FORM 513
(r.12/00)

TAX COLLECTOR'S CERTIFICATION

Application Date / Number
Aug 28, 2013 / 130740

This is to certify that the holder listed below of Tax Sale Certificate Number **2011 / 4715.0000** , issued the **1st** day of **June**, **2011**, and which encumbers the following described property located in the County of Escambia, State of Florida to wit: **Parcel ID Number:** 07-2884-000

Certificate Holder:
PPF HOLDINGS III LTD.
U.S. BANK CUSTODIAN FOR PPF HO
P.O. BOX 645051
CINCINNATI, OHIO 45264

Property Owner:
WIGGINS YOSHIKO
7900 JANSEN RD
PENSACOLA , FLORIDA 32526-2567

Legal Description: 35-2S3-060
LOT 30 BLK 1 OR 1240 P 424 DELUNA PARK PB 3 P 20

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
2012	4596.0000	06/01/12	$977.80	$0.00	$58.06	$1,035.86
2011	4715.0000	06/01/11	$1,005.96	$0.00	$50.30	$1,056.26

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
2013	4210.0000	06/01/13	$927.36	$6.25	$46.37	$979.98

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County)	$3,072.10
2. Total of Delinquent Taxes Paid by Tax Deed Application	$0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	
4. Ownership and Encumbrance Report Fee	$150.00
5. Tax Deed Application Fee	$75.00
6. Total Certified by Tax Collector to Clerk of Court	$3,297.10
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	$3,297.10
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	$12.50
17. Total Amount to Redeem	

*Done this 28th day of August, 2013

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Shirley Rich, CFCA
Senior Deputy Tax Collector

Date of Sale: 7th July 2014

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

DR-512
R.05/88

Application Number: 130740

Notice to Tax Collector of Application for Tax Deed

TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

PPF HOLDINGS III LTD.
U.S. BANK CUSTODIAN FOR PPF HO
P.O. BOX 645051
CINCINNATI, Ohio, 45264

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
4715.0000	07-2884-000	06/01/2011	35-2S3-060 LOT 30 BLK 1 OR 1240 P 424 DELUNA PARK PB 3 P 20

2012 TAX ROLL
WIGGINS YOSHIKO
7900 JANSEN RD
PENSACOLA , Florida 32526-2567

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.

tda2012 (Taimur Jamil) — 08/28/2013

Applicant's Signature — Date

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.: 10973 October 16, 2013

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 10-16-1993, through 10-16-2013, and said search reveals the following:

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

   Yoshiko Wiggins, a widow

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: _____ October 16, 2013

OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION

File No.: 10973

October 16, 2013

Lot 30, Block 1, Deluna Park, as per plat thereof, recorded in Plat Book 3, Page 20, of the Public Records of Escambia County, Florida

OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE

File No.: 10973 October 16, 2013

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

1. Taxes for the year 2010-2012 delinquent. The assessed value is $45,833.00. Tax ID 07-2884-000.

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: 07-07-2014

TAX ACCOUNT NO.: 07-2884-000

CERTIFICATE NO.: 2011-4715

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.

Yoshiko Wiggins, if alive,
or her estate if deceased
7900 Jansen Rd.
Pensacola, FL 32526

Unknown Tenants
10 De Luna Dr.
Pensacola, FL 32506

Certified and delivered to Escambia County Tax Collector,
this 23rd day of October, 2013.

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.

1240 PAGE 424

File No. FL 1-681 SD

WARRANTY DEED

4.00 REC. FEE
76.50 ST. STAMP
2.75 SURTAX
83.25 TOTAL

State of Florida,

Escambia County

10 DeLuna Drive
Pensacola, Florida 32505
Grantees' Address

Know All Men by These Presents: That we, CARL LEE PLOWMAN and JOAN C. PLOWMAN, husband and wife,

for and in consideration of one dollar and other good and valuable considerations, the receipt whereof is hereby acknowledged has granted, bargained and sold to HARRY LEE WIGGINS and YOSHIKO WIGGINS, husband and wife,

their heirs, executors, administrators, successors and assigns, forever, the real property in Escambia County, Florida, described as:

Lot 30, Block 1, DeLuna Park, a re-subdivision of Lot 6, Section 35, Township 2 South, Range 30 West, Escambia County, Florida, according to plat recorded in Plat Book 3 at page 20 of the public records of said County.

Subject to a mortgage to Sabine Mortgage and Investment Company dated 7-30-76 and filed 8-3-76 in O. R. Book 1023, Page 909, public records of Escambia County, Florida, in the sum of $23,500.00, which sum the grantees herein expressly assume and agree to pay, commencing with the payment due 8-1-78, and also hereby assume and agree to pay all the obligations of the grantors herein under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned; as provided by Title 38, Chapter 37, Section 1801, et seq., U. S. C. A., and the Regulations promulgated pursuant thereto.

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.

To have and to hold, unto the said grantees, their heirs, successors and assigns, forever, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

And we covenant that we are 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 any lien or encumbrance not shown above, and that we, our heirs, executors and administrators, the said grantees, their heirs, executors, administrators, successors, 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, we have hereunto set our hands and seals this 28th day of July, 19 78.

Signed, sealed and delivered in the presence of:

Carl Lee Plowman (SEAL)
CARL LEE PLOWMAN

(SEAL)

Joan C. Plowman (SEAL)
JOAN C. PLOWMAN

(SEAL)

State of Florida

County of Escambia

Before the subscriber personally appeared
Carl Lee Plowman and
Joan C. Plowman
his wife, known to me to be the individuals described by said names in and who executed the foregoing instrument and acknowledged that they executed the same for the uses and purposes therein set forth.

Given under my hand and official seal this 28th day of July, 1978

Notary Public

My Commission expires 11-2-80

FLORIDA DOCUMENTARY SURTAX 02.75

CLERK FILE NO.

89240 1

JUL 28 3 25 PM '78

PREPARED BY

James C. Taylor of
HOSNER, TAYLOR & VAN MATRE, P.A.
221 North Palafox Street
Post Office Box 747
Pensacola, Florida 32594

STATE OF FLORIDA DOCUMENTARY STAMP TAX 76.50

STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 04715 of 2011

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on June 5, 2014, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

YOSHIKO WIGGINS 7900 JANSEN RD PENSACOLA, FL 32526-2567	YOSHIKO WIGGINS C/O TENANTS 10 DE LUNA DR PENSACOLA FL 32506

WITNESS my official seal this 5th day of June 2014.

CLERK & COMPTROLLER ESCAMBIA COUNTY, FLORIDA

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON July 7, 2014, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **PPF HOLDINGS III LTD** holder of **Tax Certificate No. 04715**, issued the **1st** day of **June, A.D., 2011** 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:

LOT 30 BLK 1 OR 1240 P 424 DELUNA PARK PB 3 P 20

SECTION 35, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 072884000 (14-476)

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

YOSHIKO WIGGINS

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 July, which is the **7th day of July 2014.**

Dated this 5th day of June 2014.

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.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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Post Property:
10 DE LUNA DR 32506

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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Personal Services:

YOSHIKO WIGGINS
7900 JANSEN RD
PENSACOLA, FL 32526-2567

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

7013 2630 0000 0141 3979

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

Postage	$ .49
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 6.49

USPS 32502-9998 PENSACOLA, FL DOWNTOWN STATION JUN -5 2014 Postmark Here

Sent To
Street, Ap
or PO Bo
City, State

YOSHIKO WIGGINS [14-476]
7900 JANSEN RD
PENSACOLA, FL 32526-2567

PS Form 3 ...tions

7013 2630 0000 0141 3986

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

Postage	$ .49
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 6.49

USPS 32502-9998 PENSACOLA, FL DOWNTOWN STATION JUN -5 2014 Postmark Here

Sent To
Street, Apt.
or PO Box
City, State

YOSHIKO WIGGINS [14-476]
C/O TENANTS
10 DE LUNA DR
PENSACOLA FL 32506

PS Form 38 ...ons

11/4715

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

YOSHIKO WIGGINS [14-476]
7900 JANSEN RD
PENSACOLA, FL 32526-2567

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Sheva Buffaum ☐ Agent ☐ Addressee

B. Received by (Printed Name) | C. Date of Delivery 6/6

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☑ Certified Mail® ☐ Priority Mail Express™
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ Collect on Delivery

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7013 2630 0000 0141 3979

PS Form 3811, July 2013 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

YOSHIKO WIGGINS [14-476]
C/O TENANTS
10 DE LUNA DR
PENSACOLA FL 32506

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Mary Wiggins ☐ Agent ☐ Addressee

B. Received by (Printed Name) Mary Wiggins | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☑ Certified Mail® ☐ Priority Mail Express™
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ Collect on Delivery

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7013 2630 0000 0141 3986

PS Form 3811, July 2013 Domestic Return Receipt

11/4715

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

14-476

Document Number: ECSO14CIV024909NON **Agency Number:** 14-008567
Court: TAX DEED
County: ESCAMBIA
Case Number: CERT #04715 2011

Attorney/Agent:
PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: YOSHIKO WIGGINS
Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 6/5/2014 at 10:12 AM and served same at 10:18 AM on 6/11/2014 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER INSTRUCTIONS FROM CLERK'S OFFICE.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: Karen M Hughes 924
K. HUGHES, CPS

Service Fee: $40.00
Receipt No: BILL

Printed By: JLBRYANT

WARNING

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NOTICE OF APPLICATION FOR TAX DEED

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SECTION 35, TOWNSHIP 2 S, RANGE 30 W

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Dated this 5th day of June 2014.

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.

Post Property:
10 DE LUNA DR 32506

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

14-476

NON ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO14CIV024825NON **Agency Number:** 14-008617
Court: TAX DEED
County: ESCAMBIA
Case Number: CERT # 04715 2011

Attorney/Agent:
PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE YOSHIKO WIGGINS
Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Non-Executed

Received this Writ on 6/5/2014 at 10:17 AM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for YOSHIKO WIGGINS , Writ was returned to court UNEXECUTED on 6/10/2014 for the following reason:

PER GRANDSON AT 7900 JANSEN ROAD, SUBJECT PASSED AWAY IN 2012.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: Karen M Hughes 924
K. HUGHES, CPS

Service Fee: $40.00
Receipt No: BILL

Printed By: DLRUPERT

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Personal Services:

YOSHIKO WIGGINS
7900 JANSEN RD
PENSACOLA, FL 32526-2567

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
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THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON July 7, 2014, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **PPF HOLDINGS III LTD** holder of **Tax Certificate No. 04715**, issued the **1st** day of **June, A.D., 2011** 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:

LOT 30 BLK 1 OR 1240 P 424 DELUNA PARK PB 3 P 20

SECTION 35, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 072884000 (14-476)

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

YOSHIKO WIGGINS

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 July, which is the **7th day of July 2014.**

Dated this 5th day of June 2014.

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.

Personal Services:

YOSHIKO WIGGINS
7900 JANSEN RD
PENSACOLA, FL 32526-2567

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk