



# CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

DR-513  
Rule 12D-16.002 F.A.C.  
Effective 07/19  
Page 1 of 2

0223-14

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	CITRUS CAPITAL HOLDINGS, LLC CITRUS CAPITAL HOLDINGS FBO SEC PTY PO BOX 54226 NEW ORLEANS, LA 70154-4226	Application date	Apr 21, 2022
Property description	HUGHES AMANDA MOHRMAN & HUGHES CHARLES A & 304 INTERBAY AVE PENSACOLA, FL 32507 215 W GADSDEN ST 13-1159-000 LT 11 LESS W 5 FT OF N 90 FT ALL LT 12 AND W 5 FT OF LTS 13 TO 17 BLK 25 BELMONT TRACT OR 5772 P 169 (Full legal attached.)	Certificate #	2020 / 7952
		Date certificate issued	06/01/2020

## Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Column 1 Certificate Number	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2020/7952	06/01/2020	4,841.72	242.09	5,083.81
→ Part 2: Total*				5,083.81

## Part 3: Other Certificates Redeemed by Applicant (Other than County)

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2021/6258	06/01/2021	4,992.84	6.25	249.64	5,248.73
Part 3: Total*					5,248.73

## Part 4: Tax Collector Certified Amounts (Lines 1-7)

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	10,332.54
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	5,509.84
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	16,217.38

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Sign here: B. J. [Signature] Escambia, Florida  
Signature, Tax Collector or Designee Date May 6th, 2022

Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. <b>Total Paid (Lines 8-13)</b>	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>02/06/2023</u> Signature, Clerk of Court or Designee	

**INSTRUCTIONS**

1625

**Tax Collector (complete Parts 1-4)**

**Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application**

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

**Part 3: Other Certificates Redeemed by Applicant (Other than County)**

**Total.** Add the amounts in Columns 3, 4 and 5

**Part 4: Tax Collector Certified Amounts (Lines 1-7)**

**Line 1,** enter the total of Part 2 plus the total of Part 3 above.

**Total Paid, Line 7:** Add the amounts of Lines 1-6

**Line 6, Interest accrued by tax collector.** Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on Line 6. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

**Clerk of Court (complete Part 5)**

**Line 13: Interest** is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of Line 7, minus Line 6, plus Lines 8 through 12. Enter the amount on Line 13.

**Line 14:** Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.

LT 11 LESS W 5 FT OF N 90 FT ALL LT 12 AND W 5 FT OF LTS 13 TO 17 BLK 25 BELMONT TRACT OR 5772 P 1692 OR 6270 P 364 OR 6289 P 1118 CA 94

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2200249

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

CITRUS CAPITAL HOLDINGS, LLC  
CITRUS CAPITAL HOLDINGS FBO SEC PTY  
PO BOX 54226  
NEW ORLEANS, LA 70154-4226,

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
13-1159-000	2020/7952	06-01-2020	LT 11 LESS W 5 FT OF N 90 FT ALL LT 12 AND W 5 FT OF LTS 13 TO 17 BLK 25 BELMONT TRACT OR 5772 P 1692 OR 6270 P 364 OR 6289 P 1118 CA 94

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, property information report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Electronic signature on file  
CITRUS CAPITAL HOLDINGS, LLC  
CITRUS CAPITAL HOLDINGS FBO SEC PTY  
PO BOX 54226  
NEW ORLEANS, LA 70154-4226

04-21-2022  
Application Date

\_\_\_\_\_  
Applicant's signature



# Chris Jones

## Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)

[← Nav. Mode](#)
☒ Account
 ☐ Parcel ID
 [→](#)

[Printer Friendly Version](#)

<b>General Information</b> <b>Parcel ID:</b> 000S009010110025 <b>Account:</b> 131159000 <b>Owners:</b> HUGHES AMANDA MOHRMAN & HUGHES CHARLES A & HUGHES DEBORAH PIFER  <b>Mail:</b> 304 INTERBAY AVE PENSACOLA, FL 32507 <b>Situs:</b> 215 W GADSDEN ST 32501 <b>Use Code:</b> MULTI-FAMILY <=9 <b>Units:</b> 2 <b>Taxing Authority:</b> PENSACOLA CITY LIMITS <b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a> Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	<b>Assessments</b> <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2021</td> <td>\$129,600</td> <td>\$206,161</td> <td>\$335,761</td> <td>\$281,795</td> </tr> <tr> <td>2020</td> <td>\$75,600</td> <td>\$180,578</td> <td>\$256,178</td> <td>\$256,178</td> </tr> <tr> <td>2019</td> <td>\$75,600</td> <td>\$170,914</td> <td>\$246,514</td> <td>\$246,514</td> </tr> </tbody> </table> <div style="text-align: center;"> <a href="#">Disclaimer</a>  <a href="#">Market Value Breakdown Letter</a>  <a href="#">Tax Estimator</a>  <a href="#">File for New Homestead Exemption Online</a> </div>	Year	Land	Imprv	Total	Cap Val	2021	\$129,600	\$206,161	\$335,761	\$281,795	2020	\$75,600	\$180,578	\$256,178	\$256,178	2019	\$75,600	\$170,914	\$246,514	\$246,514
Year	Land	Imprv	Total	Cap Val																	
2021	\$129,600	\$206,161	\$335,761	\$281,795																	
2020	\$75,600	\$180,578	\$256,178	\$256,178																	
2019	\$75,600	\$170,914	\$246,514	\$246,514																	

<b>Sales Data</b> <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>02/20/2008</td> <td>6289</td> <td>1118</td> <td>\$100</td> <td>WD</td> <td></td> </tr> <tr> <td>12/31/2007</td> <td>6270</td> <td>364</td> <td>\$40,000</td> <td>WD</td> <td></td> </tr> <tr> <td>10/2005</td> <td>5772</td> <td>1692</td> <td>\$288,500</td> <td>WD</td> <td></td> </tr> </tbody> </table> Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller	Sale Date	Book	Page	Value	Type	Official Records (New Window)	02/20/2008	6289	1118	\$100	WD		12/31/2007	6270	364	\$40,000	WD		10/2005	5772	1692	\$288,500	WD		<b>2021 Certified Roll Exemptions</b> None  <b>Legal Description</b> LT 11 LESS W 5 FT OF N 90 FT ALL LT 12 AND W 5 FT OF LTS 13 TO 17 BLK 25 BELMONT TRACT OR 5772 P 1692 OR 6270 P 364...  <b>Extra Features</b> None
Sale Date	Book	Page	Value	Type	Official Records (New Window)																				
02/20/2008	6289	1118	\$100	WD																					
12/31/2007	6270	364	\$40,000	WD																					
10/2005	5772	1692	\$288,500	WD																					

<b>Parcel Information</b> <b>Section</b> <b>Map Id:</b> CA094 <b>Approx. Acreage:</b> 0.2479 <b>Zoned:</b> PR-2 <b>Evacuation &amp; Flood Information</b> <a href="#">Open Report</a>		<a href="#">Launch Interactive Map</a>
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View Florida Department of Environmental Protection(DEP) Data

## Buildings

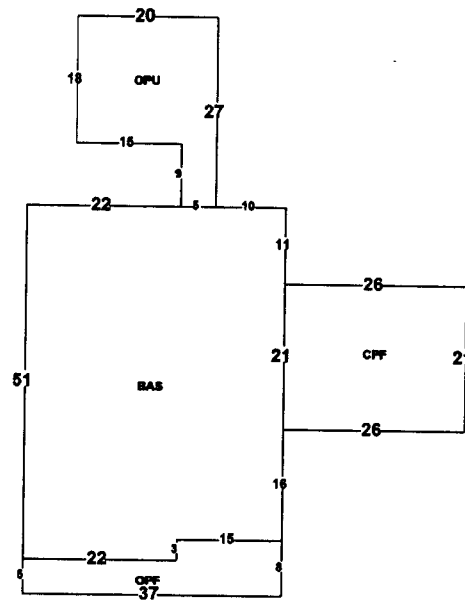
Address: 215 W GADSDEN ST, Year Built: 1961, Effective Year: 1975, PA Building ID#: 17690

### Structural Elements

DECOR/MILLWORK-ABOVE AVERAGE  
 DWELLING UNITS-1  
 EXTERIOR WALL-BRICK-FACE/VENEER  
 FLOOR COVER-CARPET  
 FOUNDATION-SLAB ABOVE GRDE  
 HEAT/AIR-CENTRAL H/AC  
 INTERIOR WALL-DRYWALL-PLASTER  
 NO. PLUMBING FIXTURES-6  
 NO. STORIES-1  
 ROOF COVER-DIMEN/ARCH SHNG  
 ROOF FRAMING-GABLE  
 STORY HEIGHT-0  
 STRUCTURAL FRAME-WOOD FRAME

### Areas - 3023 Total SF

BASE AREA - 1842  
 CARPORT FIN - 546  
 OPEN PORCH FIN - 230  
 OPEN PORCH UNF - 405



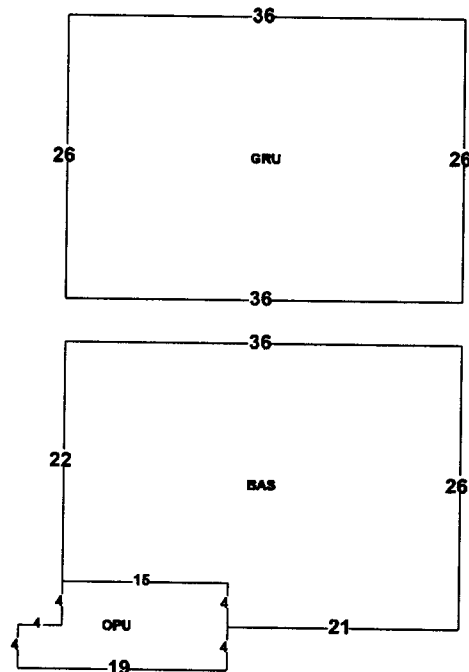
Year Built: 1961, Effective Year: 1975, PA Building ID#: 17691

### Structural Elements

DECOR/MILLWORK-AVERAGE  
 DWELLING UNITS-1  
 EXTERIOR WALL-BRICK-FACE/VENEER  
 FLOOR COVER-CARPET  
 FOUNDATION-SLAB ON GRADE  
 HEAT/AIR-WALL/FLOOR FURN  
 INTERIOR WALL-DRYWALL-PLASTER  
 NO. PLUMBING FIXTURES-3  
 NO. STORIES-1  
 ROOF COVER-DIMEN/ARCH SHNG  
 ROOF FRAMING-GABLE  
 STORY HEIGHT-0  
 STRUCTURAL FRAME-WOOD FRAME

### Areas - 1948 Total SF

BASE AREA - 876  
 GARAGE UNFIN - 936  
 OPEN PORCH UNF - 136



## Images



10/18/2021 12:00:00 AM

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: 05/12/2022 (tc.4436)



# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

May 23, 2022

CITRUS CAPITAL HOLDINGS LLC  
PO BOX 54226  
NEW ORLEANS LA 70154

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. There are additional fees needed in order to process your application. If you have any questions, please feel free to contact me at (850) 595-3793.

TAX CERT	ADDITIONAL FEES
2020 TD 06573	\$160.00 - Sheriff Fee
2020 TD 06572	\$40.00 - Sheriff Fee
2020 TD 07952	\$40.00 - Sheriff Fee
2020 TD 08309	\$120.00 - Sheriff Fee
2020 TD 01981	\$40.00 - Sheriff Fee
2020 TD 01995	\$80.00 - Sheriff Fee
2020 TD 01937	\$160.00 - Sheriff Fee
2020 TD 02810	\$40.00 - Sheriff Fee

**PLEASE REMIT \$680.00**

Very truly yours,

PAM CHILDERS  
Clerk of Circuit Court

By:

  
Emily Hogg  
Tax Deed Division

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That CITRUS CAPITAL HOLDINGS LLC holder of Tax Certificate No. 07952, issued the 1st day of June, A.D., 2020 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 11 LESS W 5 FT OF N 90 FT ALL LT 12 AND W 5 FT OF LTS 13 TO 17 BLK 25 BELMONT TRACT OR 5772 P 1692 OR 6270 P 364 OR 6289 P 1118 CA 94

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 131159000 (0223-14)

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

AMANDA MOHRMAN HUGHES and CHARLES A HUGHES and DEBORAH PIFER HUGHES

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 February, which is the 6th day of February 2023.

Dated this 22nd day of June 2022.

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



**PROPERTY INFORMATION REPORT**  
3050 Concho Drive, Pensacola, Florida 32507 | Phone: 850-466-3077

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 13-1159-000 CERTIFICATE #: 2020-7952

THIS REPORT IS NOT TITLE INSURANCE. THE LIABILITY FOR ERRORS OR OMISSIONS IN THIS REPORT IS LIMITED TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of record of the land described herein together with current and delinquent ad valorem tax information and a listing and copies of all open or unsatisfied leases, mortgages, judgments and encumbrances recorded in the Official Record Books of Escambia County, Florida that appear to encumber the title to said land as listed on page 2 herein. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately.

**This Report is subject to:** Current year taxes; taxes and assessments due now or in subsequent years; oil, gas, and mineral or any subsurface rights of any kind or nature; easements, restrictions and covenants of record; encroachments, overlaps, boundary line disputes, and any other matters that would be disclosed by an accurate survey and inspection of the premises.

This Report does not insure or guarantee the validity or sufficiency of any document attached, nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title, or as any other form of guarantee or warranty of title.

Use of the term "Report" herein refers to the Property Information Report and the documents attached hereto.

Period Searched: November 18, 2002 to and including November 18, 2022 Abstractor: Stacie Wright

BY

Michael A. Campbell,  
As President  
Dated: November 25, 2022



**PROPERTY INFORMATION REPORT**  
**CONTINUATION PAGE**

November 25, 2022

Tax Account #: **13-1159-000**

1. The Grantee(s) of the last deed(s) of record is/are: **CHARLES ANTHONY HUGHES AND DEBORAH PIFER HUGHES AND AMANDA MOHRMAN HUGHES**

**By Virtue of Warranty Deed recorded 11/9/2005 in OR 5772/1692 Warranty Deed recorded 12/31/2007 in OR 6270/364; Corrective Warranty Deed recorded 2/20/2008 in OR 6289/1118**

2. The land covered by this Report is: **See Attached Exhibit "A"**
3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:
- a. **Judgment in favor of State of FL/Escambia County recorded 8/2/2006 OR 5961/1180**
  - b. **Judgment in favor of State of FL/Escambia County recorded 1/8/2021 OR 8439/1836**
  - c. **Tax Warrant infavor of Florida Department of Revenue recorded 8/4/2022 OR 8835/1181**

4. Taxes:

**Taxes for the year(s) 2019-2021 are delinquent.**

**Tax Account #: 13-1159-000**

**Assessed Value: \$309,974.00**

**Exemptions: NONE**

5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **NONE**

Payment of any special liens/assessments imposed by City, County, and/or State.

Note: Escambia County and/or local municipalities may impose special liens/assessments. These liens/assessments are not discovered in a title search or shown above. These special assessments typically create a lien on real property. The entity that governs subject property must be contacted to verify payment status.

**PERDIDO TITLE & ABSTRACT, INC.**  
**PROPERTY INFORMATION REPORT**  
3050 Concho Drive, Pensacola, Florida 32507 | Phone 850-466-3077

**Scott Lunsford**  
**Escambia County Tax Collector**  
P.O. Box 1312  
Pensacola, FL 32591

**CERTIFICATION: TITLE SEARCH FOR TDA**

**TAX DEED SALE DATE:** FEB 6, 2023

**TAX ACCOUNT #:** 13-1159-000

**CERTIFICATE #:** 2020-7952

In compliance with Section 197.522, 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	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2021</u> tax year.

AMANDA MOHRMAN  
CHARLES A HUGHES  
DEBORAH PIFER HUGHES  
304 INTERBAY AVE  
PENSACOLA, FL 32507

AMANDA MOHRMAN  
CHARLES A HUGHES  
DEBORAH PIFER HUGHES  
215 W GADSDEN ST  
PENSACOLA, FL 32501

STATE OF FLORIDA  
DEPARTMENT OF REVENUE  
2205 LA VISTA AVE, STE B  
PENSACOLA, FL 32504-8210

AMANDA HUGHES  
348 PETTY DR  
CANTONMENT, FL 32533

DEBORAH HUGHES  
18 S DEVILLERS ST  
PENSACOLA, FL 32502-5564

Certified and delivered to Escambia County Tax Collector, this 25<sup>th</sup> day of November, 2022.

**PERDIDO TITLE & ABSTRACT, INC.**



BY: Michael A. Campbell, As It's President

NOTE: The above listed addresses are based upon current information available, but addresses are not guaranteed to be true or correct.

**PROPERTY INFORMATION REPORT**

**November 25, 2022**

**Tax Account #: 13-1159-000**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**LT 11 LESS W 5 FT OF N 90 FT ALL LT 12 AND W 5 FT OF LTS 13 TO 17 BLK 25 BELMONT  
TRACT OR 5772 P 1692 OR 6270 P 364 OR 6289 P 1118 CA 94**

**SECTION 00, TOWNSHIP 0 S, RANGE 00 W**

**TAX ACCOUNT NUMBER 13-1159-000 (0223-14)**

This Instrument Prepared by & return to:  
Name: Estrella Lugo, an employee of  
Logan Title a d/b/a of Title Offices, LLC  
Address: 7555 Hwy. 98 West, Suite C  
Pensacola, FL 32506  
File No. 05LT-10678EL

Parcel I.D. #: 000S80-9010-110-025

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

**THIS WARRANTY DEED** Made the 31st day of October, A.D. 2005, by JOYCEMARIE ELLIS MASSENGILL, A SINGLE WOMAN BY HER ATTORNEY IN FACT THOMAS L. MASSENGILL, hereinafter called the grantors, to CHARLES ANTHONY HUGHES and DEBORAH PIFER HUGHES, HUSBAND AND WIFE, whose post office address is 304 INTERBAY AVE., PENSACOLA, FL 32507, hereinafter called the grantees:

(Wherever used herein the terms "grantors" and "grantees" include all the parties to this instrument, singular and plural, the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

**Witnesseth:** That the grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantees all that certain land situate in Escambia County, State of Florida, viz:

Lot 11, less the West 5 feet of the North 90 feet, all of Lot 12, and the West 5 feet of Lots 13 through 17, Block 25, of the Belmont Tract, according to the map of said city copyrighted by Thomas C. Watson in 1906.

**SUBJECT TO TAXES FOR THE YEAR 2005 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold the same in fee simple forever.

And the grantors hereby covenant with said grantees that they are lawfully seized of said land in fee simple; that they have good right and lawful authority to sell and convey said land, and hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2005.

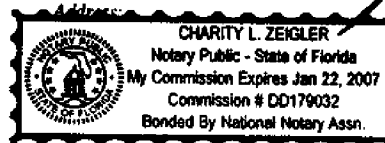
In Witness Whereof, the said grantors have signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

*Arlene Nuñez*  
Witness Signature  
ARLENE NUÑEZ  
Printed Name

*Charity L. Zeigler*  
Witness Signature  
Charity L. Zeigler  
Printed Name

*Joycemarie Ellis Massengill*  
BY HER ATTORNEY IN FACT THOMAS L. MASSENGILL



STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 31st day of October, 2005, by JOYCEMARIE ELLIS MASSENGILL, BY HER ATTORNEY IN FACT THOMAS L. MASSENGILL, who are known to me or who have produced FLCs as identification.

*Charity L. Zeigler*  
Signature of Notary  
My commission expires January 22, 2007

Prepared by:  
Deborah L. Hughes  
215 W. Gadsden Ave.  
Pensacola FL 32501

**GENERAL WARRANTY DEED**

Made this December 31, 2007 A.D. By **Charles Anthony Hughes and Deborah Pifer Hughes, husband and wife**, whose address is: 215 West Gadsden Ave., Pensacola FL 32501, hereinafter called the grantor, to **Charles Anthony Hughes and Deborah Pifer Hughes, husband and wife, and Amanda Mohrman Hughes, daughter of Charles Anthony Hughes and Deborah Pifer Hughes**, whose address is: 215 West Gadsden Ave., Pensacola FL 32501, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Escambia County, Florida, viz:

Lot 11, less the West 5 feet of the North 90 feet, all of Lot 12, and the West 5 feet of Lots 13 through 17, Block 25, BELMONT TRACT, City of Pensacola, Escambia County, Florida, according to map of said City copyrighted by Thomas C. Watson in 1906.

Parcel ID Number: 00-0S-00-9010-110-025

**Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.**

**To Have and to Hold**, the same in fee simple forever, with rights of survivorship prevailing.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey such land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that the said land is free of all encumbrances except taxes accruing subsequent to December 31, 2007.

**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

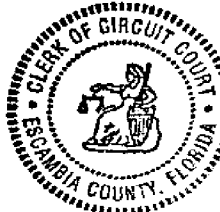
*Signed, sealed and delivered in our presence:*

Sallie L. Arnold  
Witness Printed Name Sallie L. Arnold  
Kathy Styron  
Witness Printed Name Kathy Styron

Charles A. Hughes (Seal)  
Charles Anthony Hughes  
Address: 215 W. Gadsden Ave., Pensacola FL 32501  
Deborah Pifer Hughes (Seal)  
Deborah Pifer Hughes  
Address: 215 W. Gadsden Ave., Pensacola FL 32501

State of Florida  
County of Escambia

The foregoing instrument was acknowledged before me this 31st day of December, 2007, by Charles Anthony Hughes and Deborah Pifer Hughes, husband and wife, who is/are personally known to me or who has produced FLDL as identification.



**Ernie Lee Magaha, Clerk of the Circuit**

Notary Public  
Print Name: Ernie Lee Magaha  
My Commission Expires: Deputy Clerk

Ernie Lee Magaha  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY FLORIDA  
INST# 2007120872 12/31/2007 at 04:53 PM  
OFF REC BK: 6270 PG: 384 - 384 Doc Type: WD  
RECORDING: \$10.00 Deed Stamps \$280.00

Prepared by:  
Deborah L. Hughes  
215 W. Gadsden Ave.  
Pensacola FL 32501

*\* Correlative*  
**GENERAL WARRANTY DEED**

Made this December 31, 2007 A.D. By Charles Anthony Hughes and Deborah Pifer Hughes, husband and wife, whose address is: 215 West Gadsden Ave., Pensacola FL 32501, hereinafter called the grantor, to Charles Anthony Hughes and Deborah Pifer Hughes, husband and wife, and Amanda Mohrman Hughes, daughter of Charles Anthony Hughes and Deborah Pifer Hughes, whose address is: 215 West Gadsden Ave., Pensacola FL 32501, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Escambia County, Florida, viz:

Lot 11, less the West 5 feet of the North 90 feet, all of Lot 12, and the West 5 feet of Lots 13 through 17, Block 25, BELMONT TRACT, City of Pensacola, Escambia County, Florida, according to map of said City copyrighted by Thomas C. Watson in 1906.

Parcel ID Number: 00-0S-00-9010-110-025

*\* This Deed being re-recorded to correct tenancy to joint tenants with right of survivorship.*

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever, *as joint tenants with* rights of survivorship prevailing.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey such land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that the said land is free of all encumbrances except taxes accruing subsequent to December 31, 2007.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Sallie L. Arnold

Witness Printed Name Sallie L. Arnold

Kathy Styron

Witness Printed Name Kathy Styron

Charles A. Hughes (Seal)

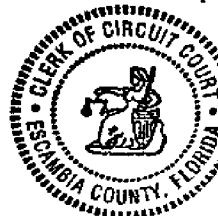
Charles Anthony Hughes  
Address: 215 W. Gadsden Ave., Pensacola FL 32501

Deborah Pifer Hughes (Seal)

Deborah Pifer Hughes  
Address: 215 W. Gadsden Ave., Pensacola FL 32501

State of Florida  
County of Escambia

The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of December, 2007, by Charles X Hughes and Deborah X Hughes, husband and wife, who is/are personally known to me or who has produced FLD as identification.



Ernie Lee Magaha, Clerk of the Circuit

Notary Public

Print Name: Sallie L. Arnold

My Commission Expires: Deputy Clerk

IN THE CIRCUIT COURT OF  
ESCAMBIA COUNTY, FLORIDA

C

STATE OF FLORIDA

CASE NO: 2006 CF 001103 A  
DIVISION: F

vs

AMANDA GRACE HUGHES  
348 PETTY DRIVE  
CANTONMENT FL 32533

W/F DOB: 09/01/1972

ERNE LEE MAGAHA  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FL  
2006 JUL 25 A 8:53  
COURT DIVISION  
FILED & RECORDED

\*\*\*\*\*

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 \$ 100.00, 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 \$ 0 Application Fee to be deposited into the Indigent Criminal Defense Trust Fund, for a total of \$ 100.00.

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.

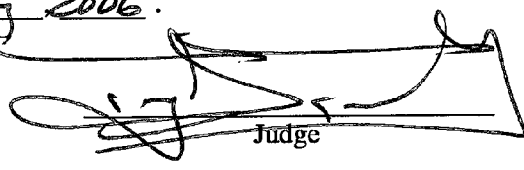
Payment toward this lien should be made to Honorable Ernie Lee Magaha, Clerk of the Circuit Court, Attn: Circuit Criminal Division, PO Box 333, Pensacola, FL 32591-0333.

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 <sup>4th</sup> 25 day of July 2006.

cc: Defendant

Case: 2006 CF 001103 A  
00051087375  
Dkt: CF361 Pg#:

  
Judge

Filing # 119219238 E-Filed 01/07/2021 12:01:10 PM

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA

VS

CASE NO: 1996 MM 015032 A

DEBORAH DIANE HUGHES

DIVISION: II  
DATE OF BIRTH: 06/11/1961

FINAL JUDGMENT FOR FINES, COSTS, AND ADDITIONAL CHARGES

On JULY 2, 2020, an order assessing fines, costs, and additional charges was entered against the Defendant, **DEBORAH DIANE HUGHES**. Defendant has failed to make payment in full in accordance with this order. Therefore,

**IT IS ADJUDGED** that the Escambia County Clerk of the Circuit Court, **190 W GOVERNMENT ST, PENSACOLA, FLORIDA 32502** recover from Defendant those remaining unpaid fines, costs and additional charges in the amount of **\$610.75**, which shall bear interest at the rate prescribed by law, **6.03%**, until satisfied.

It is **FURTHER ORDERED AND ADJUDGED** that a lien is hereby created against all currently owned and after acquired property, both real and personal, of the defendant.

FOR WHICH LET EXECUTION ISSUE.

**DONE AND ORDERED** in open court/chambers in Pensacola, Escambia County, Florida.



eSigned by COUNTY COURT JUDGE KERRA SMITH  
on 01/06/2021 19:25:33 DDsdkpde

COUNTY JUDGE



CERTIFIED TO BE A TRUE COPY OF THE  
ORIGINAL ON FILE IN THIS OFFICE  
WITNESS MY HAND AND OFFICIAL SEAL  
PAM CHILDERS  
CLERK OF THE CIRCUIT COURT & COMPTROLLER  
ESCAMBIA COUNTY, FLORIDA  
BY: Taylor Winans D.C.  
DATE: 1.7.2021





Florida Department of Revenue  
WARRANT

Deborah Leah Hughes  
18 S DE VILLIERS ST  
PENSACOLA, FL 32502-5564

Tax : Sales and Use Tax  
Business Partner # : 4095512  
Contract Object # : 00016219479  
FEIN :  
Warrant # : 1000000930446

Re: Warrant issued under Chapter

212, Florida Statutes

THE STATE OF FLORIDA  
TO ALL AND SINGULAR, THE CLERKS OF THE CIRCUIT COURTS AND  
ALL AND SINGULAR, THE SHERIFFS OF THE STATE OF FLORIDA

WARRANT FOR COLLECTION OF DELINQUENT Sales and Use Tax TAX(ES).

The taxpayer named above in the County of Escambia, is  
indebted to the Department of Revenue, State of Florida, in the following amounts:

TAX	\$	644.54
PENALTY	\$	683.93
INTEREST	\$	71.11
TOTAL	\$	1399.58
FEE(S)	\$	20.00
GRAND TOTAL	\$	1419.58

For returns due on or before December 31, 1999, interest is due at the rate of 12% per annum. For returns due on or after January 1, 2000, a floating rate of interest applies in accordance with section 213.235, Florida Statutes.

WITNESS my hand and official seal in this City of Pensacola,  
Escambia County, Florida, this 2nd day of August, 2022.



Jim Zingale, Executive Director  
Department of Revenue, State of Florida

This instrument prepared by:

Authorized Agent

Please bill to:

State of Florida, Department of Revenue  
PENSACOLA SERVICE CENTER  
2205 LA VISTA AVE STE B  
Pensacola, FL 32504-8210

DR-78  
R. 04/18

**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

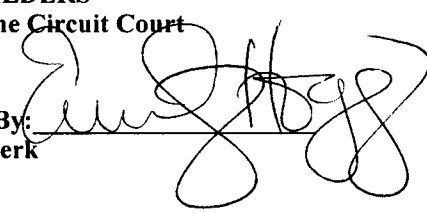
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
Tax Certificate Redeemed From Sale  
Account: 131159000 Certificate Number: 007952 of 2020**

**Payor: DEBORAH L HUGHES 304 INTERBAY AVE PENSACOLA FL 32507      Date 12/16/2022**

Clerk's Check #	1203616680	Clerk's Total	<del>\$570.40</del> <b>\$18,365.24</b>
Tax Collector Check #	1	Tax Collector's Total	<del>\$18,656.24</del>
		Postage	<del>\$59.40</del>
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$19,303.04</del>

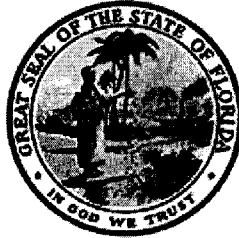
**\$18,382.24**

**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  
 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 # 2020 TD 007952**

**Redeemed Date 12/16/2022**

**Name DEBORAH L HUGHES 304 INTERBAY AVE PENSACOLA FL 32507**

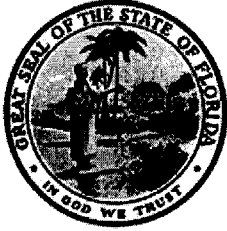
Clerk's Total = TAXDEED	\$570.40	\$18,365.24
Due Tax Collector = TAXDEED	\$18,656.24	
Postage = TD2	\$59.40	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• 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**  
**ESCAMBIA COUNTY, FLORIDA**

**Tax Deed - Redemption Calculator**

**Account: 131159000 Certificate Number: 007952 of 2020**

Redemption ☐ No ☒ Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="2/6/2023"/>	Redemption Date <input type="text" value="12/16/2022"/>
Months	10	8
Tax Collector	<input type="text" value="\$16,217.38"/>	<input type="text" value="\$16,217.38"/>
Tax Collector Interest	\$2,432.61	\$1,946.09
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$18,656.24	<input type="text" value="\$18,169.72"/> <i>TC</i>
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$119.00"/>	<input type="text" value="\$119.00"/>
Sheriff Fee	<input type="text" value="\$160.00"/>	<input type="text" value="\$160.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$74.40	\$59.52
Total Clerk	\$570.40	<input type="text" value="\$555.52"/> <i>CH</i>
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$59.40"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$19,303.04	\$18,742.24
	Repayment Overpayment Refund Amount	\$560.80
Book/Page	<input type="text" value="8808"/>	<input type="text" value="1776"/>

## RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8808, Page 1776, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 07952, issued the 1st day of June, A.D., 2020

TAX ACCOUNT NUMBER: 131159000 (0223-14)

DESCRIPTION OF PROPERTY:

LT 11 LESS W 5 FT OF N 90 FT ALL LT 12 AND W 5 FT OF LTS 13 TO 17 BLK 25 BELMONT  
TRACT OR 5772 P 1692 OR 6270 P 364 OR 6289 P 1118 CA 94

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

NAME IN WHICH ASSESSED: AMANDA MOHRMAN HUGHES and CHARLES A HUGHES and  
DEBORAH PIFER HUGHES

Dated this 16th day of December 2022.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk