes. I certify that the following tax certificates, interest, ownership and encumbrance report fee, and Tax Collector's fees have been paid, or if the certificate is held by the County, all appropriate fees have been deposited.

Certificates owned by applicant and filed in connection with this application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Interest	Total
2013/8677	12-1743-150	06-01-2013	490.17	80.88	571.05

Certificates redeemed by applicant or included (County) in connection with this tax deed application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Tax Collector's Fee	Interest	Total
2012/9558	12-1743-150	06-01-2012	493.22	6.25	98.64	598.11

Amounts Certified by Tax Collector (Lines 1-7):	**Total Amount Paid**
1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant	1,169.16
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	0.00
4. Ownership and Encumbrance Report Fee	200.00
5. Tax Deed Application Fee	175.00
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.	
7. Total (Lines 1 - 6)	1,544.16

Amounts Certified by Clerk of Court (Lines 8-15):	**Total Amount Paid**
8. Clerk of Court Statutory Fee for Processing Tax Deed	
9. Clerk of Court Certified Mail Charge	
10. Clerk of Court Advertising Charge	
11. Clerk of Court Recording Fee for Certificate of Notice	
12. Sheriff's Fee	
13. Interest Computed by Clerk of Court Pursuant to Section 197.542, F.S.	
14. Total (Lines 8 - 13)	
15. One-half Assessed Value of Homestead Property, if Applicable per F.S.	
16. Other Outstanding Certificates and Delinquent Taxes Not Included in this Application. If Applicable Per Florida Statutes	
17. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if applicable)	
18. Redemption Fee	6.25
19. Total Amount to Redeem	

Done this the 8th day of June, 2016 Janet Holley, Tax Collector of Escambia County

Date of Sale: **7 November 2016**

By Shirley Rich, CFCA
Senior Deputy Tax Collector

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.

12-1743-150 2013

BEG AT SE COR OF SEC W 1350 FT FOR POB CONT W 629 38/100 FT TO SW COR OF SEC N 210 FT E 629 38/100 FT S 210 FT BACK TO POB OR 4528 P 947

FORM 512 NOTICE TO TAX COLLECTOR OF APPLICATION FOR TAX DEED Application Number 1600476

TO: Tax Collector of ESCAMBIA COUNTY: JANET HOLLEY

In accordance with the Florida Statutes, I,

TC 13, LLC WWW.BUYTHISTAXLIEN.COM
WAPN, AS CUSTODIAN FOR TC 13 S
PO BOX 173017
TAMPA, FL 33672

, holder of the following tax sale certificate hereby surrender same to the Tax Collector and make tax deed application thereon:

Certificate No.	Date	Legal Description
2013/ 8677	06-01-2013	BEG AT SE COR OF SEC W 1350 FT FOR POB CONT W 629 38/100 FT TO SW COR OF SEC N 210 FT E 629 38/100 FT S 210 FT BACK TO POB OR 4528 P 947

I agree to pay all delinquent taxes, redeem all outstanding tax certificates not in my possession, pay any omitted taxes, and pay current taxes, if due, covering the land, and pay any interest earned (a) on tax certificates not in my possession, (b) on omitted taxes or (c) on delinquent taxes. I also agree to pay all tax collector's fees, ownership and encumbrance report costs, clerk of the court costs, charges and fees and sheriff's costs, if applicable. Attached is the above- mentioned 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
Applicant's Signature

05-31-2016
Date

Chris Jones
Escambia County Property Appraiser

General Information

Reference:	205N314301001001
Account:	121743150
Owners:	WIGGINS ERIC T
Mail:	1819 N PINE BARREN RD MCDAVID, FL 32568
Situs:	1565 COX RD 32568
Use Code:	MOBILE HOME
Taxing Authority:	COUNTY MSTU
Tax Inquiry:	Open Tax Inquiry Window

Tax Inquiry link courtesy of Janet Holley
Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap Val
2015	$7,772	$16,101	$23,873	$23,873
2014	$7,772	$14,783	$22,555	$22,555
2013	$7,772	$14,452	$22,224	$22,224

Disclaimer

Amendment 1/Portability Calculations

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
08/1997	4528	947	$100	WD	View Instr
05/1986	2223	101	$900	WD	View Instr

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

2015 Certified Roll Exemptions

Legal Description

BEG AT SE COR OF SEC W 1350 FT FOR POB CONT W 629 38/100 FT TO SW COR OF SEC N 210 FT E 629 38/100 FT S 210 FT...

Extra Features

FRAME SHED
UTILITY BLDG

Parcel Information

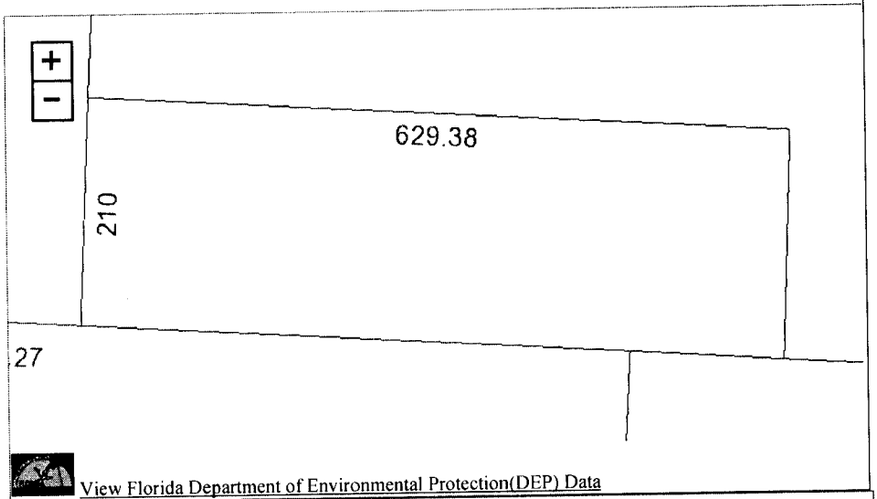
Launch Interactive Map

Section Map Id:
20-5N-31

Approx. Acreage:
3.0300

Zoned:
Agr

Evacuation & Flood Information
Open Report



View Florida Department of Environmental Protection(DEP) Data

Buildings

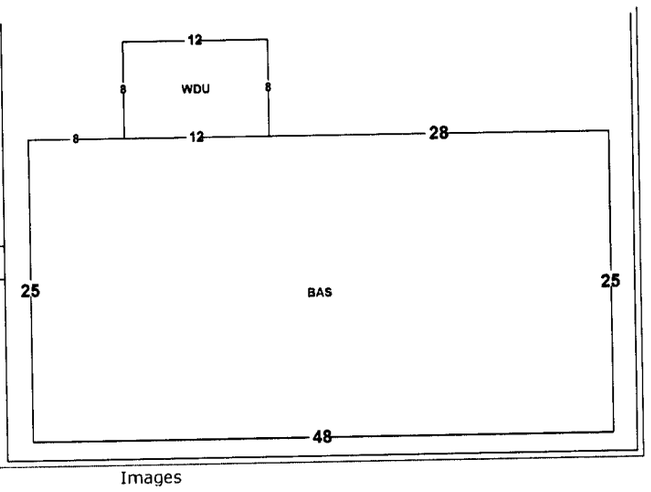
Address:1565 COX RD, Year Built: 1993, Effective Year: 1993

Structural Elements

DWELLING UNITS-*1*
MH EXTERIOR WALL-*WOOD SIDING*
MH FLOOR FINISH-*CARPET*
MH FLOOR SYSTEM-*TYPICAL*
MH HEAT/AIR-*CENTRAL HEAT*

MH INTERIOR FINISH-*DRYWALL/PLASTER*
MH MILLWORK-*TYPICAL*
MH ROOF COVER-*COMP SHINGLE/WOOD*
MH ROOF FRAMING-*GABLE HIP*
MH STRUCTURAL FRAME-*TYPICAL*
NO. PLUMBING FIXTURES-*6*
NO. STORIES-*1*
STORY HEIGHT-*0*

Areas - 1296 Total SF
BASE AREA - *1200*
WOOD DECK UNF - *96*



Images

None

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

Last Updated:06/15/2016 (tc.2484)

16-465

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B
Pensacola, Florida 32503
Telephone: 850-478-8121
Facsimile: 850-476-1437

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 12998

August 9, 2016

Escambia County Tax Collector
P.O. Box 1312
Pensacola, Florida 32591

Pursuant to your request, the Company has caused a search to be made of the Public Records of Escambia County, Florida, solely as revealed by records maintained from 08-09-1996, through 08-09-2016, and said search reveals the following:

1. THE GRANTEE(S) OF THE LAST DEED(S) OF RECORD IS:

   Eric T. Wiggins

2. The land covered by this Report is:

   LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF

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

   SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

4. Taxes:

   SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

The foregoing report is prepared and furnished for information only, is not intended to constitute or imply any opinion, warranty, guaranty, insurance, or similar assurance as to the status of title, and no determination has been made of the authenticity of any instrument described or referred to herein. The name search for the purposes of determining applicable judgments and liens is limited to the apparent record owner(s) shown herein, No attempt has been made to determine whether the land is subject to liens or assessments which are not shown as existing liens by the public records. The Company's liability hereunder shall not exceed the cost of this Report, or $1,000.00 whichever is less.

THIS REPORT SHALL NOT BE USED FOR THE ISSUANCE OF TITLE INSURANCE.

Southern Guaranty Title Company

By: _____

August 9, 2016

OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION

File No.: 12998 August 9, 2016

205N314301001001 - Full Legal Description

BEG AT SE COR OF SEC W 1350 FT FOR POB CONT W 629 38/100 FT TO SW COR OF SEC N 210 FT E 629 38/100 FT S 210 FT BACK TO POB OR 4528 P 947

OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE

File No.: 12998 August 9, 2016

UNSATISFIED MORTGAGES, LIENS AND JUDGMENTS AFFECTING THE LAND COVERED BY THIS REPORT THAT APPEAR OF RECORD:

1. Easement recorded in O.R. Book 4454, page 817.

2. Taxes for the year 2012-2015 delinquent. The assessed value is $23,873.00. Tax ID 12-1743-150.

PLEASE NOTE THE FOLLOWING:

A. Subject to current year taxes.
B. Taxes and assessments due now or in subsequent years.
C. Subject to Easements, Restrictions and Covenants of record.
D. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
E. Oil, gas and mineral or any other subsurface rights of any kind or nature.

SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE
PENSACOLA, FLORIDA 32503
TEL. (850) 478-8121 FAX (850) 476-1437
Email: rcsgt@aol.com

Janet Holley
Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL 32596

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 11-7-2016

TAX ACCOUNT NO.: 12-1743-150

CERTIFICATE NO.: 2013-8677

In compliance with Section 197.256, Florida Statutes, the following is a list of names and addresses of those persons, firms and/or agencies having legal interest in or claim against the above described property. The above referenced tax sale certificate is being submitted as proper notification of tax deed sale.

YES	NO	
___	X	Notify City of Pensacola, P.O. Box 12910, 32521
___	X	Notify Escambia County, 190 Governmental Center, 32502
___	X	Homestead for _____ tax year.

Eric T. Wiggins
1819 N. Pine Barren Rd.
McDavid, FL 32568

Unknown Tenants
1565 Cox Rd.
McDavid, FL 32568

Certified and delivered to Escambia County Tax Collector,
this 9th day of August, 2016.

SOUTHERN GUARANTY TITLE COMPANY

by: Richard S. Combs, President

NOTE: The above listed addresses are based upon current information available, but said addresses are not guaranteed to be true or correct.

600
.70
6.70

OR BK 4528 PG0947
Escambia County, Florida
INSTRUMENT 00-710113

DEED DOC STAMPS PD @ ESC CO $ 0.70
02/28/00 ERNIE LEE MAGAHA, CLERK
By:

State of Florida
Escambia County

WARRANTY DEED

Know All Men by These Presents: That I Jerry T. Comalander

for and in consideration of ($10.00) Ten Dollars and other valuable considerations DOLLARS

the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto Eric T. Wiggins
1565 Coy Road, McDavid, FL 32568
his heirs, executors, administrators and assigns, forever, the following described real property, situate, lying and being in the said County of Escambia State of Florida

to-wit: Begin at the SE Corner of Section 20, Township 5 North, Range 31 West and go West 1350 feet for a point of beginning. Thence continue West 629.38 ft., to the SW Corner of said Section; thence go North 210 feet, thence East 629.38ft., thence South 210 feet back to point of beginning. Containing 3 acres, more or less. All being in Excambia County, Florida.

RCD Feb 28, 2000 03:16 pm
Escambia County, Florida
Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 00-710113

RESERVATION:

The grantor hereof does hereby reserve all oil and mineral rights on, over and under the above described property.

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

And I covenant that I am well seized of an indefeasable estate in fee simple in the said property, and have a good right to convey the same; that it is free of lien or encumbrance, and that my heirs, executors and administrators, the said grantee his, heirs, executors, administrators and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons lawfully claiming the same, shall and will forever *warrant* and *defend*.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 9th day of August A. D. 19 97.

Signed, sealed and delivered in the presence of

Donald Furres
Blake Mixon

Jerry T. Comalander (SEAL)
Jerry T. Comalander (SEAL)
(SEAL)
(SEAL)
(SEAL)

Donald Furres
Blake Mixon

~~State of Florida~~
~~Escambia County~~

State of Alabama
Baldwin County

Before the subscriber personally appeared Jerry T Comalander, and

his wife, known to me, and known to me to be the individual described by said name in and who executed the foregoing instrument and acknowledged that he executed the same for the uses and purposes therein set forth.

Given under my hand and official seal this 24th day of Nov. 19 99

This instrument was prepared by:

Notary Public

My commission expires 11-30-2002

Address

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: 121743150 Certificate Number: 008677 of 2013

Payor: DENETTE S WIGGINS 1819 N PINE BARREN RD MCDAVID, FL 32568 **Date**
08/26/2016

Clerk's Check #	2662698	Clerk's Total	$490.50
Tax Collector Check #	1	Tax Collector's Total	$1,689.38
		Postage	$10.24
		Researcher Copies	$1.00
		Total Received	~~$2,191.12~~ $1770.15

PAM CHILDERS
Clerk of the Circuit Court

Received By:
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

Case # 2013 TD 008677
Redeemed Date 08/26/2016
Name DENETTE S WIGGINS 1819 N PINE BARREN RD MCDAVID, FL 32568

Clerk's Total = TAXDEED	$490.50
Due Tax Collector = TAXDEED	$1,289.38 1770.15
Postage = TD2	$10.24
ResearcherCopies = TD6	$1.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name

FINANCIAL SUMMARY

No Information Available - See Dockets

Search Property | Property Sheet | Lien Holder's | Redeem | Forms | Courtview | Benchmark

Redeemed From Sale

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 121743150 Certificate Number: 008677 of 2013

Redemption: Yes | Application Date: 05/31/2016 | Interest Rate: 18%

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 11/07/2016	Redemption Date 08/26/2016
Months	6	3
Tax Collector	$1,544.16	$1,544.16
Tax Collector Interest	$138.97	$69.49
Tax Collector Fee	$6.25	$6.25
Total Tax Collector	$1,689.38	$1,619.90 TC
Clerk Fee	$130.00	$130.00
Sheriff Fee	$120.00	$120.00
Legal Advertisement	$200.00	$200.00
App. Fee Interest	$40.50	$20.25
Total Clerk	$490.50	$470.25 CH
Postage	$10.24	$0.00
Researcher Copies	$1.00	$0.00
Total Redemption Amount	$2,191.12	$2,090.15
	Repayment Overpayment Refund Amount	$100.97

Notes

Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

September 7, 2016

TC 13 LLC WWW.BUYTHISTAXLIEN.COM
PO BOX 173017
TAMPA FL 33672

Dear Certificate Holder:

The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. The property redeemed prior to sale; therefore your application fees are now refundable.

TAX CERT	APP FEES	INTEREST	TOTAL
2013 TD 008677	$450.00	$20.25	$470.25

TOTAL $470.25

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By: Emily Hogg
Emily Hogg
Tax Deed Division