

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.

<u>Electronic signature on file</u>	<u>05-31-2016</u>
Applicant's Signature	Date

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

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



Chris Jones

Escambia County Property Appraiser

Real Estate Search	Tangible Property Search	Sale List	Amendment 1/Portability Calculations
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[Back](#)

← [Navigate Mode](#) ☒ [Account](#) ☐ [Reference](#) →

[Printer Friendly Version](#)

General Information		Assessments																
Reference:	205N314301001001	Year	Land	Imprv	Total	Cap Val												
Account:	121743150	2015	\$7,772	\$16,101	\$23,873	\$23,873												
Owners:	WIGGINS ERIC T	2014	\$7,772	\$14,783	\$22,555	\$22,555												
Mail:	1819 N PINE BARREN RD MCDAVID, FL 32568	2013	\$7,772	\$14,452	\$22,224	\$22,224												
Situs:	1565 COX RD 32568	Disclaimer																
Use Code:	MOBILE HOME ⓘ	Amendment 1/Portability Calculations																
Taxing Authority:	COUNTY MSTU																	
Tax Inquiry:	Open Tax Inquiry Window																	
Tax Inquiry link courtesy of Janet Holley Escambia County Tax Collector																		
Sales Data		2015 Certified Roll Exemptions																
Sale Date	Book	Page	Value	Type	Legal Description ⓘ													
08/1997	4528	947	\$100	WD	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...													
05/1986	2223	101	\$900	WD														
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller					Extra Features FRAME SHED UTILITY BLDG													
Parcel Information		Launch Interactive Map																
Section Map Id:	<div><div><div>+</div><div>-</div></div><div><div>629.38</div><div>210</div><div>27</div></div></div>																	
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																		
<table><tr><td>Structural Elements</td><td></td></tr><tr><td>DWELLING UNITS-1</td><td></td></tr><tr><td>MH EXTERIOR WALL-WOOD SIDING</td><td></td></tr><tr><td>MH FLOOR FINISH-CARPET</td><td></td></tr><tr><td>MH FLOOR SYSTEM-TYPICAL</td><td></td></tr><tr><td>MH HEAT/AIR-CENTRAL HEAT</td><td></td></tr></table>							Structural Elements		DWELLING UNITS-1		MH EXTERIOR WALL-WOOD SIDING		MH FLOOR FINISH-CARPET		MH FLOOR SYSTEM-TYPICAL		MH HEAT/AIR-CENTRAL HEAT	
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MH FLOOR SYSTEM-TYPICAL																		
MH HEAT/AIR-CENTRAL HEAT																		

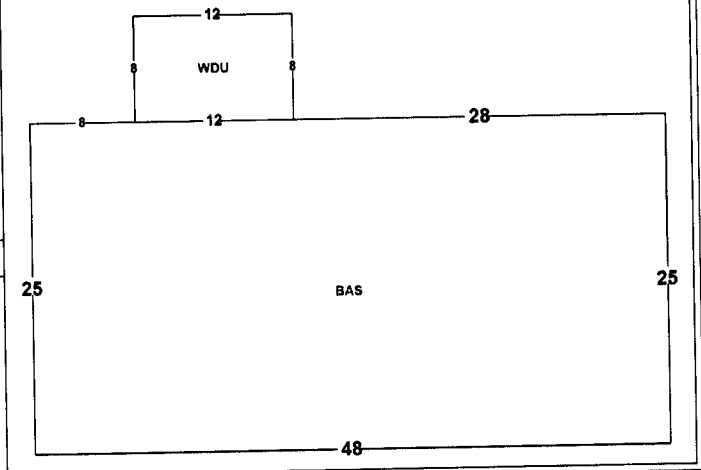
MH INTERIOR FINISH-
DRYWALL/PLASTER
MH MILLWORK-TYPICAL
MH ROOF COVER-COMP
SHINGLE/WOOD
MH ROOF FRAMING-GABLE HIP
MH STRUCTURAL FRAME-TYPICAL
NO. PLUMBING FIXTURES-6
NO. STORIES-1
STORY HEIGHT-0



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)

600
70
6.70
State of Florida
Escambia County

OR BK 4528 P60947
Escambia County, Florida
INSTRUMENT 00-710113

DEED DOC STAMPS PD @ EIC CO \$ 0.70
02/28/00 ERNIE LEE MAGAHA, CLERK

By: *[Signature]*

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 Cox 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 Escambia 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 indefeasible 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

[Signature]
[Signature]
[Signature]
[Signature]
[Signature]

[Signature] (SEAL)
[Signature] (SEAL)
(SEAL)
(SEAL)
(SEAL)

State of Florida
Escambia County

State of Alabama
Baldwin County

Before the subscriber personally appeared

[Signature]

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

Nov. 99

This instrument was prepared by:

Address



My commission expires

11-30-2002

SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE

PENSACOLA, FLORIDA 32503

TEL. (850) 478-8121 FAX (850) 476-1437

Email: rcsagt@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.

**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.

**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

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

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 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="11/07/2016"/>	Redemption Date <input type="text" value="08/26/2016"/>
Months	6	3
Tax Collector	<input type="text" value="\$1,544.16"/>	<input type="text" value="\$1,544.16"/>
Tax Collector Interest	\$138.97	\$69.49
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$1,689.38	<input type="text" value="\$1,619.90"/> TC
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	\$40.50	<input type="text" value="\$20.25"/>
Total Clerk	\$490.50	<input type="text" value="\$470.25"/> CH
Postage	<input type="text" value="\$10.24"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$1.00"/>	<input type="text" value="\$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
 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	\$1,689.38
Postage = TD2	\$10.24
ResearcherCopies = TD6	\$1.00

• 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
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**

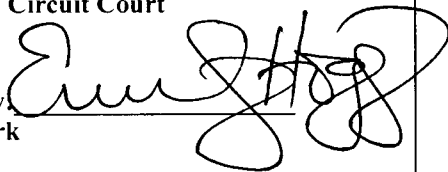
CLERK TO THE BOARD OF
COUNTY COMMISSIONERS
OFFICIAL RECORDS
COUNTY TREASURY
AUDITOR

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 \$1,770.15

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 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:

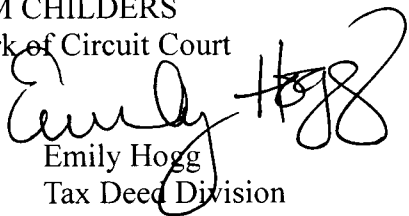
The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. The property redeemed prior to sale; therefore your application fees are now refundable.

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
Tax Deed Division