

TAX COLLECTOR'S CERTIFICATION

**Application
Date / Number
Aug 28, 2013 / 130757**

This is to certify that the holder listed below of Tax Sale Certificate Number **2011 / 6438.0000**, 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: 09-4296-000**

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

Property Owner:
HALL STEVEN L 1/2 INT & HALL THOMAS E 1/2 INT
4109 SNAPPER AVE
MILTON, FLORIDA 32583

Legal Description: 20-2S3-113
LT 5 BLK 2 QUERIDO HEIGHTS PB 4 P 75 OR 6592 P 1985/1987

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	6124.0000	06/01/12	\$1,358.65	\$0.00	\$76.42	\$1,435.07
2011	6438.0000	06/01/11	\$1,423.93	\$0.00	\$71.20	\$1,495.13

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	5571.0000	06/01/13	\$1,310.26	\$6.25	\$65.51	\$1,382.02

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

\$4,312.22
\$0.00
\$150.00
\$75.00
\$4,537.22
\$4,537.22
\$12.50

*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.

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
6438.0000	09-4296-000	06/01/2011	20-2S3-113 LT 5 BLK 2 QUERIDO HEIGHTS PB 4 P 75 OR 6592 P 1985/1987

2012 TAX ROLL

HALL STEVEN L 1/2 INT & HALL THOMAS E
1/2 INT
4109 SNAPPER AVE
MILTON , Florida 32583

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.: 10990

October 17, 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 10-17-1993, through 10-17-2013, and said search reveals the following:

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

Steven L. Hall and Thomas E. Hall

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

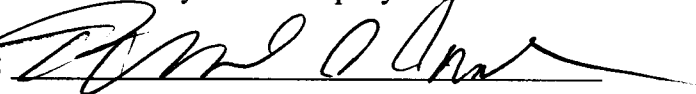
4. Taxes:

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 17, 2013

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 10990

October 17, 2013

Lot 5, Block 2, Querido Heights, Plat Book 4, page 75, O.R. Book 6592, page 1985/1987.

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 10990

October 17, 2013

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

1. Possible Certificate of Delinquency filed by Tanya Mullins against Thomas E. Hall recorded in O.R. Book 4337, page 1290.
2. Taxes for the year 2010-2012 delinquent. The assessed value is \$70,182.00. Tax ID 09-4296-000.

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: rcsqt@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.: 09-4296-000

CERTIFICATE NO.: 2011-6438

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 Escambia County, 190 Governmental Center, 32502

Homestead for tax year.

Steven L. Hall
Thomas E. Hall
4109 Snapper Ave.
Milton, FL 32583

Unknown Tenants
43 N. 70th Ave.
Pensacola, FL 32506

Tanya Mullins
c/o Clerk of Court
1800 St. Mary Ave.
Pensacola, FL 32501

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.

PERSONAL REPRESENTATIVES' RELEASE
AND CERTIFICATE OF DISTRIBUTION OF REAL
PROPERTY
(multiple individual personal representatives)

1920

The undersigned, **Steven L. Hall and Thomas E. Hall** whose post office address is 4109 Snapper Avenue, Milton, Florida 32583 and 507 Timberidge Drive, Pensacola, Florida 32534, as personal representatives of the estate of **Jean Elizabeth Pilcher Hall a.k.a. Jean P. Hall**, deceased, hereby acknowledge that title to the real property located in ^{ESCAMBIA} County, Florida, owned by the decedent at the time of death, described as follows:

Lot 5, Block 2, Querido Heights, a subdivision in Section 20, Township 2 South, Range 31 West, as recorded in Plat Book 4 at Page 75 of the Public Records of Escambia County, Florida.

Property Appraiser's Parcel Identification Number 20-2S-31-1399-005-002 (the "Property"), vested in **Steven L. Hall and Thomas E. Hall** whose post office address is 4109 Snapper Avenue, Milton, Florida 32583 and 507 Timberidge Drive, Pensacola, Florida 32534, (the "Beneficiary" or "Beneficiaries") by operation of law as of the date of the decedent's death pursuant to Florida law as will more fully appear from the proceedings in the Circuit Court for Escambia County, Florida, Probate Division, in File No. 2008-CP-1605, subject to rights of the personal representatives under Sections 733.607 and 733.608 of the Florida Probate Code to:

1. take possession or control of the Property, or
2. to use, sell, encumber or otherwise exercise control over the Property
 - a. for the payment of devises, family allowance, elective share, estate and inheritance taxes, claims, charges, and expenses of the administration and obligations of the decedent's estate
 - b. to enforce contribution and equalize advancement, or
 - c. for distribution.

Having determined that the property is not needed for any of the foregoing purposes, except distribution, and that the Property should be released and distributed to the Beneficiary or Beneficiaries, the personal representatives hereby release the Property from all rights and powers of the personal representatives and acknowledge that the Property is vested in **Steven L. Hall and Thomas E. Hall** free of all rights of the personal representatives.

IN WITNESS WHEREOF, the undersigned, as personal representatives of the estate of the decedent, has executed this instrument on FEB. 2, 2010.

