

**TAX COLLECTOR'S CERTIFICATION**

**Application  
Date / Number  
Aug 28, 2013 / 130736**

This is to certify that the holder listed below of Tax Sale Certificate Number **2011 / 4251.0000**, 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: 06-3667-000**

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

**Property Owner:**  
WALKER FREDDIE L & DEBRA J  
1500 N KIRK ST  
PENSACOLA, FLORIDA 32505

**Legal Description:** 33-2S3-013  
LTS 1 2 BLK 11 WEST HIGHLANDS PB 1 P 74 OR 4624 P 463 CA 148

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
2011	4251.0000	06/01/11	\$546.83	\$0.00	\$58.44	\$605.27

**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	3759.0000	06/01/13	\$535.59	\$6.25	\$26.78	\$568.62
2012	4135.0000	06/01/12	\$554.75	\$6.25	\$60.68	\$621.68

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
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

\$1,795.57
\$0.00
\$150.00
\$75.00
\$2,020.57
\$2,020.57
\$25,309.00
\$6.25

\*Done this 28th day of August, 2013

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By: Shirley Rich, CFCA  
Senior Deputy Tax Collector

Date of Sale: 7<sup>th</sup> July 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:

<b>Certificate No.</b>	<b>Parcel ID Number</b>	<b>Date</b>	<b>Legal Description</b>
4251.0000	06-3667-000	06/01/2011	33-2S3-013 LTS 1 2 BLK 11 WEST HIGHLANDS PB 1 P 74 OR 4624 P 463 CA 148

**2012 TAX ROLL**

WALKER FREDDIE L & DEBRA J  
1500 N KIRK ST  
PENSACOLA , Florida 32505

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

08/28/2013  
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.: 10969

October 15, 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 10-15-1993, through 10-15-2013, and said search reveals the following:

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

Freddie L. Walker and Debra J. Walker, 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

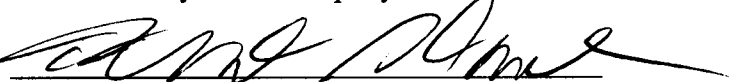
4. Taxes:

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: 

October 15, 2013

**OWNERSHIP AND ENCUMBRANCE REPORT  
LEGAL DESCRIPTION**

File No.: 10969

October 15, 2013

**Lots 1 and 2, Block 11, West Highlands Subdivision, as per plat thereof, recorded in Plat Book 1, Page 74, of the Public Records of Escambia County, Florida**

**OWNERSHIP AND ENCUMBRANCE REPORT  
CONTINUATION PAGE**

File No.: 10969

October 15, 2013

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

1. That certain mortgage executed by Freddie L. Walker and Debra J. Walker, husband and wife in favor of Citifinancial Equity Services, Inc. dated 07/19/2005 and recorded 07/21/2005 in Official Records Book 5685, page 353 of the public records of Escambia County, Florida, in the original amount of \$64,380.83.
2. Judgment filed by State of Florida recorded in O.R. Book 5938, page 1983.
3. Taxes for the year 2010-2012 delinquent. The assessed value is \$50,618.00. Tax ID 06-3667-000.

**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: 07-07-2014

TAX ACCOUNT NO.: 06-3667-000

CERTIFICATE NO.: 2011-4251

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

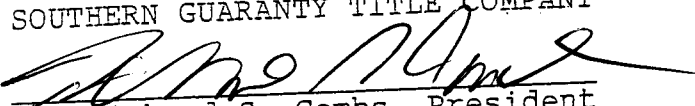
- Notify City of Pensacola, P.O. Box 12910, 32521  
  Notify State of Florida/  
Escambia County, 190 Governmental Center, 32502  
  Homestead for 2012 tax year.

Freddie L. Walker  
Debra J. Walker  
1500 N. Kirk St.  
Pensacola, FL 32505

Citifinancial Equity Services, Inc.  
2620 Creighton Rd. Ste 701  
Pensacola, FL 32504  
and  
P.O. Box 17170  
Baltimore, MD 21203

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.

