

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:

Certificate No.	Parcel ID Number	Date	Legal Description
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

This is to certify that the holder listed below of Tax Sale Certificate Number **2010 / 8306** , issued the **1st** day of **June, 2010**, and which encumbers the following described property located in the County of Escambia, State of Florida to wit: **Parcel ID Number: 10-4606-020**

Certificate Holder:	Property Owner:
WELLS FARGO BANK OBO TAX LIEN SECURITIZATION TRUST	LINCO MANAGEMENT
PO BOX 741307	PO BOX 41114
ATLANTA, GEORGIA 30384-1307	BATON ROUGE, LOUISIANA 70802

Property Owner:
LINCO MANAGEMENT
PO BOX 41114
BATON ROUGE , LOUISIANA 70835-1114

Legal Description: 35-3S3-211
UNIT 112 PERDIDO SUN CONDOMINIUM PHASE I ALSO .898925% INT IN COMMON ELEMENTS OR 4769 P 1043

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:

CERTIFICATES OWNED BY APPLICANT AND FILED IN CONNECTION WITH THIS TAX DEED APPLICATION:

Cert. Year	Certificate Number	Date of Sale	Face Amt	T/C Fee	Interest	Total
2010	8306	06/01/10	\$2,727.52	\$0.00	\$136.38	\$2,863.90

CERTIFICATES REDEEMED BY APPLICANT OR INCLUDED (COUNTY) IN CONNECTION WITH THIS APPLICATION:

Cert. Year	Certificate Number	Date of Sale	Face Amt	T/C Fee	Interest	Total
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1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County)
2. Total of Delinquent Taxes Paid by Tax Deed Application
3. Total of Current Taxes Paid by Tax Deed Applicant (2011)
4. Ownership and Encumbrance Report Fee
5. Tax Deed Application Fee
6. Total Certified by Tax Collector to Clerk of Court
7. Clerk of Court Statutory Fee
8. Clerk of Court Certified Mail Charge
9. Clerk of Court Advertising Charge
10. Sheriff's Fee
11. _____
12. Total of Lines 6 thru 11
13. Interest Computed by Clerk of Court Per Florida Statutes.....(%)
14. One-Half of the assessed value of homestead property. If applicable pursuant to section 197.502, F.S.
15. Statutory (Opening) Bid; Total of Lines 12 thru 14
16. Redemption Fee
17. Total Amount to Redeem

\$2,863.90
\$0.00
\$1,989.14
\$150.00
\$75.00
\$5,078.04
\$5,078.04
\$6.25

*Done this 25th day of April, 2012

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By

Date of Sale:

* This certification must be surrendered to the Clerk of the Circuit Court no later than ten days after this 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

Case: 2010 TD 008306



00071708692

Dkt: TD83 Pg#:

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, Bales & 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/CD 11064.00
09/14/01 EMITE LEE/ANNA, 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 7th day of September, 2001.

Signed, Sealed and delivered in the presence of:

Sign: *[Signature]*
Print: *[Signature]*

Sign: *[Signature]*
Print: *[Signature]*

[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: rcsgr@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.

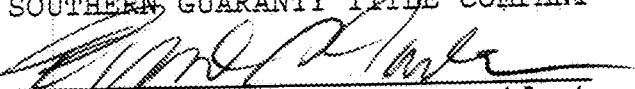
LINCO Management, LLC
P.O. Box 41114
Baton Rouge, LA 70835-1114

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

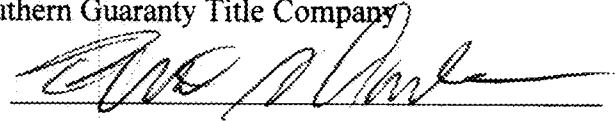
4. Taxes:

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

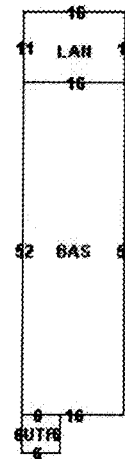
FOUNDATION-STRUCTURAL
EXTERIOR WALL-STUCCO OV BLOCK
NO. PLUMBING FIXTURES-5.00
DWELLING UNITS-1.00
ROOF FRAMING-CONCRETE
ROOF COVER-BLT UP MTL/GYP
INTERIOR WALL-DRYWALL-PLASTER
FLOOR COVER-CARPET
NO. STORIES-1.00
DECOR/MILLWORK-ABOVE AVERAGE
HEAT/AIR-CENTRAL H/AC
STRUCTURAL FRAME-CONCRTE REINFRD

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

Reference: 3535321103112010
Account: 104606020
Owners: LINCO MANAGEMENT
Mail: PO BOX 41114
BATON ROUGE, LA 70835-1114
Situs: 13753 PERDIDO KEY DR 112 32507
Use Code: CONDOMINIUM
Taxing Authority: COUNTY MSTU
Tax Inquiry: [Open Tax Inquiry Window](#)
Tax Inquiry link courtesy of Janet Holley,
Escambia County Tax Collector

2011 Certified Roll Assessment

Improvements: \$119,257
Land: \$10
Total: \$119,267
Save Our Homes: \$0

[Disclaimer](#)[Amendment 1 Calculations](#)

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
09/2001	4769	1043	\$152,000	WD	View Instr
11/1993	3471	972	\$79,900	WD	View Instr
12/1987	2502	41	\$70,000	WD	View Instr
11/1987	2492	570	\$100	QC	View Instr

Official Records Inquiry courtesy of Ernie Lee Magaha,
Escambia County Clerk of the Court

2011 Certified Roll Exemptions

None

Legal Description

UNIT 112 PERDIDO SUN
CONDOMINIUM PHASE I
ALSO .898925% INT IN
COMMON ELEMENTS...

Extra Features

None

Parcel Information

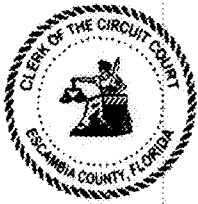
[Restore Map](#)[Get Map Image](#)[Launch Interactive Map](#)

Section Map Id:

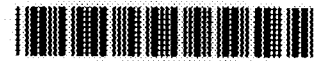
35-3S-32-2

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

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



**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 # 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

Red	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
	TOTAL	\$6,625.97	\$401.00	\$0.00	\$6,224.97

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: _____
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>

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 checked="" type="checkbox"/>
Months	9	2
Tax Collector	<input type="text" value="\$5,078.04"/>	<input type="text" value="\$5,078.04"/>
Tax Collector Interest	\$685.54	\$152.34
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$5,769.83	\$5,236.63
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	\$54.14	\$12.03
Total Clerk	\$455.14	\$413.03
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"/>
Total Redemption Amount	\$6,324.97	\$5,649.66
	Repayment Overpayment Refund Amount	\$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

Debbie A. Bennett 6-26-12