

### Notice to Tax Collector of Application for Tax Deed

**TO: Tax Collector of Escambia County**

In accordance with Florida Statutes, I,

**WELLS FARGO BANK OBO TAX LIEN  
SECURITIZATION TRUST  
PO BOX 741307  
ATLANTA, Georgia, 30384-1307**

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

<b>Certificate No.</b>	<b>Parcel ID Number</b>	<b>Date</b>	<b>Legal Description</b>
8306	10-4606-020	06/01/2010	35-3S3-211 UNIT 112 PERDIDO SUN CONDOMINIUM PHASE I ALSO .898925% INT IN COMMON ELEMENTS OR 4769 P 1043

**2011 TAX ROLL**

LINCO MANAGEMENT  
PO BOX 41114  
BATON ROUGE , Louisiana 70835-1114

I agree to pay all delinquent taxes, redeem all outstanding 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 reports 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.

wfremic10 (Shane Leach)

Applicant's Signature

04/25/2012

Date



**ERNIE LEE MAGAHA**  
CLERK OF THE CIRCUIT COURT



BRANCH OFFICES  
ARCHIVES AND RECORDS  
JUVENILE DIVISION

CENTURY

ARCHIVES AND RECORDS  
CHILD SUPPORT  
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**

CLERK TO THE BOARD OF  
COUNTY COMMISSIONERS

OFFICIAL RECORDS  
COUNTY TREASURY  
AUDITOR

## IMAGING COVER PAGE

This cover page is not a part of the original documents but is necessary to avoid obscuring any information on the original documents

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Case: 2010 TD 008306



00071708692

Dkt: TD83 Pg#:

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3

**Original Documents Follow**

**EXHIBIT "A"**

CONDOMINIUM UNIT NO. 112 OF PERDIDO SUN, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 1215 AT PAGE 724 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, TOGETHER WITH ALL APPURTENANCES THERETO INCLUDING AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS OF SAID CONDOMINIUM AS SET FORTH IN SAID DECLARATION.

RCD Sep 14, 2001 08:45 am  
Escambia County, Florida

Ernie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 2001-882570

This instrument Prepared by:  
William E. Farrington, II  
Return to: Wilson, Harrell, Smith, Boles & Farrington, PA  
307 S. Palafox Street  
Pensacola, FL 32501  
WHS#1.30872

DR BK 4769 PG1043  
Escambia County, Florida  
INSTRUMENT 2001-882570

DEED DOC STAMPS PD & ESC CO 11064.00  
09/14/01 ERIN LEE BROWN, CLERK

By: *[Signature]*

PARCEL ID# 35-3S-32-1103-112-010

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That JOHN H. MOFFATT, JR. and PEGGY WALSH MOFFATT, husband and wife, Grantors, for and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, convey and warrant unto LINGO MANAGEMENT, L.L.C, a Louisiana Limited Liability Company, whose address is 2225 N. Venture, Baton Rouge, LA 70815, Grantee, Grantees' heirs, executors, administrators and assigns, forever, the following described property, situated in the County of ESCAMBIA, State of Florida to-wit:

SEE ATTACHED

And the Grantor does hereby fully warrant the title to said land and will defend the same against lawful claims of all persons whomsoever. Subject to taxes for current year and to valid easements and restrictions of record affecting the above property, if any, which are not hereby reimposed. Subject also to oil, gas and mineral reservations of record.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 7<sup>th</sup> day of September, 2001.

Signed, Sealed and delivered in the presence of:

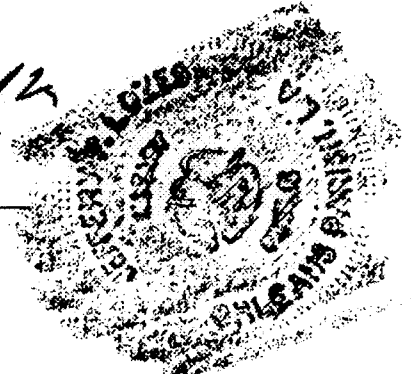
Sign: *[Signature]*  
Print: Pam G. Schroeder  
Sign: *[Signature]*  
Print: Blanca Orzabala

*[Signature]*  
JOHN H. MOFFATT, JR.  
*[Signature]*  
PEGGY WALSH MOFFATT

STATE OF LOUISIANA  
PARISH OF: *[Signature]*

Acknowledged before me this 7 day of September, 2001, personally appeared John H. Moffatt, Jr. and Peggy Walsh Moffatt, who are personally known to me or who produced \_\_\_\_\_ as identification and who did not take an oath.

Sign: *[Signature]*  
Print: *[Signature]*  
NOTARY PUBLIC  
My Commission Expires: *[Signature]*  
My Commission Number: \_\_\_\_\_



# 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: 11-5-2012

TAX ACCOUNT NO.: 10-4606-020

CERTIFICATE NO.: 2010-8306

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.

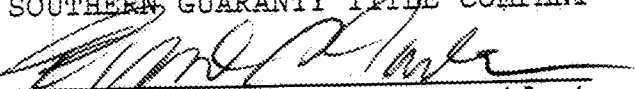
LINCO Management, LLC  
P.O. Box 41114  
Baton Rouge, LA 70835-1114

Unknown Tenants  
13753 Perdido Key Dr. #112  
Pensacola, FL 32507

Perdido Sun Condominium Assco., Inc.  
13753 Perdido Key Dr.  
Pensacola, FL 32507

Certified and delivered to Escambia County Tax Collector,  
this 13th day of July, 2012.

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.

**OWNERSHIP AND ENCUMBRANCE REPORT  
CONTINUATION PAGE**

File No.: 9453

July 5, 2012

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

1. Taxes for the year 2009 and 2011 delinquent. The assessed value is \$119,267.00. Tax ID 10-4606-020.

PLEASE NOTE THE FOLLOWING:

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

**OWNERSHIP AND ENCUMBRANCE REPORT  
LEGAL DESCRIPTION**

File No.: 9453

July 5, 2012

CONDOMINIUM UNIT NO. 112 OF PERDIDO SUN, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 1215 AT PAGE 724 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, TOGETHER WITH ALL APPURTENANCES THERETO INCLUDING AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS OF SAID CONDOMINIUM AS SET FORTH IN SAID DECLARATION.



**Southern Guaranty Title Company**

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

13-027

**OWNERSHIP AND ENCUMBRANCE REPORT**

File No.: 9453

July 5, 2012

Escambia County Tax Collector  
P.O. Box 1312  
Pensacola, Florida 32569

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 07-05-1992, through 07-05-2012, and said search reveals the following:

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

LINCO Management, LLC

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

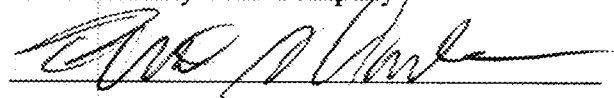
4. Taxes:

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: 

July 5, 2012

**Buildings**

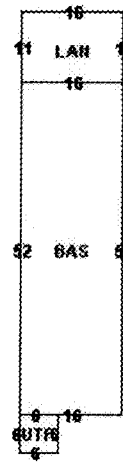
Building 1 - Address: 13753 PERDIDO KEY DR 112, Year Built: 1985, Effective Year: 1985

**Structural Elements**

**FOUNDATION-STRUCTURAL**  
**EXTERIOR WALL-STUCCO OV BLOCK**  
**NO. PLUMBING FIXTURES-5.00**  
**DWELLING UNITS-1.00**  
**ROOF FRAMING-CONCRETE**  
**ROOF COVER-BLT UP MTL/GYP**  
**INTERIOR WALL-DRYWALL-PLASTER**  
**FLOOR COVER-CARPET**  
**NO. STORIES-1.00**  
**DECOR/MILLWORK-ABOVE AVERAGE**  
**HEAT/AIR-CENTRAL H/AC**  
**STRUCTURAL FRAME-CONCRTE REINFRD**

Areas - 1044 Total SF

**BASE AREA - 832**  
**LANAI - 176**  
**UTILITY FIN - 36**



**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.



# Chris Jones Escambia County Property Appraiser

[Real Estate Search](#) | [Tangible Property Search](#) | [Amendment 1 Calculations](#)

[Back](#)



**Navigate Mode**  **Account**

**Reference**



[Printer Friendly Version](#)

General Information	
<b>Reference:</b>	3535321103112010
<b>Account:</b>	104606020
<b>Owners:</b>	LINCO MANAGEMENT
<b>Mail:</b>	PO BOX 41114 BATON ROUGE, LA 70835-1114
<b>Situs:</b>	13753 PERDIDO KEY DR 112 32507
<b>Use Code:</b>	CONDOMINIUM <input checked="" type="checkbox"/>
<b>Taxing Authority:</b>	COUNTY MSTU
<b>Tax Inquiry:</b>	<a href="#">Open Tax Inquiry Window</a>
Tax Inquiry link courtesy of Janet Holley, Escambia County Tax Collector	

2011 Certified Roll Assessment	
<b>Improvements:</b>	\$119,257
<b>Land:</b>	\$10
<b>Total:</b>	\$119,267
<b>Save Our Homes:</b>	\$0
<a href="#">Disclaimer</a>	
<a href="#">Amendment 1 Calculations</a>	

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
09/2001	4769	1043	\$152,000	WD	<a href="#">View Instr</a>
11/1993	3471	972	\$79,900	WD	<a href="#">View Instr</a>
12/1987	2502	41	\$70,000	WD	<a href="#">View Instr</a>
11/1987	2492	570	\$100	QC	<a href="#">View Instr</a>
Official Records Inquiry courtesy of Ernie Lee Magaha, Escambia County Clerk of the Court					

2011 Certified Roll Exemptions	
None	
<b>Legal Description</b>	<input checked="" type="checkbox"/>
UNIT 112 PERDIDO SUN CONDOMINIUM PHASE I ALSO .898925% INT IN COMMON ELEMENTS...	
<b>Extra Features</b>	
None	

**Parcel Information** [Restore Map](#) [Get Map Image](#) [Launch Interactive Map](#)

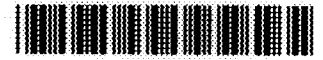
**Section Map Id:**  
35-3S-32-2

**Approx. Acreage:**  
3.4100

**Zoned:**   
CCPK



**ERNIE LEE MAGAHA**  
 Clerk of the Circuit Court  
 Escambia County, FL  
 P.O. Box 333  
 Pensacola, FL 32591  
 850-595-3930



**Print Date:**  
 5/24/2012 3:07:57 PM

Transaction #: **938270**  
 Receipt #: **201231739**  
 Cashier Date: **5/24/2012 3:07:56 PM (MAVILA)**

Customer Information	Transaction Information	Payment Summary
(TXD) TAX DEED DIVISION CLERK OF THE CIRCUIT COURT 221 PALAFOX PLACE Pensacola, FL 32502	Date Received: 05/24/2012 Source Code: Over the Counter Q Code: Return Code: Government Trans Type: Recording Agent Ref Num:	Total Fees \$401.00 Total Payments \$401.00

1 Payments		
CLERK		\$401.00

0 Recorded Items		
------------------	--	--

0 Search Items		
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1 Miscellaneous Items		
(MISC FEE) MISCELLANEOUS FEES TAX CERT#08306 OF 2010		
TAXCR	341	\$341.00
TAXCT	1	\$60.00

Ernie Lee Magaha,  
Clerk of the Circuit Court of Escambia County Florida

Receipt Type Case Outstanding Amount 0.00  
Receipt Number 1415878 Receipt Date 05/24/2012

Case Number 2010 TD 008306

Description WELLS FARGO BANK OBO TAX LIENS VS

Action TAX DEED APPLICATION

Judge

Received From WELLS FARGO BANK OBO TAX LIENS

On Behalf Of WELLS FARGO BANK OBO TAX LIENS

Total Received	401.00
Net Received	401.00
Change	0.00

Receipt Payments	Amount	Reference Description
Cash	401.00	ONCORE TRANS#938270

Receipt Applications	Amount
Holding	341.00
Service Charge	60.00

Deputy Clerk: mavila Transaction Date 05/24/2012 15:08:39

Comments

**ERNIE LEE MAGAHA**  
 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**

**Case # 2010 TD 008306**  
**Redeemed Date 06/20/2012**

**Name LINDA CARR PO BOX 41114 BATON ROUGE, LA 70835**

Clerk's Total = TAXDEED	\$455.14
Due Tax Collector = TAXDEED	\$5,769.83
<input type="checkbox"/> Postage = TD2	\$60.00
<input type="checkbox"/> ResearcherCopies = TD6	\$40.00

**Apply Docket Codes**

**• For Office Use Only**

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
06/01/2010	TD1	TAX DEED APPLICATION Receipt: 1415878 Date: 05/24/2012	60.00	0.00	
06/01/2010	TAXDEED	TAX DEED CERTIFICATES Receipt: 1415878 Date: 05/24/2012	341.00	0.00	
06/06/2012	TD83	TAX COLLECTOR CERTIFICATION	0.00	0.00	
06/20/2012	TAXDEED	TAXDEED Due Tax Collector	5,769.83	5,769.83	
06/20/2012	TAXDEED	TAXDEED Clerk's Total	455.14	455.14	

**FINANCIAL SUMMARY**

Rcd	Docket Application	Owed	Paid	Dismissed	Due
1	Service Charge	\$60.00	\$60.00	\$0.00	\$0.00
2	Holding	\$6,565.97	\$341.00	\$0.00	\$6,224.97
	<b>TOTAL</b>	<b>\$6,625.97</b>	<b>\$401.00</b>	<b>\$0.00</b>	<b>\$6,224.97</b>

**ERNIE LEE MAGAHA**  
 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

**ERNIE LEE MAGAHA, CLERK OF THE CIRCUIT COURT  
 Tax Certificate Redeemed From Sale  
 Account: 104606020 Certificate Number: 008306 of 2010**

**Payor: LINDA CARR PO BOX 41114 BATON ROUGE, LA 70835      Date 06/20/2012**

Clerk's Check #	1	Clerk's Total	\$455.14
Tax Collector Check #	1	Tax Collector's Total	\$5,769.83
		Postage	\$60.00
		Researcher Copies	\$40.00
		Total Received	\$6,324.97

**ERNIE LEE MAGAHA**  
 Clerk of the Circuit Court

Received By: *[Signature]*  
 Deputy Clerk

Ernie Lee Magaha,  
Clerk of the Circuit Court of Escambia County Florida

Receipt Type Case Outstanding Amount 0.00  
Receipt Number 1424823 Receipt Date 06/20/2012

Case Number 2010 TD 008306  
Description WELLS FARGO BANK OBO TAX LIENS VS

Action TAX DEED REDEMPTION  
Judge  
Received From LINDA CARR  
On Behalf Of WELLS FARGO BANK OBO TAX LIENS

Total Received	6,324.97
Net Received	6,324.97
Change	0.00

Receipt Payments	Amount	Reference	Description
OTC Credit Card	6,324.97	6624547	

Receipt Applications	Amount
Holding	6,324.97

Deputy Clerk: mavila Transaction Date 06/20/2012 14:18:56

Comments





**ERNIE LEE MAGAHA**  
**CLERK OF THE CIRCUIT COURT**  
**ESCAMBIA COUNTY, FLORIDA**

**Tax Deed - Redemption Calculator**  
**Account: 104606020 Certificate Number: 008306 of 2010**

Redemption  Yes   
 Application Date    
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="01/07/2013"/>	Redemption Date <input type="text" value="06/20/2012"/> <input type="checkbox"/>
Months	<input type="text" value="9"/>	<input type="text" value="2"/>
Tax Collector	<input type="text" value="\$5,078.04"/>	<input type="text" value="\$5,078.04"/>
Tax Collector Interest	<input type="text" value="\$685.54"/>	<input type="text" value="\$152.34"/>
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
<b>Total Tax Collector</b>	<b>\$5,769.83</b>	<b>\$5,236.63</b>
Clerk Fee	<input type="text" value="\$60.00"/>	<input type="text" value="\$60.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$221.00"/>	<input type="text" value="\$221.00"/>
App. Fee Interest	<input type="text" value="\$54.14"/>	<input type="text" value="\$12.03"/>
<b>Total Clerk</b>	<b>\$455.14</b>	<b>\$413.03</b>
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$40.00"/>	<input type="text" value="\$0.00"/>
<b>Total Redemption Amount</b>	<b>\$6,324.97</b>	<b>\$5,649.66</b>
	Repayment Overpayment Refund Amount	<input type="text" value="\$675.31 + 120 + 221 = 1,016.31"/>

Notes: ACTUAL SHERIFF \$40.00 COM FEE \$  
 5/17/12 Recd message to call Linda Carr (2250) 926-0485 to  
 provide redemption quote. Tel and left message on voice

**ERNIE LEE MAGAHA**  
 CLERK OF THE COURT & COMPTROLLER  
 P.O. BOX 333  
 PENSACOLA, FL 32591-0333  
 (850) 595-4140  
 REGISTRY ACCOUNT

Bank of America  
 PENSACOLA, FLORIDA

9000016023

VOID AFTER 6 MONTHS

PAY

EIGHTY THOUSAND SIX HUNDRED TWENTY ONE AND 31/100

JANET HOLLEY TAX COLLECTOR

TO THE ORDER OF JANET HOLLEY TAX COLLECTOR  
 PENSACOLA, FL 32503

DATE: 06/26/2012  
 AMOUNT: 80,621.31

*Ernie Lee Magaha*

ERNIE LEE MAGAHA, CLERK OF THE COURT



⑈9000016023⑈ ⑆063100277⑆ 898033991356⑈

**ERNIE LEE MAGAHA**  
 CLERK OF THE COURT & COMPTROLLER

9000016023

Date	Case Number	Description	Amount
06/26/2012	2010 TD 002019	PAYMENT TAX DEEDS	5,515.13
06/26/2012	2010 TD 000842	PAYMENT TAX DEEDS	6,691.16
06/26/2012	2008 TD 007866	PAYMENT TAX DEEDS	2.30
06/26/2012	2010 TD 000000	PAYMENT TAX DEEDS	
06/26/2012	2010 TD 000000	PAYMENT TAX DEEDS	
06/26/2012	2010 TD 000000	PAYMENT TAX DEEDS	

There are additional check details for this check that total:

7,815.87

9000016023

Check: 9000016023 06/26/2012 JANET HOLLEY TAX COLLECTOR

Check Amount: 80,621.31

2010 TD 01702 3,756.62  
 2010 TD 03387 4,059.25

*Dillon A. Leonard 6-26-12*