OR BK 4624 P80463  
Escambia County, Florida  
INSTRUMENT 2000-785411

DEED DOC STRIPS PD @ EBC CO \$ 279.30  
11/03/00 ERNIE LEE WALKER, CLERK

By: *Ernie Lee Walker*

Account No. 030949450396367

This Document Prepared by:  
Eldon L. Youngblood, Attorney  
Akin, Gump, Strauss, Hauer & Feld, L.L.P.  
1700 Pacific Avenue, Suite 4100  
Dallas, Texas 75201

\_\_\_\_\_  
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**SPECIAL WARRANTY DEED**

State of FLORIDA

County of ESCAMBIA

THIS INDENTURE, made this 07<sup>th</sup> day of October, 2000, by and between ASSOCIATES HOME EQUITY SERVICES, INC., a corporation organized and incorporated under the laws of the State of New York, whose address is 1111 Northpoint Drive, Bldg. 4, Suite 100, Coppell, Texas 75019-3831, hereinafter called GRANTOR, and FREDDIE L. WALKER AND DEBRA J. WALKER, husband and wife, hereinafter, whether one or more, called GRANTEE, whose mailing address is 1500 N. Kirk St. Pensacola, FL 32505 (the words "GRANTOR" and "GRANTEE" to include the respective heirs, successors and assigns of each where the context requires or permits),

**WITNESSETH THAT:**

GRANTOR, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, and sold, and by these presents does grant, bargain, sell and confirm unto the said GRANTEE, their heirs and assigns forever, all that certain piece, parcel, lot, or tract of land situate, lying and being in the County of ESCAMBIA, FLORIDA, and more particularly described as follows:

LOTS 1 AND 2, BLOCK 11, WEST HIGHLANDS SUBDIVISION, BEING A PORTION OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 74, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

COMMONLY KNOWN AS: 1500 N. KIRK STREET, PENSACOLA, FLORIDA 32505-6209

Property appraisers parcel identification  
(Folio) number(s): 33-2S-30-1300-001-011

✓ Record & Return To:  
Eagle Title & Abstract  
26750 US 19 North 6880  
Clearwater, FL 33791  
File Number 1000-14117

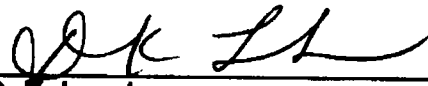
TOGETHER with all and singular, the tenements, hereditaments and appurtenances thereunto belonging or appertaining; and every right, title or interest, legal or equitable, of the said GRANTOR.

TO HAVE AND TO HOLD the same unto GRANTEE, their heirs, successors and assigns, to their proper use, benefits and behoof forever.

AND the said GRANTOR, subject to, and excepting, current taxes and other assessments, reservations in patents, and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, does hereby SPECIALLY WARRANT the title to said land for all matters which may have arisen during the period of time wherein the GRANTOR was the fee owner of the property, and will defend the same against those lawfully claiming or to claim the same by, through, under or against GRANTOR, but not otherwise.


IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed and sealed in its name by its representative thereunto authorized on the date first above written.

ASSOCIATES HOME EQUITY SERVICES,  
INC.

By  L.S.  
D. K. Lowder,  
Vice President  
1111 Northpoint Drive, Bldg. 4, Suite 100  
Coppell, Texas 75019-3831

Signed, sealed and delivered in the presence of:

 L.S.  
Elizabeth Deane  
(Print or Type Name, under signature)

 L.S.  
Cheryl Brien  
(Print or Type Name, under signature)





OR BK 4624 P80465  
Escambia County, Florida  
INSTRUMENT 2000-785411

RCD Nov 03, 2000 11:09 am  
Escambia County, Florida

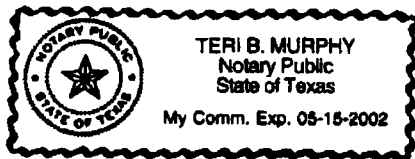
Ernie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 2000-785411

State of TEXAS

County of DALLAS

I CERTIFY THAT on this 27<sup>th</sup> day of October, 2000, before me, the undersigned authority, personally appeared, D. K. Lowder, on behalf of ASSOCIATES HOME EQUITY SERVICES, INC., a New York corporation, and who is personally known to me, or who produced a driver's license for identification, and who executed the foregoing instrument and acknowledged the execution thereof to be her free act and deed for the uses and purposes herein mentioned, and who did take an oath.

WITNESS my hand and official stamp the date aforesaid.



  
Notary Public

After recording, please return to:  
CITIFINANCIAL EQUITY  
SERVICES, INC.  
2620 CREIGHTON RD SUITE 701  
PENSACOLA, FL 32504

This instrument was prepared by:  
CITIFINANCIAL EQUITY  
SERVICES, INC.  
2620 CREIGHTON RD SUITE 701  
PENSACOLA, FL 32504

## MORTGAGE

THIS MORTGAGE is made this 19th day of July, 2005, between the Mortgagor,  
FREDDIE L WALKER DEBRA J WALKER HUSBAND AND WIFE

(herein "Borrower"),

and the Mortgagee, CITIFINANCIAL EQUITY SERVICES, INC.,  
a corporation organized and existing under the laws of Oklahoma,  
whose address is 2620 CREIGHTON RD SUITE 701 PENSACOLA, FL 32504  
(herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 64,380.83,  
which indebtedness is evidenced by Borrower's note dated 07/19/2005 and extensions and renewals  
thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of  
indebtedness, if not sooner paid, due and payable on 08/01/2035 ;

TO SECURE to Lender the repayment of the indebtedness evidenced by the Note, with the interest thereon;  
the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of  
this Mortgage; and the performance of the covenants and agreements of Borrower herein contained, Borrower  
does hereby mortgage, grant and convey to Lender the following described property located in the County of  
ESCAMBIA, State of Florida:

ALL THAT CERTAIN PARCEL OF LAND IN ESCAMBIA COUNTY, STATE OF FL, AS  
MORE FULLY DESCRIBED IN OR BOOK 4624 PAGE 463 ID# 332830-1300-001-011,  
BEING KNOWN AND DESIGNATED AS LOTS NO. 1 AND 2, BLOCK 11 WEST  
HIGHLANDS, FILED IN PLAT BOOK 1 AT PAGE 74.

BEING THE SAME PROPERTY CONVEYED BY FEE SIMPLE DEED FROM ASSOCIATES  
HOME EQUITY SERVICES, INC. TO FREDDIE L WALKER AND DEBRA J WALKER,  
DATED 10/27/2000 RECORDED ON 11/03/2000 IN OR BOOK 4624, PAGE 463 IN  
ESCAMBIA COUNTY RECORDS, STATE OF FL.

TOGETHER with all the improvements now or hereafter erected on the property, and all easements, rights,  
appurtenances and rents, all of which shall be deemed to be and remain a part of the property covered by this  
Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a  
leasehold) are hereinafter referred to as the "Property."

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to  
mortgage, grant and convey the Property, and that the Property is unencumbered, except for encumbrances of  
record. Borrower covenants that Borrower warrants and will defend generally the title to the Property against all  
claims and demands, subject to encumbrances of record.

FREDDIE L WALKER  
DEBRA J WALKER

07/19/2005

**REQUEST FOR NOTICE OF DEFAULT  
AND FORECLOSURE UNDER SUPERIOR  
MORTGAGES OR DEEDS OF TRUST**

Borrower and Lender request the holder of any mortgage, deed of trust or other encumbrance with a lien which has priority over this Mortgage to give Notice to Lender, at Lender's address set forth on page one of this Mortgage, with a copy to P. O. Box 17170, Baltimore, MD 21203, of any default under the superior encumbrance and of any sale or other foreclosure action.

IN WITNESS WHEREOF, Borrower has executed this Mortgage.

**NOTICE TO BORROWER**

Do not sign this Mortgage if it contains blank spaces. All spaces should be completed before you sign.

Signed, sealed and delivered in the presence of:

*Christina Adams*

*Freddie L Walker*

(Seal)  
-Borrower

Typed Name: Christina Adams

Typed Name: Freddie L Walker

Address: 1500 North Kirk St  
Pensacola, FL 32505

*Mary Williams*

*Debra J Walker*

(Seal)  
-Borrower

Typed Name: Mary Williams

Typed Name: Debra J Walker

Address: 1500 North Kirk St  
Pensacola, FL 32505

STATE OF FLORIDA Escambia County ss:

I hereby certify that on this day, before me, an officer duly authorized in the state aforesaid and in the county aforesaid to take acknowledgments, personally appeared Freddie L Walker and Debra J Walker, Husband and Wife, who is personally known to me or who has produced Driver Lic as identification of their identity and who executed the foregoing instrument and acknowledged before me that they executed the same for the purpose therein expressed.

WITNESS my hand and official seal in the county and state aforesaid this 19th day of July, 2005

My Commission expires:  
MELODY C. THOMPSON  
NOTARY PUBLIC, STATE OF FLORIDA  
COMMISSION # DD428630  
EXPIRES 5/11/2009  
BONDED THRU 1-888-NOTARY1  
FL 27230-7 5/99

*Melody C Thompson*

Notary Public

Typed Name: Melody C Thompson

Original (Recorded) Copy (Branch) Copy (Customer) Page 5 of 5  
(Space Below This Line Reserved For Lender and Recorder)

✓

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

2006 JUN 15 P 3:08

STATE OF FLORIDA

CASE NO: 2005 CF 005949 A  
DIVISION: B

COURT DIVISION  
FILED & RECORDED

vs

DEBRA JEAN WALKER  
1500 N KIRK STREET  
PENSACOLA FL 32505

B/F DOB: 12/01/1956

\*\*\*\*\*

JUDGMENT AGAINST DEFENDANT FOR ATTORNEY'S FEES AND COSTS

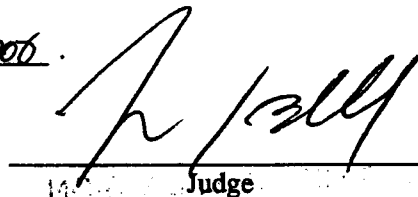
It is hereby ordered and adjudged that the above-named defendant shall pay to the Clerk of the Circuit Court on behalf of the State of Florida, the sum of \$ 0, which the Court has determined to be the reasonable value for the assistance of Court-appointed counsel and for taxable costs in this cause, plus an additional \$ 40.00 Application Fee to be deposited into the Indigent Criminal Defense Trust Fund, for a total of \$ 40.00.

It is further ordered and adjudged that, in accordance with Section 938.29(2)(a), Florida Statutes, a lien is hereby created against all of the property, both real and personal, of the defendant and his/her estate, in the amount aforesaid, in favor of the State of Florida and shall bear interest at the rate set out in s.55.03 Florida Statutes, for which let execution issue.

Payment toward this lien should be made to Honorable Ernie Lee Magaha, Clerk of the Circuit Court, Attn: Circuit Criminal Division, PO Box 333, Pensacola, FL 32591-0333.

Note: You have the right to have a hearing with respect to the appropriateness of the Public Defender fee imposed by the Court. If you wish to have a hearing, you must file a written request with the Court within ten days of the date hereof.

DONE AND ORDERED this 15 day of June, 2006.

  
\_\_\_\_\_  
Judge

cc: Defendant

Case: 2005 CF 005949 A  
00076587379  
Dkt: CF361 Pg#: