

TAX COLLECTOR'S CERTIFICATION

Application
Date / Number
Apr 15, 2014 / 140025

This is to certify that the holder listed below of Tax Sale Certificate Number **2012 / 2474.0000** , issued the **1st day of June, 2012**, and which encumbers the following described property located in the County of Escambia, State of Florida to wit: **Parcel ID Number: 04-1670-000**

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

Property Owner:
HUDGENS DAVID E & JANET A
7125 BAKELY FOREST BV
SPANISH FORT , ALABAMA 36527

Legal Description:
LT 25 BLK 15 CRESCENT LAKE S/D UNIT NO 4 PB 5 P 59 OR 1431 P 129

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	2474.0000	06/01/12	\$1,059.75	\$0.00	\$52.99	\$1,112.74

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	2200.0000	06/01/13	\$1,025.00	\$6.25	\$51.25	\$1,082.50

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 (2013)
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

\$2,195.24
\$0.00
\$936.46
\$250.00
\$75.00
\$3,456.70
\$3,456.70
\$6.25

*Done this 15th day of April, 2014

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Candice Lewis

Date of Sale: September 2, 2014

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

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
2474.0000	04-1670-000	06/01/2012	LT 25 BLK 15 CRESCENT LAKE S/D UNIT NO 4 PB 5 P 59 OR 1431 P 129

2013 TAX ROLL

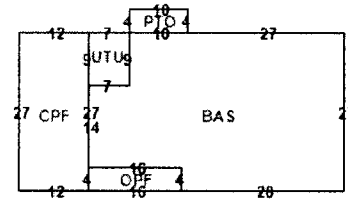
HUDGENS DAVID E & JANET A
7125 BAKELY FOREST BV
SPANISH FORT , Alabama 36527

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)
Applicant's Signature

04/15/2014
Date

BASE AREA - 1061
CARPORT FIN - 324
OPEN PORCH FIN - 64
PATIO - 40
UTILITY UNF - 63



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: 04/24/2014 (tc.57?)

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.: 11205

May 27, 2014

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 05-27-1994, through 05-27-2014, and said search reveals the following:

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

David E. Hudgens and Janet A. Hudgens, husband and wife

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

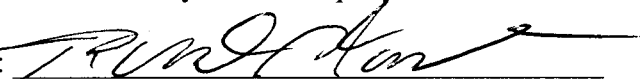
4. Taxes:

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: 

May 27, 2014

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 11205

May 27, 2014

**Lot 25, Block 15, Crescent Lake Subdivision, Unit No. 4, as per plat thereof, recorded in
Plat Book 5, Page 59, of the Public Records of Escambia County, Florida**

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 11205

May 27, 2014

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

1. Taxes for the year 2010-2013 delinquent. The assessed value is \$51,386.00. Tax ID 04-1670-000.

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: 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: 9-2-2014

TAX ACCOUNT NO.: 04-1670-000

CERTIFICATE NO.: 2012-2474

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

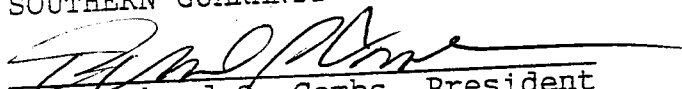
- X Notify City of Pensacola, P.O. Box 12910, 32521
 X Notify Escambia County, 190 Governmental Center, 32502
 X Homestead for tax year.

David E. Hudgens
Janet A. Hudgens
7125 Bakely Forest BV
Spanish Fort, AL 36527

Unknown Tenants
915 Blue Springs Ave.
Pensacola, FL 32505

Certified and delivered to Escambia County Tax Collector,
this 28th day of May, 2014.

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.

\$ 4.00 Rec.
88.00 Doc.
\$92.00 Total

T-23769-C

1431 PAGE 129

This instrument prepared by
Linda C. Chamblee
312 S. Baylen St.

State of Florida
Escambia County

WARRANTY DEED

An employee of the
Title & Guaranty Co.
Pursuant to the provisions
of a Title Insurance Policy

Know All Men by These Presents: That I
VIRGINIA M. HINDS, a married woman,

for and in consideration of other good and valuable considerations and
One Hundred (\$100.00) and no/100 DOLLARS

the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto
DAVID E. HUDGENS and JANET A. HUDGENS, husband and wife,
2103 Calhoun St., New Orleans, LA 70118

their heirs, executors, administrators and assigns, forever, the following described real property,
situate, lying and being in the County of Escambia State of Florida
to-wit:

Lot 25, Block 15, Crescent Lake, Unit #4, a subdivision of a portion of
Section 44, Township 1 South, Range 30 West, according to plat recorded
in Plat Book 5, page 59 of the public records of Escambia County, Florida.

SUBJECT TO a certain mortgage covering the described property to Stockton, Whatley,
Davin and Company, dated January 1, 1964, in the original principal amount of \$12,050.00,
and recorded in Official Record Book 141, at page 222 of the public records of Escambia
County, Florida, which mortgage and the indebtedness secured thereby grantees by their
acceptance of this deed, and as part of the consideration, therefore, hereby assumes
and agrees to pay off and discharge in full according to the terms therein contained.

THE GRANTOR NAMED HEREIN COVENANTS THAT THE REAL PROPERTY CONVEYED HEREIN IS NOT HER
CONSTITUTIONAL HOMESTEAD.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise apper-
taining, 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 encum-
brance, and that I, my heirs, executors and administrators, the said grantee S their 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 16th
day of April A. D. 1980

Signed, sealed and delivered in the presence of

Joyce D. Hudgens
Linda C. Chamblee

Virginia M. Hinds (SEAL)
Virginia M. Hinds

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

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(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

State of Florida
Escambia County

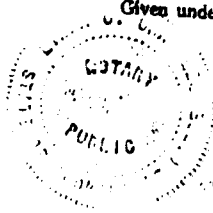
Before the subscriber personally appeared VIRGINIA M. HINDS, a married woman,

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 She executed the same for the uses and purposes therein set forth.

Given under my hand and official seal this 16th day of April 1980

Linda C. Chamblee
Notary Public

My commission expires Dec. 26, 1983



013935

STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 02474 of 2012

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on July 31, 2014, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

DAVID E HUDGENS 7125 BAKELY FOREST BV SPANISH FORT, AL 36527	JANET A HUDGENS 7125 BAKELY FOREST BV SPANISH FORT, AL 36527
DAVID E HUDGENS C/O TENANTS 915 BLUE SPRINGS AVE PENSACOLA FL 32505	

WITNESS my official seal this 31th day of July 2014.

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 September 2, 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. 02474, issued the 1st day of June, A.D., 2012 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:

LT 25 BLK 15 CRESCENT LAKE S/D UNIT NO 4 PB 5 P 59 OR 1431 P 129

SECTION 44, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 041670000 (14-646)

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

DAVID E HUDGENS and JANET A HUDGENS

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 Tuesday in the month of September, which is the 2nd day of September 2014.

Dated this 31st day of July 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:

915 BLUE SPRINGS AVE 32505



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

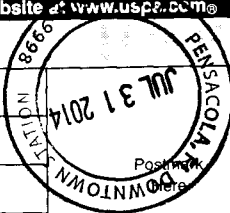
By:
Emily Hogg
Deputy Clerk

7013 2630 0000 0141 8837

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



Sent To
 Street, or PO Box
 City, State, ZIP+4®
 DAVID E HUDGENS [14-646]
 7125 BAKELY FOREST BV
 SPANISH FORT, AL 36527

PS Form 3800, April 2009

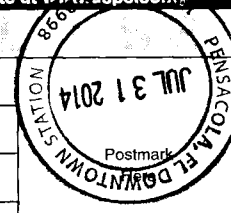
Instructions

7013 2630 0000 0141 8844

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



Sent To
 Street, or PO Box
 City, State, ZIP+4®
 JANET A HUDGENS [14-646]
 7125 BAKELY FOREST BV
 SPANISH FORT, AL 36527

PS Form 3800, April 2009

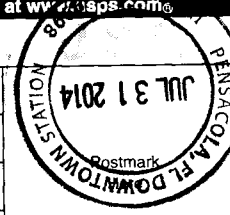
Instructions

7013 2630 0000 0141 8851

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)	
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 Street, or PO Box
 City, State, ZIP+4®
 DAVID E HUDGENS [14-646]
 C/O TENANTS
 915 BLUE SPRINGS AVE
 PENSACOLA FL 32505

PS Form 3800, April 2009

Instructions

12/02474

ESCAMBIA COUNTY SHERIFF'S OFFICE

ESCAMBIA COUNTY, FLORIDA

NON ENFORCEABLE RETURN OF SERVICE

14-646

Document Number: ECSO14CIV034121NON

Agency Number: 14-010692

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT # 02474 2012

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE DAVID E HUDGENS AND JANET A HUDGENS

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 7/31/2014 at 9:48 AM and served same at 11:03 AM on 8/8/2014 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: R. Preston 927
R. PRESTON, CPS

Service Fee: \$40.00
Receipt No: BILL

Printed By: DLRUPERT

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915 BLUE SPRINGS AVE 32505



**PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA**

By:
Emily Hogg
Deputy Clerk

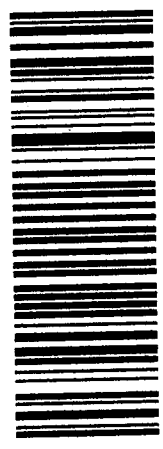
2014 JUL 31 A 9 47
RECEIVED

CERTIFIED MAIL™

PAM CHILDERS
CLERK OF THE CIRCUIT COURT & CO
OFFICIAL RECORDS DIVISION
221 Palafox Place
P.O. Box 333
Pensacola, FL 32591-0333



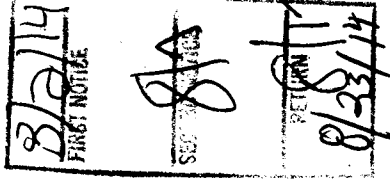
- ☐ Undeliverable as Addressed
- ☐ Moved, Left No Address
- ☒ Unclaimed
- ☐ Refused
- ☐ Attempted - Not Known
- ☐ No Such Street
- ☐ No Such Number
- ☐ No Receipt
- ☐ Deceased



7013 2630 0000 0141 8851

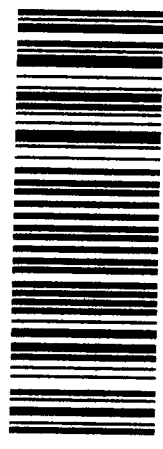
DAVID E HUDGENS [14-646]
7125 BAKELY FOREST BV
SPANISH FORT, AL 36527

neopost
07/31/2014
US POSTAGE
\$06.48⁰
ZIP 32502
041L11221084



X
76

CERTIFIED MAIL™



7013 2630 0000 0141 8851

PAM CHILDERS
CLERK OF THE CIRCUIT COURT &
OFFICIAL RECORDS DIVISION
221 Palafox Place
P.O. Box 333
Pensacola, FL 32591-0333

neopost
07/31/2014
US POSTAGE
\$06.48⁰
ZIP 32502
041L11221084



8/14
8/11/14
8-6
8-14

DAVID E HUDGENS
C/O TENANTS
915 BLUE SPRINGS
PENSACOLA FL 3

NIXIE 322 DE 1008 0008/21/14
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 32591033333 *2087-06021-31-38

32591033333

12/24/14

CERTIFIED MAIL™

PAM CHILDERS
CLERK OF THE CIRCUIT COURT & CO
OFFICIAL RECORDS DIVISIC
221 Palafox Place
P.O. Box 333
Pensacola, FL 32591-0333



7013 2630 0000 0141 8844

neopost®
07/31/2014
US POSTAGE

FIRST-CLASS MAIL

\$06.48⁰



ZIP 32502
0411L11221084

8/2/14



☐ Indeliverable as

Addressed

☐ Moved, Left No Address

☒ Unclaimed

☐ Refused

☐ Attempted - Not Known

☐ No Such Street

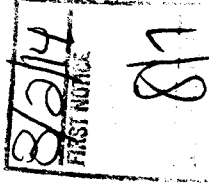
☐ No Such Number

☐ No Receiptable

☐ Deceased

☐ Vacant

JANET A HUDGENS [14-646]
7125 BAKELY FOREST BV
SPANISH FORT, AL 36527



8/7



12/2474