Executed in the presence of:

Jennifer K. Cembala
JENNIFER K. CEMBALA
Shirley E. Wilkerson
Shirley E. Wilkerson
(two witnesses)

Steven L. Hall
Steven L. Hall, as personal representative of the
Estate of the Jean Elizabeth Pilcher Hall a.k.a Jean
P. Hall, deceased.

Thomas E. Hall
Thomas E. Hall, as personal representative of the
estate of the Jean Elizabeth Pilcher Hall a.k.a. Jean
P. Hall, deceased

STATE OF FLORIDA

COUNTY OF SANTA ROSA

The foregoing instrument was acknowledged before me on February 2, 2010,
by Steven L. Hall and Thomas E. Hall, as personal representatives of the estate of Jean
Elizabeth Pilcher Hall a.k.a. Jean P. Hall, deceased, who is personally known to me (yes or no)
and who produced driver's license (type of identification) as identification.



Shirley E. Wilkerson
Notary Public

This instrument prepared by:
Angela J. Jones
Locklin, Jones & Saba, P.A.
4557 Chumcukla Highway
Pace, Florida 32571

IN THE CIRCUIT COURT FOR ESCAMBIA COUNTY, FLORIDA
PROBATE DIVISION

IN RE: ESTATE OF

File No. 2008-CP-1605

2010 APR 21 P 2:25
ERNEE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY FL
PROBATE DIVISION
FILED & RECORDED

18.50

Jean Elizabeth Pilcher Hall
a.k.a Jean P. Hall

Division C

Deceased.

ORDER FOR DISTRIBUTION

The petition of Steven L. Hall and Thomas E. hall, personal representative of the estate of Jean Elizabeth Pilcher Hall a.k.a Jean P. Hall, deceased, for distribution of assets and for discharge of personal representative having come before this court and it appearing from the petition that all interested persons have been served proper notice of the petition, or waived notice thereof, and that the personal representative is prepared to make distribution of the estate, it is hereby

ORDERED and ADJUDGED:

The personal representative has performed all acts necessary and proper in the administration of this estate and is entitled to discharge upon making distribution and filing satisfactory evidence of that distribution, and that the beneficiaries of the estate of Jean Elizabeth Pilcher Hall a.k.a Jean P. Hall, deceased, are entitled to distribution of the estate as set forth in the Petition for Discharge and Distribution. The Personal Representative is directed to make distribution and deliver and surrender possession of the property in the manner described in Exhibit A attached hereto.

DONE and ORDERED in chambers at the Escambia County Courthouse,
Pensacola, Florida, this 21st day of April 2010.


Circuit Judge

Certified copy to:
Angela J. Jones

Case: 2008 CP 001605



00076729653

Dkt: CPORD Pg# : 2

EXHIBIT "A"

PLAN OF DISTRIBUTION OF ASSETS

A. Assets of Estate:

Cash \$ 100,952.13 (plus additional account interest accrued prior to distribution)

2001 Mercury

Personal Property in home

Real Property:

Lot 5, Block 2, Querido Heights, a subdivision in Section 20, Township 2 South, Range 31 West, as recorded in Plat Book 4 at Page 75 of the Public Records of Escambia County, Florida.

B. Proposed Distribution of Assets according to Article III of decedent's Last Will and Testament as follows:

- a. Steven L. Hall - ½ interest; and
- b. Thomas E. Hall - ½ interest

REMAINING ASSETS: None



"CERTIFIED TO BE A TRUE COPY
OF THE ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
ERRIE LEE MAGANA, CLERK
CIRCUIT COURT AND COUNTY COURT
ESCAMBIA COUNTY, FLORIDA"

BY: Donna M. [Signature] D.C.
DATE: April 21, 2010

IN THE CIRCUIT COURT OF FLORIDA
FIRST JUDICIAL CIRCUIT, IN AND
FOR ESCAMBIA COUNTY, CIVIL ACTION

In Re: CASE NO.: 97-0000264-CJ

MULLINS, TANYA

Petitioner.

vs.

HALL, THOMAS E
6566 BROCK AVE
MILTON, FL 32570
Respondent.

FILED & RECORDED
1998 NOV -6 A 8:29

JUDGMENT/CERTIFICATE OF DELINQUENCY

The undersigned, being the duly authorized and responsible local depository for court-ordered support payments pursuant to F.S. 61.181, in ESCAMBIA County hereby certifies that HALL, THOMAS E has failed to pay into the depository the court-ordered support payment as mandated by the current Support Order in this cause. As of this date, the total support arrearage is \$673.76 balance at terms, not including any costs or fees.

I further certify that HALL, THOMAS E was issued a Notice of Delinquency on 03/19/1998, and thirty (30) or more days having elapsed since the delinquent payment referenced above was due. Pursuant to F.S. 61.14 (5)(a) this Certificate evidences a Final Judgment by operation of law for all past due and future payments together with all applicable costs and fees as otherwise provided by law for which execution may issue and which has the full force, effect and attributes of a Judgment entered by a Court in the State of Florida.

Dated this 6th day of November, 1998.

ERNIE LEE MAGAHA
CLERK OF THE COURT

