



# 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

DR-513  
07/19/2025

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	KEYS FUNDING LLC - 8023 PO BOX 71540 PHILADELPHIA, PA 19176-1540	Application date	Apr 21, 2025
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 #	2023 / 6927
		Date certificate issued	06/01/2023

## 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)
# 2023/6927	06/01/2023	6,413.36	706.81	7,120.17
→ Part 2: Total*				7,120.17

## 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)
# 2024/7042	06/01/2024	6,931.79	6.25	524.22	7,462.26
Part 3: Total*					7,462.26

## 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)	14,582.43
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	6,873.56
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)	21,830.99

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: \_\_\_\_\_

Escambia, Florida

Signature, Tax Collector or Designee

Date April 24th, 2025

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

**Part 5: Clerk of Court Certified Amounts (Lines 8-14)**

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. _____ Signature, Clerk of Court or Designee	Date of sale <u>01/07/2026</u>

**INSTRUCTIONS**

**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: 2500383

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

KEYS FUNDING LLC - 8023

PO BOX 71540

PHILADELPHIA, PA 19176-1540,

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	2023/6927	06-01-2023	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

KEYS FUNDING LLC - 8023

PO BOX 71540

PHILADELPHIA, PA 19176-1540

04-21-2025  
Application Date

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Applicant's signature



# Gary "Bubba" Peters

## Escambia County Property Appraiser

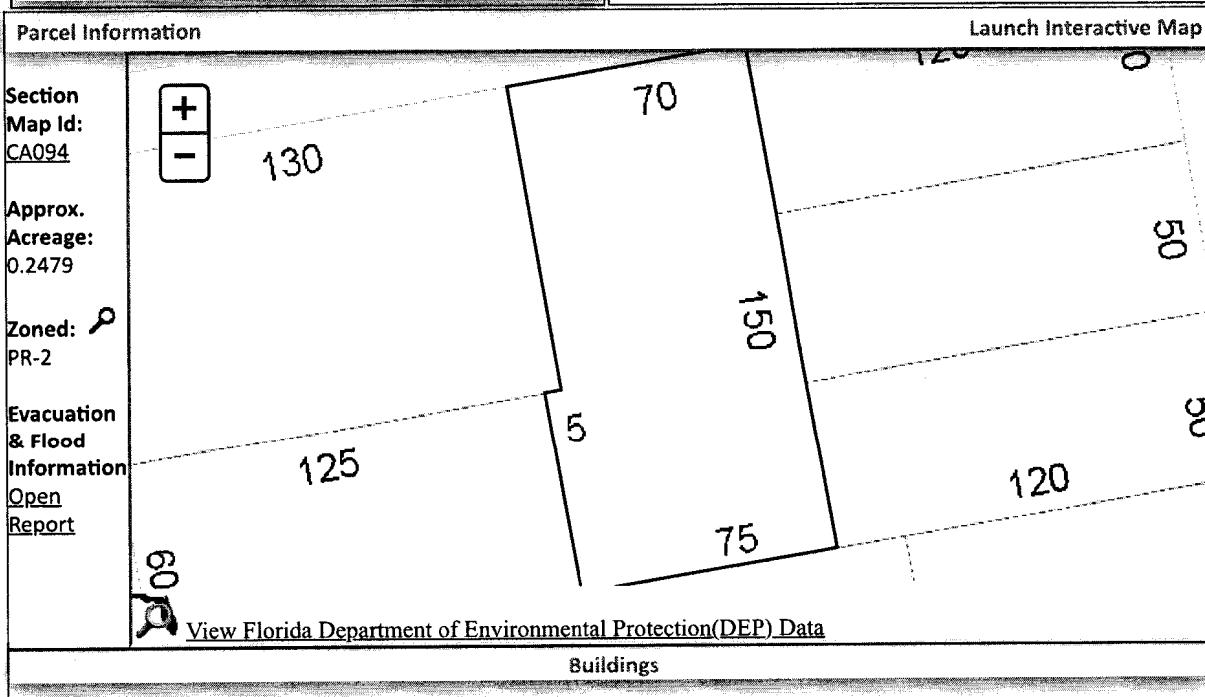
[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)
[Back](#)
◀ Nav. Mode  Account  Parcel ID ▶
[Printer Friendly Version](#)

General Information		Assessments				
Parcel ID:	000S009010110025					
Account:	131159000					
Owners:	HUGHES AMANDA MOHRMAN & HUGHES CHARLES A & HUGHES DEBORAH PIFER					
Mail:	304 INTERBAY AVE PENSACOLA, FL 32507					
Situs:	215 W GADSDEN ST 32501					
Use Code:	MULTI-FAMILY <=9					
Units:	2					
Taxing Authority:	PENSACOLA CITY LIMITS					
Tax Inquiry:	<a href="#">Open Tax Inquiry Window</a>					
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data Type List:						
Sale Date	Book	Page	Value	Type	Multi Parcel	Records
02/20/2008	6289	1118	\$100	WD	N	
12/31/2007	6270	364	\$40,000	WD	N	
10/2005	5772	1692	\$288,500	WD	N	

Official Records Inquiry courtesy of Pam Childers  
Escambia County Clerk of the Circuit Court and Comptroller

2024 Certified Roll Exemptions						
None						
Legal Description						
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...						
Extra Features						
None						



Address: 215 W GADSDEN ST, Improvement Type: SINGLE FAMILY, 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 GRADE**  
**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**

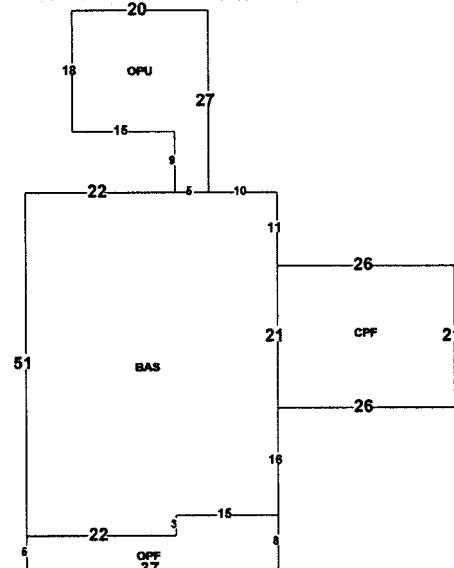
 Areas - 3023 Total SF

**BASE AREA - 1842**

**CARPORT FIN - 546**

**OPEN PORCH FIN - 230**

**OPEN PORCH UNF - 405**



Improvement Type: SINGLE FAMILY, Year Built: 1961, Effective Year: 1975, PA Building ID#: 17691

**Structural Elements**

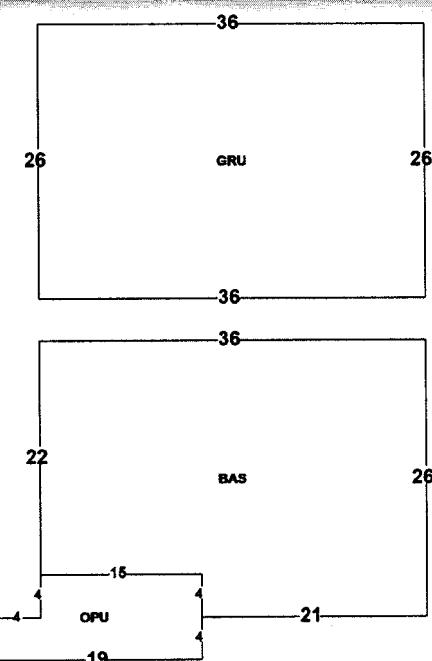
**DECOR/MILLWORK-AVERAGE**  
**DWELLING UNITS-1**  
**EXTERIOR WALL-BRICK-FACE/VENEER**  
**FLOOR COVER-CARPET**  
**FOUNDATION-SLAB ON GRADE**  
**HEAT/AIR-WALL/FLOOR FURN**  
**INTERIOR WALL-DRYWALL-PLASTER**  
**NO. PLUMBING FIXTURES-3**  
**NO. STORIES-1**  
**ROOF COVER-DIMEN/ARCH SHNG**  
**ROOF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

Pam Childers  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY FLORIDA  
INST# 2025037165 5/20/2025 1:24 PM  
OFF REC BK: 9320 PG: 697 Doc Type: TDN

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 06927**, issued the 1st day of **June, A.D., 2023** 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 (0126-21)**

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 Wednesday in the month of January, which is the 7th day of January 2026.**

Dated this 20th day of May 2025.

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

# PERDIDO TITLE SOLUTIONS

Precise · Professional · Proven

## 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 #: 2023-6927

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 encumber the title to said land as listed on page 2 herein.

**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.

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 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: October 16, 2025 to and including October 16, 2025 Abstractor: Andrew Hunt

BY



Michael A. Campbell,  
As President  
Dated: October 19, 2025

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

October 19, 2025  
Tax Account #: **13-1159-000**

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

**By Virtue of Warranty Deed recorded 11/9/2005 in OR 5772/1692 together with Warranty Deed recorded 12/31/2007 in OR 6270/364 and 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. **Mortgage in favor of Regions Bank d/b/a Regions Mortgage recorded 8/11/2015 – OR 7388/1911**
  - b. **Tax Warrant in favor of Escambia County Treasury recorded 3/21/2023 – OR 8947/551**
  - c. **Judgment in favor of Escambia County recorded 1/8/2021 – OR 8439/1836**
  - d. **Judgment in favor of Escambia County recorded 8/2/2006 – OR 5961/1180**
  - e. **Tax Warrant in favor of Florida Department of Revenue recorded 8/4/2022 – OR 8835/1181**
4. Taxes:

**Taxes for the year(s) 2022-2024 are delinquent.**

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

**Assessed Value: \$375,068.00**

**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 Property Information Report 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 SOLUTIONS**  
**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: PROPERTY INFORMATION REPORT FOR TDA**  
**TAX DEED SALE DATE:** JAN 7, 2026

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

**CERTIFICATE #:** 2023-6927

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**

Notify City of Pensacola, P.O. Box 12910, 32521  
  Notify Escambia County, 190 Governmental Center, 32502  
  Homestead for 2025 tax year.

**AMANDA MOHRMAN HUGHES**  
CHARLES ANTHONY HUGHES AND  
DEBORAH PIFER HUGHES  
304 INTERBAY AVE  
PENSACOLA, FL 32507

**AMANDA MOHRMAN HUGHES**  
CHARLES ANTHONY HUGHES AND  
DEBORAH PIFER HUGHES  
215 W GADSDEN ST  
PENSACOLA, FL 32501

**REGIONS BANK D/B/A REGIONS MORTGAGE**  
**2050 PARKWAY OFFICE CIR**  
**BIRMINGHAM, AL 35244**

**CHARLES AND DEBORAH HUGHES**  
603 SILVERSHORE DR  
PENSACOLA, FL 32507

**ESCAMBIA COUNTY TREASURY**  
221 PALAFOX PL STE 110  
PENSACOLA, FL 32502

**AMANDA GRACE HUGHES**  
348 PETTY DR  
CANTONMENT, FL 32533

**CIRCUIT CRIMINAL DIVISION**  
PO BOX 333  
PENSACOLA, FL 32591-0333

**DEBORAH LEAH HUGHES**  
18 S DE VILLIERS ST  
PENSACOLA, FL 32502-5564

**DEPARTMENT OF REVENUE**  
PENSACOLA SERVICE CENTER  
2205 LA VISTA AVE STE B  
PENSACOLA, FL 32504-8210

Certified and delivered to Escambia County Tax Collector, this 20<sup>th</sup> day of October 2025.  
**PERDIDO TITLE SOLUTIONS, A DIVISION OF**  
**PERDIDO TITLE & ABSTRACT, INC.**

*Michael A. Campbell*

BY: Michael A. Campbell, As Its President

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

**PROPERTY INFORMATION REPORT**

**October 19, 2025**  
**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(0126-21)**

Recorded in Public Records 11/09/2005 at 10:07 AM OR Book 5772 Page 1692,  
 Instrument #2005442275, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
 County, FL Recording \$10.00 Deed Stamps \$2019.50

*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. #: 000500-9010-110-025

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.

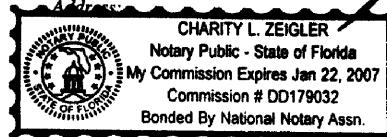
In Witness Whereof, the said grantors have signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

*Arlene Nuñez*  
 Witness Signature  
*ARLINE NUÑEZ*  
 Printed Name  
*Charity L. Zeigler*  
 Witness Signature  
*Charity L. Zeigler*  
 Printed Name

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 PL as identification.



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

Recorded in Public Records 12/31/2007 at 04:53 PM OR Book 6270 Page 364,  
 Instrument #2007120972, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
 County, FL Recording \$10.00 Deed Stamps \$280.00

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 wherof 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: 00-08-00-9010-110-025

**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)

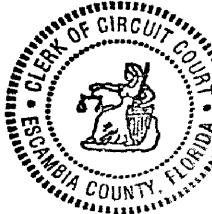
Deborah Pifer Hughes  
 Address: 215 W. Gadsden Ave., Pensacola FL 32501

State of Florida  
 County of Escambia

The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of December, 2007, by Charles A. Hughes and Deborah A. Hughes, husband and wife, who is/are personally known to me or who has produced PLD 1 as identification.

*Anthony Hughes* *Pifer*  
*Military Identification*

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



Notary Public  
 Print Name: Sallie L. Arnold

My Commission Expires: Deputy Clerk

Recorded in Public Records 02/20/2008 at 04:16 PM OR Book 6289 Page 1118,  
 Instrument #2008013255, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
 County, FL Recording \$10.00 Deed Stamps \$0.70

Ernie Lee Magaha  
 CLERK OF THE CIRCUIT COURT  
 ESCAMBIA COUNTY FLORIDA  
 INST# 2007120972 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

\* *Corrective*  
**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.

*as joint tenants with  
 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

Deb Pifer Hughes (Seal)

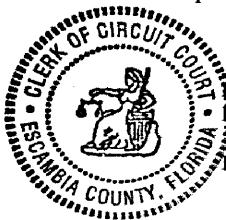
Deborah Pifer Hughes  
 Address: 215 W. Gadsden Ave., Pensacola FL 32501

State of Florida  
 County of Escambia

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

*Anthony Hughes  
 Deb Pifer Hughes  
 Military Identification*

Ernie Lee Magaha, Clerk of the Circuit



Notary Public

Print Name: Sallie L. Arnold

My Commission Expires:

Deputy Clerk

Recorded in Public Records 08/11/2015 at 09:39 AM OR Book 7388 Page 1911,  
Instrument #2015060713, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$180.00 MTG Stamps \$1982.75 Int. Tax \$1133.00

Return To:

**Post Closing Department  
Regions Bank d/b/a/ Regions Mortgage  
2050 Parkway Office Circle, RCN-6, Mail Code: ALBH40602B  
Birmingham, AL 35244**

This document was prepared by:

**Raphael Mayberry  
303 Jesse Jewel Pwy Suite 400  
Gainesville, GA 30501  
(770)503-2511**

\_\_\_\_\_  
[Space Above This Line For Recording Data]

## **MORTGAGE**

### **DEFINITIONS**

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "Security Instrument" means this document, which is dated **August 6, 2015**, together with all Riders to this document.  
(B) "Borrower" is **Charles A Hughes and Deborah Hughes, Husband and Wife; William Thurston Hughes, Unmarried Man;**

Borrower is the mortgagor under this Security Instrument.

(C) "Lender" is **Regions Bank d/b/a Regions Mortgage**

Lender is a **State chartered association** organized and existing under the laws of **State of Alabama**

**FLORIDA-Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT**

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VMP Mortgage Forms, Inc.

*CH*

Charles A Hughes  
7297076318  
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Lender's address is **2050 Parkway Office Circle, Birmingham, AL 35244**

Lender is the mortgagee under this Security Instrument.

(D) "Note" means the promissory note signed by Borrower and dated **August 6, 2015**.  
The Note states that Borrower owes Lender **five hundred sixty-six thousand five hundred and 00/100**

Dollars  
(U.S. \$ 566,500.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than **September 1, 2045**.  
(E) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."  
(F) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.  
(G) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [check box as applicable]:

<input type="checkbox"/> Adjustable Rate Rider	<input type="checkbox"/> Condominium Rider	<input checked="" type="checkbox"/> Second Home Rider
<input type="checkbox"/> Balloon Rider	<input type="checkbox"/> Planned Unit Development Rider	<input type="checkbox"/> 1-4 Family Rider
<input type="checkbox"/> VA Rider	<input type="checkbox"/> Biweekly Payment Rider	<input type="checkbox"/> Other(s) [specify]

(H) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.

(I) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association or similar organization.

(J) "Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers.

(K) "Escrow Items" means those items that are described in Section 3.

(L) "Miscellaneous Proceeds" means any compensation, settlement, award of damages, or proceeds paid by any third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i) damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the Property; (iii) conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property.

(M) "Mortgage Insurance" means insurance protecting Lender against the nonpayment of, or default on, the Loan.

(N) "Periodic Payment" means the regularly scheduled amount due for (i) principal and interest under the Note, plus (ii) any amounts under Section 3 of this Security Instrument.

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(O) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. Section 2601 et seq.) and its implementing regulation, Regulation X (12 C.F.R. Part 1024), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the same subject matter. As used in this Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.

(P) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

#### TRANSFER OF RIGHTS IN THE PROPERTY

This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender, the following described property located in the **County** [Type of Recording Jurisdiction] of **Escambia** [Name of Recording Jurisdiction].

**See Exhibit A attached hereto and made a part hereof for all purposes.**

Parcel ID Number: 000S00-9010-080-025  
620 North Barcelona St  
Pensacola  
(Property Address):

which currently has the address of  
[Street]  
[City], Florida **32501** [Zip Code]

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

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**BORROWER COVENANTS** that Borrower is lawfully seised 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 warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

**1. Payment of Principal, Interest, Escrow Items, Prepayment Charges, and Late Charges.**

Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and any prepayment charges and late charges due under the Note. Borrower shall also pay funds for Escrow Items pursuant to Section 3. Payments due under the Note and this Security Instrument shall be made in U.S. currency. However, if any check or other instrument received by Lender as payment under the Note or this Security Instrument is returned to Lender unpaid, Lender may require that any or all subsequent payments due under the Note and this Security Instrument be made in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality, or entity; or (d) Electronic Funds Transfer.

Payments are deemed received by Lender when received at the location designated in the Note or at such other location as may be designated by Lender in accordance with the notice provisions in Section 15. Lender may return any payment or partial payment if the payment or partial payments are insufficient to bring the Loan current. Lender may accept any payment or partial payment insufficient to bring the Loan current, without waiver of any rights hereunder or prejudice to its rights to refuse such payment or partial payments in the future, but Lender is not obligated to apply such payments at the time such payments are accepted. If each Periodic Payment is applied as of its scheduled due date, then Lender need not pay interest on unapplied funds. Lender may hold such unapplied funds until Borrower makes payment to bring the Loan current. If Borrower does not do so within a reasonable period of time, Lender shall either apply such funds or return them to Borrower. If not applied earlier, such funds will be applied to the outstanding principal balance under the Note immediately prior to foreclosure. No offset or claim which Borrower might have now or in the future against Lender shall relieve Borrower from making payments due under the Note and this Security Instrument or performing the covenants and agreements secured by this Security Instrument.

**2. Application of Payments or Proceeds.** Except as otherwise described in this Section 2, all payments accepted and applied by Lender shall be applied in the following order of priority: (a) interest due under the Note; (b) principal due under the Note; (c) amounts due under Section 3. Such payments shall be applied to each Periodic Payment in the order in which it became due. Any remaining amounts shall be applied first to late charges, second to any other amounts due under this Security Instrument, and then to reduce the principal balance of the Note.

If Lender receives a payment from Borrower for a delinquent Periodic Payment which includes a sufficient amount to pay any late charge due, the payment may be applied to the delinquent payment and the late charge. If more than one Periodic Payment is outstanding, Lender may apply any payment received from Borrower to the repayment of the Periodic Payments if, and to the extent that, each payment

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can be paid in full. To the extent that any excess exists after the payment is applied to the full payment of one or more Periodic Payments, such excess may be applied to any late charges due. Voluntary prepayments shall be applied first to any prepayment charges and then as described in the Note.

Any application of payments, insurance proceeds, or Miscellaneous Proceeds to principal due under the Note shall not extend or postpone the due date, or change the amount, of the Periodic Payments.

**3. Funds for Escrow Items.** Borrower shall pay to Lender on the day Periodic Payments are due under the Note, until the Note is paid in full, a sum (the "Funds") to provide for payment of amounts due for: (a) taxes and assessments and other items which can attain priority over this Security Instrument as a lien or encumbrance on the Property; (b) leasehold payments or ground rents on the Property, if any; (c) premiums for any and all insurance required by Lender under Section 5; and (d) Mortgage Insurance premiums, if any, or any sums payable by Borrower to Lender in lieu of the payment of Mortgage Insurance premiums in accordance with the provisions of Section 10. These items are called "Escrow Items." At origination or at any time during the term of the Loan, Lender may require that Community Association Dues, Fees, and Assessments, if any, be escrowed by Borrower, and such dues, fees and assessments shall be an Escrow Item. Borrower shall promptly furnish to Lender all notices of amounts to be paid under this Section. Borrower shall pay Lender the Funds for Escrow Items unless Lender waives Borrower's obligation to pay the Funds for any or all Escrow Items. Lender may waive Borrower's obligation to pay to Lender Funds for any or all Escrow Items at any time. Any such waiver may only be in writing. In the event of such waiver, Borrower shall pay directly, when and where payable, the amounts due for any Escrow Items for which payment of Funds has been waived by Lender and, if Lender requires, shall furnish to Lender receipts evidencing such payment within such time period as Lender may require. Borrower's obligation to make such payments and to provide receipts shall for all purposes be deemed to be a covenant and agreement contained in this Security Instrument, as the phrase "covenant and agreement" is used in Section 9. If Borrower is obligated to pay Escrow Items directly, pursuant to a waiver, and Borrower fails to pay the amount due for an Escrow Item, Lender may exercise its rights under Section 9 and pay such amount and Borrower shall then be obligated under Section 9 to repay to Lender any such amount. Lender may revoke the waiver as to any or all Escrow Items at any time by a notice given in accordance with Section 15 and, upon such revocation, Borrower shall pay to Lender all Funds, and in such amounts, that are then required under this Section 3.

Lender may, at any time, collect and hold Funds in an amount (a) sufficient to permit Lender to apply the Funds at the time specified under RESPA, and (b) not to exceed the maximum amount a lender can require under RESPA. Lender shall estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures of future Escrow Items or otherwise in accordance with Applicable Law.

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity (including Lender, if Lender is an institution whose deposits are so insured) or in any Federal Home Loan Bank. Lender shall apply the Funds to pay the Escrow Items no later than the time specified under RESPA. Lender shall not charge Borrower for holding and applying the Funds, annually analyzing the escrow account, or verifying the Escrow Items, unless Lender pays Borrower interest on the Funds and Applicable Law permits Lender to make such a charge. Unless an agreement is made in writing or Applicable Law requires interest to be paid on the Funds, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Borrower and Lender can agree in writing, however, that interest

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shall be paid on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds as required by RESPA.

If there is a surplus of Funds held in escrow, as defined under RESPA, Lender shall account to Borrower for the excess funds in accordance with RESPA. If there is a shortage of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the shortage in accordance with RESPA, but in no more than 12 monthly payments. If there is a deficiency of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the deficiency in accordance with RESPA, but in no more than 12 monthly payments.

Upon payment in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower any Funds held by Lender.

**4. Charges; Liens.** Borrower shall pay all taxes, assessments, charges, fines, and impositions attributable to the Property which can attain priority over this Security Instrument, leasehold payments or ground rents on the Property, if any, and Community Association Dues, Fees, and Assessments, if any. To the extent that these items are Escrow Items, Borrower shall pay them in the manner provided in Section 3.

Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower: (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender, but only so long as Borrower is performing such agreement; (b) contests the lien in good faith by, or defends against enforcement of the lien in, legal proceedings which in Lender's opinion operate to prevent the enforcement of the lien while those proceedings are pending, but only until such proceedings are concluded; or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this Security Instrument. If Lender determines that any part of the Property is subject to a lien which can attain priority over this Security Instrument, Lender may give Borrower a notice identifying the lien. Within 10 days of the date on which that notice is given, Borrower shall satisfy the lien or take one or more of the actions set forth above in this Section 4.

Lender may require Borrower to pay a one-time charge for a real estate tax verification and/or reporting service used by Lender in connection with this Loan.

**5. Property Insurance.** Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage," and any other hazards including, but not limited to, earthquakes and floods, for which Lender requires insurance. This insurance shall be maintained in the amounts (including deductible levels) and for the periods that Lender requires. What Lender requires pursuant to the preceding sentences can change during the term of the Loan. The insurance carrier providing the insurance shall be chosen by Borrower subject to Lender's right to disapprove Borrower's choice, which right shall not be exercised unreasonably. Lender may require Borrower to pay, in connection with this Loan, either: (a) a one-time charge for flood zone determination, certification and tracking services; or (b) a one-time charge for flood zone determination and certification services and subsequent charges each time remappings or similar changes occur which reasonably might affect such determination or certification. Borrower shall also be responsible for the payment of any fees imposed by the Federal Emergency Management Agency in connection with the review of any flood zone determination resulting from an objection by Borrower.

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If Borrower fails to maintain any of the coverages described above, Lender may obtain insurance coverage, at Lender's option and Borrower's expense. Lender is under no obligation to purchase any particular type or amount of coverage. Therefore, such coverage shall cover Lender, but might or might not protect Borrower, Borrower's equity in the Property, or the contents of the Property, against any risk, hazard or liability and might provide greater or lesser coverage than was previously in effect. Borrower acknowledges that the cost of the insurance coverage so obtained might significantly exceed the cost of insurance that Borrower could have obtained. Any amounts disbursed by Lender under this Section 5 shall become additional debt of Borrower secured by this Security Instrument. These amounts shall bear interest at the Note rate from the date of disbursement and shall be payable, with such interest, upon notice from Lender to Borrower requesting payment.

All insurance policies required by Lender and renewals of such policies shall be subject to Lender's right to disapprove such policies, shall include a standard mortgage clause, and shall name Lender as mortgagee and/or as an additional loss payee. Lender shall have the right to hold the policies and renewal certificates. If Lender requires, Borrower shall promptly give to Lender all receipts of paid premiums and renewal notices. If Borrower obtains any form of insurance coverage, not otherwise required by Lender, for damage to, or destruction of, the Property, such policy shall include a standard mortgage clause and shall name Lender as mortgagee and/or as an additional loss payee.

In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower. Unless Lender and Borrower otherwise agree in writing, any insurance proceeds, whether or not the underlying insurance was required by Lender, shall be applied to restoration or repair of the Property, if the restoration or repair is economically feasible and Lender's security is not lessened. During such repair and restoration period, Lender shall have the right to hold such insurance proceeds until Lender has had an opportunity to inspect such Property to ensure the work has been completed to Lender's satisfaction, provided that such inspection shall be undertaken promptly. Lender may disburse proceeds for the repairs and restoration in a single payment or in a series of progress payments as the work is completed. Unless an agreement is made in writing or Applicable Law requires interest to be paid on such insurance proceeds, Lender shall not be required to pay Borrower any interest or earnings on such proceeds. Fees for public adjusters, or other third parties, retained by Borrower shall not be paid out of the insurance proceeds and shall be the sole obligation of Borrower. If the restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower. Such insurance proceeds shall be applied in the order provided for in Section 2.

If Borrower abandons the Property, Lender may file, negotiate and settle any available insurance claim and related matters. If Borrower does not respond within 30 days to a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may negotiate and settle the claim. The 30-day period will begin when the notice is given. In either event, or if Lender acquires the Property under Section 22 or otherwise, Borrower hereby assigns to Lender (a) Borrower's rights to any insurance proceeds in an amount not to exceed the amounts unpaid under the Note or this Security Instrument, and (b) any other of Borrower's rights (other than the right to any refund of unearned premiums paid by Borrower) under all insurance policies covering the Property, insofar as such rights are applicable to the coverage of the Property. Lender may use the insurance proceeds either to repair or restore the Property or to pay amounts unpaid under the Note or this Security Instrument, whether or not then due.

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**6. Occupancy.** Borrower shall occupy, establish, and use the Property as Borrower's principal residence within 60 days after the execution of this Security Instrument and shall continue to occupy the Property as Borrower's principal residence for at least one year after the date of occupancy, unless Lender otherwise agrees in writing, which consent shall not be unreasonably withheld, or unless extenuating circumstances exist which are beyond Borrower's control.

**7. Preservation, Maintenance and Protection of the Property; Inspections.** Borrower shall not destroy, damage or impair the Property, allow the Property to deteriorate or commit waste on the Property. Whether or not Borrower is residing in the Property, Borrower shall maintain the Property in order to prevent the Property from deteriorating or decreasing in value due to its condition. Unless it is determined pursuant to Section 5 that repair or restoration is not economically feasible, Borrower shall promptly repair the Property if damaged to avoid further deterioration or damage. If insurance or condemnation proceeds are paid in connection with damage to, or the taking of, the Property, Borrower shall be responsible for repairing or restoring the Property only if Lender has released proceeds for such purposes. Lender may disburse proceeds for the repairs and restoration in a single payment or in a series of progress payments as the work is completed. If the insurance or condemnation proceeds are not sufficient to repair or restore the Property, Borrower is not relieved of Borrower's obligation for the completion of such repair or restoration.

Lender or its agent may make reasonable entries upon and inspections of the Property. If it has reasonable cause, Lender may inspect the interior of the improvements on the Property. Lender shall give Borrower notice at the time of or prior to such an interior inspection specifying such reasonable cause.

**8. Borrower's Loan Application.** Borrower shall be in default if, during the Loan application process, Borrower or any persons or entities acting at the direction of Borrower or with Borrower's knowledge or consent gave materially false, misleading, or inaccurate information or statements to Lender (or failed to provide Lender with material information) in connection with the Loan. Material representations include, but are not limited to, representations concerning Borrower's occupancy of the Property as Borrower's principal residence.

**9. Protection of Lender's Interest in the Property and Rights Under this Security Instrument.** If (a) Borrower fails to perform the covenants and agreements contained in this Security Instrument, (b) there is a legal proceeding that might significantly affect Lender's interest in the Property and/or rights under this Security Instrument (such as a proceeding in bankruptcy, probate, for condemnation or forfeiture, for enforcement of a lien which may attain priority over this Security Instrument or to enforce laws or regulations), or (c) Borrower has abandoned the Property, then Lender may do and pay for whatever is reasonable or appropriate to protect Lender's interest in the Property and rights under this Security Instrument, including protecting and/or assessing the value of the Property, and securing and/or repairing the Property. Lender's actions can include, but are not limited to: (a) paying any sums secured by a lien which has priority over this Security Instrument; (b) appearing in court; and (c) paying reasonable attorneys' fees to protect its interest in the Property and/or rights under this Security Instrument, including its secured position in a bankruptcy proceeding. Securing the Property includes, but is not limited to, entering the Property to make repairs, change locks, replace or board up doors and windows, drain water from pipes, eliminate building or other code violations or dangerous conditions, and have utilities turned on or off. Although Lender may take action under this Section 9, Lender does not have to do so and is not under any duty or obligation to do so. It is agreed that Lender incurs no liability for not taking any or all actions authorized under this Section 9.

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Any amounts disbursed by Lender under this Section 9 shall become additional debt of Borrower secured by this Security Instrument. These amounts shall bear interest at the Note rate from the date of disbursement and shall be payable, with such interest, upon notice from Lender to Borrower requesting payment.

If this Security Instrument is on a leasehold, Borrower shall comply with all the provisions of the lease. If Borrower acquires fee title to the Property, the leasehold and the fee title shall not merge unless Lender agrees to the merger in writing.

**10. Mortgage Insurance.** If Lender required Mortgage Insurance as a condition of making the Loan, Borrower shall pay the premiums required to maintain the Mortgage Insurance in effect. If, for any reason, the Mortgage Insurance coverage required by Lender ceases to be available from the mortgage insurer that previously provided such insurance and Borrower was required to make separately designated payments toward the premiums for Mortgage Insurance, Borrower shall pay the premiums required to obtain coverage substantially equivalent to the Mortgage Insurance previously in effect, at a cost substantially equivalent to the cost to Borrower of the Mortgage Insurance previously in effect, from an alternate mortgage insurer selected by Lender. If substantially equivalent Mortgage Insurance coverage is not available, Borrower shall continue to pay to Lender the amount of the separately designated payments that were due when the insurance coverage ceased to be in effect. Lender will accept, use and retain these payments as a non-refundable loss reserve in lieu of Mortgage Insurance. Such loss reserve shall be non-refundable, notwithstanding the fact that the Loan is ultimately paid in full, and Lender shall not be required to pay Borrower any interest or earnings on such loss reserve. Lender can no longer require loss reserve payments if Mortgage Insurance coverage (in the amount and for the period that Lender requires) provided by an insurer selected by Lender again becomes available, is obtained, and Lender requires separately designated payments toward the premiums for Mortgage Insurance. If Lender required Mortgage Insurance as a condition of making the Loan and Borrower was required to make separately designated payments toward the premiums for Mortgage Insurance, Borrower shall pay the premiums required to maintain Mortgage Insurance in effect, or to provide a non-refundable loss reserve, until Lender's requirement for Mortgage Insurance ends in accordance with any written agreement between Borrower and Lender providing for such termination or until termination is required by Applicable Law. Nothing in this Section 10 affects Borrower's obligation to pay interest at the rate provided in the Note.

Mortgage Insurance reimburses Lender (or any entity that purchases the Note) for certain losses it may incur if Borrower does not repay the Loan as agreed. Borrower is not a party to the Mortgage Insurance.

Mortgage insurers evaluate their total risk on all such insurance in force from time to time, and may enter into agreements with other parties that share or modify their risk, or reduce losses. These agreements are on terms and conditions that are satisfactory to the mortgage insurer and the other party (or parties) to these agreements. These agreements may require the mortgage insurer to make payments using any source of funds that the mortgage insurer may have available (which may include funds obtained from Mortgage Insurance premiums).

As a result of these agreements, Lender, any purchaser of the Note, another insurer, any reinsurer, any other entity, or any affiliate of any of the foregoing, may receive (directly or indirectly) amounts that derive from (or might be characterized as) a portion of Borrower's payments for Mortgage Insurance, in exchange for sharing or modifying the mortgage insurer's risk, or reducing losses. If such agreement provides that an affiliate of Lender takes a share of the insurer's risk in exchange for a share of the premiums paid to the insurer, the arrangement is often termed "captive reinsurance." Further:

**(a) Any such agreements will not affect the amounts that Borrower has agreed to pay for Mortgage Insurance, or any other terms of the Loan. Such agreements will not increase the amount Borrower will owe for Mortgage Insurance, and they will not entitle Borrower to any refund.**

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(b) Any such agreements will not affect the rights Borrower has - if any - with respect to the Mortgage Insurance under the Homeowners Protection Act of 1998 or any other law. These rights may include the right to receive certain disclosures, to request and obtain cancellation of the Mortgage Insurance, to have the Mortgage Insurance terminated automatically, and/or to receive a refund of any Mortgage Insurance premiums that were unearned at the time of such cancellation or termination.

**11. Assignment of Miscellaneous Proceeds; Forfeiture.** All Miscellaneous Proceeds are hereby assigned to and shall be paid to Lender.

If the Property is damaged, such Miscellaneous Proceeds shall be applied to restoration or repair of the Property, if the restoration or repair is economically feasible and Lender's security is not lessened. During such repair and restoration period, Lender shall have the right to hold such Miscellaneous Proceeds until Lender has had an opportunity to inspect such Property to ensure the work has been completed to Lender's satisfaction, provided that such inspection shall be undertaken promptly. Lender may pay for the repairs and restoration in a single disbursement or in a series of progress payments as the work is completed. Unless an agreement is made in writing or Applicable Law requires interest to be paid on such Miscellaneous Proceeds, Lender shall not be required to pay Borrower any interest or earnings on such Miscellaneous Proceeds. If the restoration or repair is not economically feasible or Lender's security would be lessened, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower. Such Miscellaneous Proceeds shall be applied in the order provided for in Section 2.

In the event of a total taking, destruction, or loss in value of the Property, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower.

In the event of a partial taking, destruction, or loss in value of the Property in which the fair market value of the Property immediately before the partial taking, destruction, or loss in value is equal to or greater than the amount of the sums secured by this Security Instrument immediately before the partial taking, destruction, or loss in value, unless Borrower and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the Miscellaneous Proceeds multiplied by the following fraction: (a) the total amount of the sums secured immediately before the partial taking, destruction, or loss in value divided by (b) the fair market value of the Property immediately before the partial taking, destruction, or loss in value. Any balance shall be paid to Borrower.

In the event of a partial taking, destruction, or loss in value of the Property in which the fair market value of the Property immediately before the partial taking, destruction, or loss in value is less than the amount of the sums secured immediately before the partial taking, destruction, or loss in value, unless Borrower and Lender otherwise agree in writing, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument whether or not the sums are then due.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the Opposing Party (as defined in the next sentence) offers to make an award to settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date the notice is given, Lender is authorized to collect and apply the Miscellaneous Proceeds either to restoration or repair of the Property or to the sums secured by this Security Instrument, whether or not then due. "Opposing Party" means the third party that owes Borrower Miscellaneous Proceeds or the party against whom Borrower has a right of action in regard to Miscellaneous Proceeds.

Borrower shall be in default if any action or proceeding, whether civil or criminal, is begun that, in Lender's judgment, could result in forfeiture of the Property or other material impairment of Lender's interest in the Property or rights under this Security Instrument. Borrower can cure such a default and, if acceleration has occurred, reinstate as provided in Section 19, by causing the action or proceeding to be dismissed with a ruling that, in Lender's judgment, precludes forfeiture of the Property or other material impairment of Lender's interest in the Property or rights under this Security Instrument. The proceeds of

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any award or claim for damages that are attributable to the impairment of Lender's interest in the Property are hereby assigned and shall be paid to Lender.

All Miscellaneous Proceeds that are not applied to restoration or repair of the Property shall be applied in the order provided for in Section 2.

**12. Borrower Not Released; Forbearance By Lender Not a Waiver.** Extension of the time for payment or modification of amortization of the sums secured by this Security Instrument granted by Lender to Borrower or any Successor in Interest of Borrower shall not operate to release the liability of Borrower or any Successors in Interest of Borrower. Lender shall not be required to commence proceedings against any Successor in Interest of Borrower or to refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or any Successors in Interest of Borrower. Any forbearance by Lender in exercising any right or remedy including, without limitation, Lender's acceptance of payments from third persons, entities or Successors in Interest of Borrower or in amounts less than the amount then due, shall not be a waiver of or preclude the exercise of any right or remedy.

**13. Joint and Several Liability; Co-signers; Successors and Assigns Bound.** Borrower covenants and agrees that Borrower's obligations and liability shall be joint and several. However, any Borrower who co-signs this Security Instrument but does not execute the Note (a "co-signer"): (a) is co-signing this Security Instrument only to mortgage, grant and convey the co-signer's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower can agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without the co-signer's consent.

Subject to the provisions of Section 18, any Successor in Interest of Borrower who assumes Borrower's obligations under this Security Instrument in writing, and is approved by Lender, shall obtain all of Borrower's rights and benefits under this Security Instrument. Borrower shall not be released from Borrower's obligations and liability under this Security Instrument unless Lender agrees to such release in writing. The covenants and agreements of this Security Instrument shall bind (except as provided in Section 20) and benefit the successors and assigns of Lender.

**14. Loan Charges.** Lender may charge Borrower fees for services performed in connection with Borrower's default, for the purpose of protecting Lender's interest in the Property and rights under this Security Instrument, including, but not limited to, attorneys' fees, property inspection and valuation fees. In regard to any other fees, the absence of express authority in this Security Instrument to charge a specific fee to Borrower shall not be construed as a prohibition on the charging of such fee. Lender may not charge fees that are expressly prohibited by this Security Instrument or by Applicable Law.

If the Loan is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the Loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from Borrower which exceeded permitted limits will be refunded to Borrower. Lender may choose to make this refund by reducing the principal owed under the Note or by making a direct payment to Borrower. If a refund reduces principal, the reduction will be treated as a partial prepayment without any prepayment charge (whether or not a prepayment charge is provided for under the Note). Borrower's acceptance of any such refund made by direct payment to Borrower will constitute a waiver of any right of action Borrower might have arising out of such overcharge.

**15. Notices.** All notices given by Borrower or Lender in connection with this Security Instrument must be in writing. Any notice to Borrower in connection with this Security Instrument shall be deemed to have been given to Borrower when mailed by first class mail or when actually delivered to Borrower's notice address if sent by other means. Notice to any one Borrower shall constitute notice to all Borrowers.

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unless Applicable Law expressly requires otherwise. The notice address shall be the Property Address unless Borrower has designated a substitute notice address by notice to Lender. Borrower shall promptly notify Lender of Borrower's change of address. If Lender specifies a procedure for reporting Borrower's change of address, then Borrower shall only report a change of address through that specified procedure. There may be only one designated notice address under this Security Instrument at any one time. Any notice to Lender shall be given by delivering it or by mailing it by first class mail to Lender's address stated herein unless Lender has designated another address by notice to Borrower. Any notice in connection with this Security Instrument shall not be deemed to have been given to Lender until actually received by Lender. If any notice required by this Security Instrument is also required under Applicable Law, the Applicable Law requirement will satisfy the corresponding requirement under this Security Instrument.

**16. Governing Law; Severability; Rules of Construction.** This Security Instrument shall be governed by federal law and the law of the jurisdiction in which the Property is located. All rights and obligations contained in this Security Instrument are subject to any requirements and limitations of Applicable Law. Applicable Law might explicitly or implicitly allow the parties to agree by contract or it might be silent, but such silence shall not be construed as a prohibition against agreement by contract. In the event that any provision or clause of this Security Instrument or the Note conflicts with Applicable Law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be given effect without the conflicting provision.

As used in this Security Instrument: (a) words of the masculine gender shall mean and include corresponding neuter words or words of the feminine gender; (b) words in the singular shall mean and include the plural and vice versa; and (c) the word "may" gives sole discretion without any obligation to take any action.

**17. Borrower's Copy.** Borrower shall be given one copy of the Note and of this Security Instrument.

**18. Transfer of the Property or a Beneficial Interest in Borrower.** As used in this Section 18, "Interest in the Property" means any legal or beneficial interest in the Property, including, but not limited to, those beneficial interests transferred in a bond for deed, contract for deed, installment sales contract or escrow agreement, the intent of which is the transfer of title by Borrower at a future date to a purchaser.

If all or any part of the Property or any Interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if such exercise is prohibited by Applicable Law.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is given in accordance with Section 15 within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

**19. Borrower's Right to Reinstate After Acceleration.** If Borrower meets certain conditions, Borrower shall have the right to have enforcement of this Security Instrument discontinued at any time prior to the earliest of: (a) five days before sale of the Property pursuant to any power of sale contained in this Security Instrument; (b) such other period as Applicable Law might specify for the termination of Borrower's right to reinstate; or (c) entry of a judgment enforcing this Security Instrument. Those conditions are that Borrower: (a) pays Lender all sums which then would be due under this Security Instrument and the Note as if no acceleration had occurred; (b) cures any default of any other covenants or agreements; (c) pays all expenses incurred in enforcing this Security Instrument, including, but not limited to, reasonable attorneys' fees, property inspection and valuation fees, and other fees incurred for the

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purpose of protecting Lender's interest in the Property and rights under this Security Instrument; and (d) takes such action as Lender may reasonably require to assure that Lender's interest in the Property and rights under this Security Instrument, and Borrower's obligation to pay the sums secured by this Security Instrument, shall continue unchanged. Lender may require that Borrower pay such reinstatement sums and expenses in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality or entity; or (d) Electronic Funds Transfer. Upon reinstatement by Borrower, this Security Instrument and obligations secured hereby shall remain fully effective as if no acceleration had occurred. However, this right to reinstate shall not apply in the case of acceleration under Section 18.

**20. Sale of Note; Change of Loan Servicer; Notice of Grievance.** The Note or a partial interest in the Note (together with this Security Instrument) can be sold one or more times without prior notice to Borrower. A sale might result in a change in the entity (known as the "Loan Servicer") that collects Periodic Payments due under the Note and this Security Instrument and performs other mortgage loan servicing obligations under the Note, this Security Instrument, and Applicable Law. There also might be one or more changes of the Loan Servicer unrelated to a sale of the Note. If there is a change of the Loan Servicer, Borrower will be given written notice of the change which will state the name and address of the new Loan Servicer, the address to which payments should be made and any other information RESPA requires in connection with a notice of transfer of servicing. If the Note is sold and thereafter the Loan is serviced by a Loan Servicer other than the purchaser of the Note, the mortgage loan servicing obligations to Borrower will remain with the Loan Servicer or be transferred to a successor Loan Servicer and are not assumed by the Note purchaser unless otherwise provided by the Note purchaser.

Neither Borrower nor Lender may commence, join, or be joined to any judicial action (as either an individual litigant or the member of a class) that arises from the other party's actions pursuant to this Security Instrument or that alleges that the other party has breached any provision of, or any duty owed by reason of, this Security Instrument, until such Borrower or Lender has notified the other party (with such notice given in compliance with the requirements of Section 15) of such alleged breach and afforded the other party hereto a reasonable period after the giving of such notice to take corrective action. If Applicable Law provides a time period which must elapse before certain action can be taken, that time period will be deemed to be reasonable for purposes of this paragraph. The notice of acceleration and opportunity to cure given to Borrower pursuant to Section 22 and the notice of acceleration given to Borrower pursuant to Section 18 shall be deemed to satisfy the notice and opportunity to take corrective action provisions of this Section 20.

**21. Hazardous Substances.** As used in this Section 21: (a) "Hazardous Substances" are those substances defined as toxic or hazardous substances, pollutants, or wastes by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials; (b) "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection; (c) "Environmental Cleanup" includes any response action, remedial action, or removal action, as defined in Environmental Law; and (d) an "Environmental Condition" means a condition that can cause, contribute to, or otherwise trigger an Environmental Cleanup.

**FLORIDA-Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT**

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Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances, or threaten to release any Hazardous Substances, on or in the Property. Borrower shall not do, nor allow anyone else to do, anything affecting the Property (a) that is in violation of any Environmental Law, (b) which creates an Environmental Condition, or (c) which, due to the presence, use, or release of a Hazardous Substance, creates a condition that adversely affects the value of the Property. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property (including, but not limited to, hazardous substances in consumer products).

Borrower shall promptly give Lender written notice of (a) any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Borrower has actual knowledge, (b) any Environmental Condition, including but not limited to, any spilling, leaking, discharge, release or threat of release of any Hazardous Substance, and (c) any condition caused by the presence, use or release of a Hazardous Substance which adversely affects the value of the Property. If Borrower learns, or is notified by any governmental or regulatory authority, or any private party, that any removal or other remediation of any Hazardous Substance affecting the Property is necessary, Borrower shall promptly take all necessary remedial actions in accordance with Environmental Law. Nothing herein shall create any obligation on Lender for an Environmental Cleanup.

**NON-UNIFORM COVENANTS.** Borrower and Lender further covenant and agree as follows:

**22. Acceleration; Remedies.** Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under Section 18 unless Applicable Law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument, foreclosure by judicial proceeding and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to assert in the foreclosure proceeding the non-existence of a default or any other defense of Borrower to acceleration and foreclosure. If the default is not cured on or before the date specified in the notice, Lender at its option may require immediate payment in full of all sums secured by this Security Instrument without further demand and may foreclose this Security Instrument by judicial proceeding. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this Section 22, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

**23. Release.** Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument. Borrower shall pay any recordation costs. Lender may charge Borrower a fee for releasing this Security Instrument, but only if the fee is paid to a third party for services rendered and the charging of the fee is permitted under Applicable Law.

**24. Attorneys' Fees.** As used in this Security Instrument and the Note, attorneys' fees shall include those awarded by an appellate court and any attorneys' fees incurred in a bankruptcy proceeding.

**25. Jury Trial Waiver.** The Borrower hereby waives any right to a trial by jury in any action, proceeding, claim, or counterclaim, whether in contract or tort, at law or in equity, arising out of or in any way related to this Security Instrument or the Note.

**FLORIDA-Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT**

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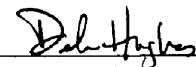


BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.  
Signed, sealed and delivered in the presence of:

  
Charles A Hughes (Seal)  
-Borrower

620 North Barcelona St  
Pensacola, FL 32501 (Address)

(Seal)  
-Borrower

(Address)  
\_\_\_\_\_  
(Seal)  
-Borrower  
  
Deborah Hughes (Seal)  
-Borrower

620 North Barcelona St  
(Address) Pensacola, FL 32501 (Address)

\_\_\_\_\_  
(Seal)  
-Borrower (Seal)  
-Borrower

(Address) (Address)  
\_\_\_\_\_  
(Seal)  
-Borrower (Seal)  
-Borrower

(Address) (Address)

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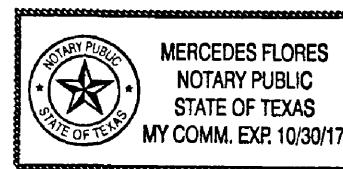


STATE OF **TEXAS**

County ss: **Montgomery**  
 The foregoing instrument was acknowledged before me this 6th day of August, 2015 by  
 Charles A. Hughes and Deborah Hughes

who is personally known to me or who has produced **A Florida Driver License** as identification.

Mercedes Flores  
 Notary Public



Loan origination organization **Regions Bank** d/b/a **Regions Mortgage**  
 NMLS ID **174490**  
 Loan originator **Daria Klemm**  
 NMLS ID **000000546418**

FLORIDA-Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT  
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Charles A Hughes  
 7297075318  
 FL - CONV/VA MORTGAGE

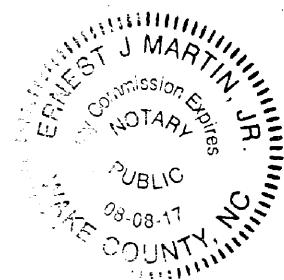


*William Thurston Hughes*  
 William Thurston Hughes (Seal)  
 -Borrower

STATE OF *North Carolina* orange County ss: *NC*  
 The foregoing instrument was acknowledged before me this *August 5, 2015* by  
 William Thurston Hughes

who is personally known to me or who has produced *North Carolina Driver's License* as identification.

*ERNEST J. MARTIN, JR.*  
 Notary Public



Loan origination organization **Regions Bank** d/b/a **Regions Mortgage**  
 NMLS ID **174490**  
 Loan originator **Daria Kiemm**  
 NMLS ID **000000546418**

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 7297075318  
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## SECOND HOME RIDER

THIS SECOND HOME RIDER is made this 6th day of August, 2015 and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument") of the same date given by the undersigned (the "Borrower" whether there are one or more persons undersigned) to secure Borrower's Note to Regions Bank d/b/a Regions Mortgage

(the "Lender") of the same date and covering the Property described in the Security Instrument (the "Property"), which is located at:

620 North Barcelona St, Pensacola, FL 32501  
[Property Address]

In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree that Sections 6 and 8 of the Security Instrument are deleted and are replaced by the following:

**6. Occupancy.** Borrower shall occupy, and shall only use, the Property as Borrower's second home. Borrower shall keep the Property available for Borrower's exclusive use and enjoyment at all times, and shall not subject the Property to any timesharing or other shared ownership arrangement or to any rental pool or agreement that requires Borrower either to rent the Property or give a management firm or any other person any control over the occupancy or use of the Property.

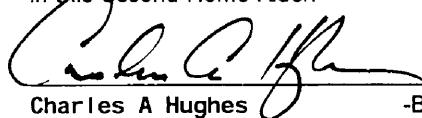
**8. Borrower's Loan Application.** Borrower shall be in default if, during the Loan application process, Borrower or any persons or entities acting at the direction of Borrower or with Borrower's knowledge or consent gave materially false, misleading, or inaccurate information or statements to Lender (or failed to provide Lender with material information) in connection with the Loan. Material representations include, but are not limited to, representations concerning Borrower's occupancy of the Property as Borrower's second home.

MULTISTATE SECOND HOME RIDER - Single Family - Fannie Mae/Freddie Mac UNIFORM  
INSTRUMENT  
Form 3890 1/01  
VMP-365R (0811) Page 1 of 2 Initials: *DMS*  
VMP Mortgage Solutions, Inc. (800)521-7291 *9/4*

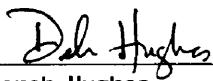
Charles A Hughes  
7297075318  
CONV 2ND HOME RIDER



BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Second Home Rider.

  
Charles A Hughes (Seal)  
-Borrower

\_\_\_\_\_ (Seal)  
-Borrower

  
Deborah Hughes (Seal)  
-Borrower

\_\_\_\_\_ (Seal)  
-Borrower

**MULTISTATE SECOND HOME RIDER - Single Family - Fannie Mae/Freddie Mac UNIFORM  
INSTRUMENT**  
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Charles A Hughes  
7297075318  
CONV 2ND HOME RIDER



BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Second Home Rider.

\_\_\_\_\_  
(Seal)  
-Borrower

*William Thurston Hughes*  
\_\_\_\_\_  
(Seal)  
William Thurston Hughes -Borrower

\_\_\_\_\_  
(Seal)  
-Borrower

MULTISTATE SECOND HOME RIDER - Single Family - Fannie Mae/Freddie Mac UNIFORM  
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Form 3890 1/01

Charles A Hughes  
7297075318  
CONV 2ND HOME RIDER



Prepared by:

Southern Guaranty Title Company  
4400 Bayou Boulevard, Suite 13B  
Pensacola, Florida 32503

File Number: 151615

### **Exhibit "A"**

Lots 8, 9 and 10, inclusive, and the West 5 feet of the North 90 feet of Lot 11, Block 25, Belmont Tract, City of Pensacola, Escambia County, Florida according to map of aid City copyrighted by Thomas C. Watson in 1906.

Recorded in Public Records 3/21/2023 11:39 AM OR Book 8947 Page 551,  
 Instrument #2023021497, Pam Childers Clerk of the Circuit Court Escambia  
 County, FL Recording \$10.00



# Pam Childers

## Clerk of the Circuit Court and Comptroller, Escambia County

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

### TOURIST DEVELOPMENT TAX WARRANT

Charles & Deborah Hughes  
 304 Interbay Ave  
 Pensacola, FL 32507

**PROPERTY ADDRESS: 603 Silvershore Dr / Pensacola, FL 32507**  
**PARCEL ID: 512S306052000024**

ESCAMBIA COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA  
 TO ALL AND SINGULAR, THE CLERKS OF THE CIRCUIT COURTS AND TO ALL AND SINGULAR, THE SHERIFFS  
 OF THE STATE OF FLORIDA

### WARRANT FOR COLLECTION OF DELINQUENT TOURIST DEVELOPMENT TAX

Under Chapter 125.0104 and Chapter 212, Florida Statutes, the warrant shall become a lien on any real or personal property of the taxpayer in the same manner as a recorded judgment.

The taxpayer named above in the County of Escambia is indebted to Escambia County Clerk of Court and Comptroller in the following amounts:

TAX	\$ 3,852.00
PENALTY	\$ 1,950.00
INTEREST	\$ 821.58
FEES	\$ 23.00
<b>*GRAND TOTAL</b>	<b>\$ 6,646.58</b>

\*Plus all additional tax, penalty, interest, and or fees due on the account through payoff

For returns due on or before December 31, 1999, interest is due at the rate of twelve percent (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.

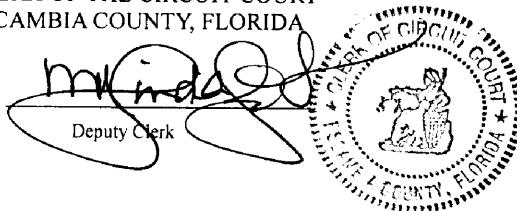
Total amount due and unpaid is now delinquent and subject to collection as provided by County ordinance and State law. Under the law and ordinance it is the duty of the Clerk of the Circuit Court, Escambia County, State of Florida, to issue a warrant for the collection of the delinquent taxes, together with penalties, interest, and cost of collection.

Witness my hand and official seal in this City of Pensacola, Escambia County, Florida this 21st of March, 2023.

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

By:

Deputy Clerk



Finance/Treasury • 221 Palafox Place • Suite 110 • Pensacola, FL 32502  
 Telephone (850) 595-4829 • [ttd@EscambiaClerk.com](mailto:ttd@EscambiaClerk.com)

Recorded in Public Records 1/8/2021 11:07 AM OR Book 8439 Page 1836,  
 Instrument #2021002309, Pam Childers Clerk of the Circuit Court Escambia  
 County, FL

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

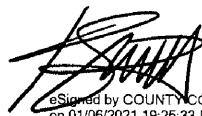
On JULY 2, 2020, an order assessing fines, costs, and additional charges was entered against the Defendant, **DEBORAH DIANE HUGHES**. Defendant has failed to make payment in full in accordance with this order. Therefore,

**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: <u>Taylor Winters</u> D.C.
DATE: <u>1.7.2021</u>

(CFCTMMFNLCRGS2 #24984)

Recorded in Public Records 08/02/2006 at 07:47 AM OR Book 5961 Page 1180,  
 Instrument #2006077482, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
 County, FL

IN THE CIRCUIT COURT OF  
 ESCAMBIA COUNTY, FLORIDA

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 MAGAH  
 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

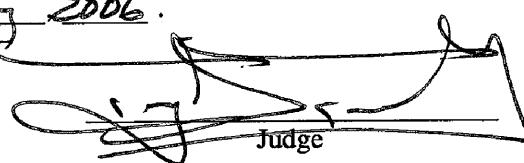
It is hereby ordered and adjudged that the above-named defendant shall pay to the Clerk of the Circuit Court on behalf of the State of Florida, the sum of \$ 100.00, which the Court has determined to be the reasonable value for the assistance of Court-appointed counsel and for taxable costs in this cause, plus an additional \$ 0.00 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 25<sup>th</sup> day of JULY, 2006.



cc: Defendant

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

Recorded in Public Records 8/4/2022 10:32 AM OR Book 8835 Page 1181,  
 Instrument #2022079365, Pam Childers Clerk of the Circuit Court Escambia  
 County, FL Recording \$10.00



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:

Please bill to: Authorized Agent

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

DR-78  
 R. 04/18

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING  
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 06927 of 2023

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on November 20, 2025, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

AMANDA MOHRMAN HUGHES 304 INTERBAY AVE PENSACOLA, FL 32507	CHARLES A HUGHES 304 INTERBAY AVE PENSACOLA, FL 32507
DEBORAH PIFER HUGHES 304 INTERBAY AVE PENSACOLA, FL 32507	AMANDA MOHRMAN HUGHES 215 W GADSDEN ST PENSACOLA, FL 32501
CHARLES ANTHONY HUGHES 215 W GADSDEN ST PENSACOLA, FL 32501	DEBORAH PIFER HUGHES 215 W GADSDEN ST PENSACOLA, FL 32501
REGIONS BANK D/B/A REGIONS MORTGAGE 2050 PARKWAY OFFICE CIR BIRMINGHAM, AL 35244	CHARLES HUGHES 603 SILVERSHORE DR PENSACOLA, FL 32507
DEBORAH HUGHES 603 SILVERSHORE DR PENSACOLA, FL 32507	AMANDA GRACE HUGHES 348 PETTY DR CANTONMENT, FL 32533
DEBORAH LEAH HUGHES 18 S DE VILLIERS ST PENSACOLA, FL 32502-5564	FLORIDA DEPT OF REVENUE 2205B LA VISTA AVE PENSACOLA FL 32504
ESCAMBIA COUNTY / STATE OF FLORIDA 190 GOVERNMENTAL CENTER PENSACOLA FL 32502	ESCAMBIA COUNTY TREASURY DEPT TDT LIENS 221 PALAFOX PLACE STE 110 PENSACOLA FL 32502

WITNESS my official seal this 20th day of November 2025.

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 January 7, 2026, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE TAX COLLECTOR IMMEDIATELY AT 850-438-6500 EXT. 3324.

## NOTICE OF APPLICATION FOR TAX DEED

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**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 (0126-21)**

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 10:00 A.M. on the **first Wednesday** in the month of January, which is the **7th day of January 2026**.

Dated this 18th day of November 2025.

TO RECEIVE FURTHER INFORMATION REGARDING THE UNPAID TAXES PLEASE CONTACT THE TAX COLLECTOR AT 850-438-6500 EXT. 3324, OR VISIT THE DOWNTOWN LOCATION AT 213 PALAFOX PLACE, PENSACOLA, FL 32502. THE PROPERTY WILL BE SOLD AT AUCTION UNLESS THE BACK TAXES ARE PAID.

IF YOU HAVE QUESTIONS REGARDING THE AUCTION PROCESS, PLEASE CONTACT THE TAX DEEDS DIVISION AT 850-595-3793 OR EMAIL [TAXDEEDS@ESCAMBIACLERK.COM](mailto:TAXDEEDS@ESCAMBIACLERK.COM)

PAM CHILDEERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk

IF THE PROPERTY PROCEEDS TO SALE, YOU WILL RECEIVE NOTICE FROM US REGARDING SURPLUS FUNDS. YOU MAY CLAIM THE FUNDS DIRECTLY FROM OUR OFFICE, FREE OF CHARGE. PAYING A FEE FROM THE SURPLUS FOR ASSISTANCE FROM A THIRD PARTY IS NOT REQUIRED.

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**Post Property:**

**215 W GADSDEN ST 32501**



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

By:  
Emily Hogg  
Deputy Clerk

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### Personal Services:

**AMANDA MOHRMAN HUGHES**  
304 INTERBAY AVE  
PENSACOLA, FL 32507

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



By:  
Emily Hogg  
Deputy Clerk

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### Personal Services:

**CHARLES A HUGHES**  
304 INTERBAY AVE  
PENSACOLA, FL 32507

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



By:  
Emily Hogg  
Deputy Clerk

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### Personal Services:

**DEBORAH PIFER HUGHES**  
304 INTERBAY AVE  
PENSACOLA, FL 32507

PAM CHILDEERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk

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<a href="#"> Search Property</a>	<a href="#"> Property Sheet</a>	<a href="#"> Lien Holder's</a>	<a href="#"> Redeem New</a>	<a href="#"> Forms</a>	<a href="#"> Courtview</a>	<a href="#"> Benchmark</a>
Redeemed From Sale						



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

**Tax Deed Sales - Redeemed From Sale**

**Account: 131159000 Certificate Number: 006927 of 2023**

Date Of  
Redemption

12/1/2025



Clerk's Check

1

Clerk's Total

\$817.20

Postage

\$0.00

Tax Deed Court Registry

\$783.20

Payor Name

DEBORAH HUGHES  
304 Interbay Ave  
Pensacola FL 32507



Notes

atyourservicepensacola@cox.net



ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

01/06/21

Document Number: ECSO25CIV052156NON

Agency Number: 26-001505

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 06927 2023

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: AMANDA MOHRMAN HUGHES AND CHARLES A HUGHES AND DEBORAH PIFER HUGHES

**Defendant:**

**Type of Process:** NOTICE OF APPLICATION FOR TAX DEED

Substitute

Received this Writ on 11/24/2025 at 8:17 AM and served same on CHARLES A HUGHES , in ESCAMBIA COUNTY, FLORIDA, at 9:09 AM on 12/1/2025 by leaving a true copy of this Writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me, at the within named individual's usual place of abode, with a person residing therein who is 15 years of age, or older, to wit: DEBORAH HUGHES, WIFE, as a member of the household and informing said person of their contents.

CHIP W SIMMONS, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By: \_\_\_\_\_

*D Nelson 923*

D. NELSON, CPS

Service Fee: \$40.00  
Receipt No: BILL

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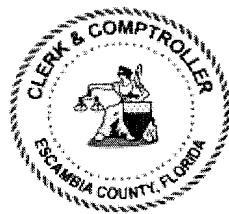
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### Personal Services:

**CHARLES A HUGHES**  
304 INTERBAY AVE  
PENSACOLA, FL 32507

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk

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ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

R  
DILb-21

Document Number: ECSO25CIV052153NON

Agency Number: 26-001504

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 006927 2023

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: AMANDA MOHRMAN HUGHES AND CHARLES A HUGHES AND DEBORAH PIFER HUGHES

**Defendant:**

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CHIP W SIMMONS, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By: \_\_\_\_\_

*D.Nelson 923*

D. NELSON, CPS

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Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 10:00 A.M. on the **first** Wednesday in the month of January, which is the **7th day of January 2026.**

Dated this 18th day of November 2025.

TO RECEIVE FURTHER INFORMATION REGARDING THE UNPAID TAXES PLEASE CONTACT THE TAX COLLECTOR AT 850-438-6500 EXT. 3324, OR VISIT THE DOWNTOWN LOCATION AT 213 PALAFOX PLACE, PENSACOLA, FL 32502. THE PROPERTY WILL BE SOLD AT AUCTION UNLESS THE BACK TAXES ARE PAID.

IF YOU HAVE QUESTIONS REGARDING THE AUCTION PROCESS, PLEASE CONTACT THE TAX DEEDS DIVISION AT 850-595-3793 OR EMAIL [TAXDEEDS@ESCAMBIACLERK.COM](mailto:TAXDEEDS@ESCAMBIACLERK.COM)

### Personal Services:

**AMANDA MOHRMAN HUGHES**  
304 INTERBAY AVE  
PENSACOLA, FL 32507

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk

IF THE PROPERTY PROCEEDS TO SALE, YOU WILL RECEIVE NOTICE FROM US REGARDING SURPLUS FUNDS. YOU MAY CLAIM THE FUNDS DIRECTLY FROM OUR OFFICE, FREE OF CHARGE. PAYING A FEE FROM THE SURPLUS FOR ASSISTANCE FROM A THIRD PARTY IS NOT REQUIRED.

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

12/16/21

Document Number: ECSO25CIV052159NON

Agency Number: 26-001506

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 06927 2023

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: AMANDA MOHRMAN HUGHES AND CHARLES A HUGHES AND DEBORAH PIFER HUGHES

**Defendant:**

**Type of Process:** NOTICE OF APPLICATION FOR TAX DEED

Individual

Received this Writ on 11/24/2025 at 8:17 AM and served same on DEBORAH PIFER HUGHES , at 9:09 AM on 12/1/2025 in ESCAMBIA COUNTY, FLORIDA, by delivering a true copy of this Writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me.

CHIP W SIMMONS, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By: \_\_\_\_\_

*D. Nelson 923*

D. NELSON, CPS

Service Fee: \$40.00

Receipt No: BILL

## 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 January 7, 2026, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE TAX COLLECTOR IMMEDIATELY AT 850-438-6500 EXT. 3324.

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That KEYS FUNDING LLC holder of Tax Certificate No. 06927, issued the 1st day of **June, A.D., 2023** 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 (0126-21)**

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 10:00 A.M. on the **first** Wednesday in the month of January, which is the **7th day of January 2026**.

Dated this 18th day of November 2025.

TO RECEIVE FURTHER INFORMATION REGARDING THE UNPAID TAXES PLEASE CONTACT THE TAX COLLECTOR AT 850-438-6500 EXT. 3324, OR VISIT THE DOWNTOWN LOCATION AT 213 PALAFOX PLACE, PENSACOLA, FL 32502. THE PROPERTY WILL BE SOLD AT AUCTION UNLESS THE BACK TAXES ARE PAID.

IF YOU HAVE QUESTIONS REGARDING THE AUCTION PROCESS, PLEASE CONTACT THE TAX DEEDS DIVISION AT 850-595-3793 OR EMAIL [TAXDEEDS@ESCAMBIACLERK.COM](mailto:TAXDEEDS@ESCAMBIACLERK.COM)

### Personal Services:

**DEBORAH PIFER HUGHES**  
304 INTERBAY AVE  
PENSACOLA, FL 32507

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



By:  
Emily Hogg  
Deputy Clerk

IF THE PROPERTY PROCEEDS TO SALE, YOU WILL RECEIVE NOTICE FROM US REGARDING SURPLUS FUNDS. YOU MAY CLAIM THE FUNDS DIRECTLY FROM OUR OFFICE, FREE OF CHARGE. PAYING A FEE FROM THE SURPLUS FOR ASSISTANCE FROM A THIRD PARTY IS NOT REQUIRED.

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

61216.21

Document Number: ECSO25CIV052161NON

Agency Number: 26-001476

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 06927 2023

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: AMANDA MORHRHMAN HUGHES AND CHARLES A HUGHES AND DEBORAH PIFER HUGHES

**Defendant:**

**Type of Process:** WARNING/NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 11/24/2025 at 8:15 AM and served same at 7:20 AM on 11/25/2025 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO THE PROPERTY AS INSTRUCTED BY THE CLERKS OFFICE

CHIP W SIMMONS, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By:

  
O. GULSBY, CPS

Service Fee: \$40.00  
Receipt No: BILL

## 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 January 7, 2026, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE TAX COLLECTOR IMMEDIATELY AT 850-438-6500 EXT. 3324.

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 06927**, issued the 1st day of **June, A.D., 2023** 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 (0126-21)**

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Dated this 18th day of November 2025.

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IF YOU HAVE QUESTIONS REGARDING THE AUCTION PROCESS, PLEASE CONTACT THE TAX DEEDS DIVISION AT 850-595-3793 OR EMAIL [TAXDEEDS@ESCAMBIACLERK.COM](mailto:TAXDEEDS@ESCAMBIACLERK.COM)

**Post Property:**  
215 W GADSDEN ST 32501

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk

IF THE PROPERTY PROCEEDS TO SALE, YOU WILL RECEIVE NOTICE FROM US REGARDING SURPLUS FUNDS. YOU MAY CLAIM THE FUNDS DIRECTLY FROM OUR OFFICE, FREE OF CHARGE. PAYING A FEE FROM THE SURPLUS FOR ASSISTANCE FROM A THIRD PARTY IS NOT REQUIRED.

AMANDA MOHRMAN HUGHES  
[0126-21]  
304 INTERBAY AVE  
PENSACOLA, FL 32507

9171 9690 0935 0127 2033 36

DEBORAH PIFER HUGHES [0126-21]  
304 INTERBAY AVE  
PENSACOLA, FL 32507

9171 9690 0935 0127 2033 50

CHARLES ANTHONY HUGHES  
[0126-21]  
215 W GADSDEN ST  
PENSACOLA, FL 32501

9171 9690 0935 0127 2033 74

REGIONS BANK D/B/A REGIONS  
MORTGAGE [0126-21]  
2050 PARKWAY OFFICE CIR  
BIRMINGHAM, AL 35244

9171 9690 0935 0127 2033 98

DEBORAH HUGHES [0126-21]  
603 SILVERSHORE DR  
PENSACOLA, FL 32507

9171 9690 0935 0127 2034 11

DEBORAH LEAH HUGHES [0126-21]  
18 S DE VILLIERS ST  
PENSACOLA, FL 32502-5564

9171 9690 0935 0127 2034 35

ESCAMBIA COUNTY / STATE OF  
FLORIDA [0126-21]  
190 GOVERNMENTAL CENTER  
PENSACOLA FL 32502

CHARLES A HUGHES [0126-21]  
304 INTERBAY AVE  
PENSACOLA, FL 32507

9171 9690 0935 0127 2033 43

AMANDA MOHRMAN HUGHES  
[0126-21]  
215 W GADSDEN ST  
PENSACOLA, FL 32501

9171 9690 0935 0127 2033 67

DEBORAH PIFER HUGHES [0126-21]  
215 W GADSDEN ST  
PENSACOLA, FL 32501

9171 9690 0935 0127 2033 81

CHARLES HUGHES [0126-21]  
603 SILVERSHORE DR  
PENSACOLA, FL 32507

9171 9690 0935 0127 2034 04

AMANDA GRACE HUGHES [0126-21]  
348 PETTY DR  
CANTONMENT, FL 32533

9171 9690 0935 0127 2034 28

FLORIDA DEPT OF REVENUE  
[0126-21]  
2205B LA VISTA AVE  
PENSACOLA FL 32504

9171 9690 0935 0127 2032 20

ESCAMBIA COUNTY TREASURY  
DEPT [0126-21]  
TDT LIENS  
221 PALAFOX PLACE STE 110  
PENSACOLA FL 32502

**CERTIFIED MAIL™**

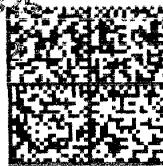
**Pam Childers**  
Clerk of the Circuit Court & Comptroller  
Official Records  
221 Palafox Place, Suite 110  
Pensacola, FL 32502



9171 9690 0935 0127 2034 35

PENSACOLA FL 325

11/12/2025AM



quadrant

FIRST-CLASS MAIL

IMI

**\$008.86**

11/20/2025 ZIP 32502  
043M31219251

US POSTAGE

DEBORAH LEAH HUGHES [0126-21]  
18 S DE VILLIERS ST  
PENSACOLA, FL 32502-5564

NIXIE

326 FE 1

0012/04/25

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

FWD  
32502556418  
32502556418

BC: 32502583335 \*2738-01162-21-18

**CERTIFIED MAIL™**

**Pam Childers**  
Clerk of the Circuit Court & Comptroller  
Official Records  
221 Palafox Place, Suite 110  
Pensacola, FL 32502



**9171 9690 0935 0127 2034 11**

PENSACOLA FL 325

21 NOV 2025 AM 2



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FIRST-CLASS MAIL  
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**\$008.86<sup>00</sup>**  
11/20/2025 ZIP 32502  
043M31219251

US POSTAGE

*h/c 11/22*

DEBORAH HUGHES [0126-21]  
603 SILVERSHORE DR  
PENSACOLA, FL 32507

RECEIVED 326 DE 1 0012/11/25

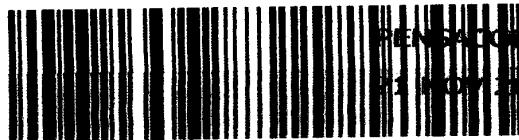
RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

UNC  
32502-334493

BC: 32502583335 \*2738-01375-21-18

**CERTIFIED MAIL™**

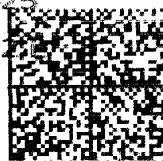
**Pam Childers**  
Clerk of the Circuit Court & Comptroller  
Official Records  
221 Palafox Place, Suite 110  
Pensacola, FL 32502



9171 9690 0935 0127 2033 81

PENSACOLA FL 325

11/01/2025 AM



quadient

FIRST-CLASS MAIL

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**\$008.86**

11/20/2025 ZIP 32502

043M31219251

DEBORAH PIFER HUGHES [0126-21]  
215 W GADSDEN ST  
PENSACOLA, FL 32501



UNCLAIMED

22/11/22/25  
GA

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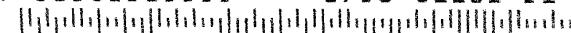
326 DE 1

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UNABLE TO FORWARD

UNC  
32502583381

BC: 32502583385

\*2738-01181-21-18

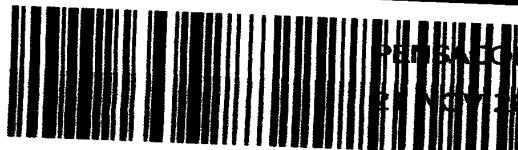


US POSTAGE

**CERTIFIED MAIL™**

**Pam Childers**

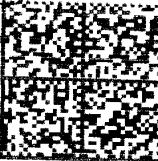
Clerk of the Circuit Court & Comptroller  
Official Records  
221 Palafox Place, Suite 110  
Pensacola, FL 32502



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Thu 11/22

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FIRST-CLASS MAIL

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11/20/2025 ZIP 32502  
043M31219251

US POSTAGE

AMANDA GRACE HUGHES [0126-21]  
348 PETTY DR  
CANTONMENT, FL 32533

UNC

- 9327 020808613064

UNC  
325398869898

NIXIE

326 DE 1

1st NOTICE  
2nd NOTICE 11/28  
RETURNED 11/08

AMANDA GRACE HUGHES [0126-21]

JULIA KULLER

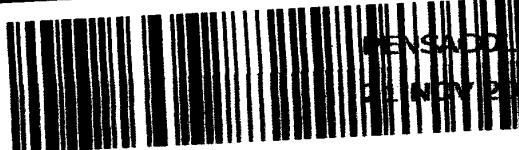
0812/21/25

RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

BC: 32502583335 \*2738-01310-21-18

**CERTIFIED MAIL™**

**Pam Childers**  
Clerk of the Circuit Court & Comptroller  
Official Records  
221 Palafox Place, Suite 110  
Pensacola, FL 32502



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PENSACOLA FL 325

NOV 22 2025 AM 2025



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FIRST-CLASS MAIL  
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11/20/2025 ZIP 32502  
043M31219251

US POSTAGE

CHARLES ANTHONY HUGHES  
[0126-21]  
215 W GADSDEN ST  
PENSACOLA, FL 32501

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32501-381115  
32502-5833

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RETURN TO SENDER  
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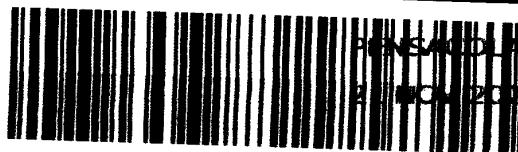
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11/20/2025 11/20/2025  
RESCANNED 11/20/2025  
FILED 11/20/2025  
11/20/2025 11/20/2025  
11/20/2025 11/20/2025

UNCLAIMED  
ENCL 11/20/2025  
GTA

**CERTIFIED MAIL™****Pam Childers**

Clerk of the Circuit Court & Comptroller  
Official Records  
221 Palafox Place, Suite 110  
Pensacola, FL 32502

PENSACOLA FL 325  
11/12/2025 10:55AM 2

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quadrant

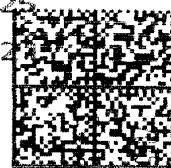
FIRST-CLASS MAIL

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11/20/2025 ZIP 32502

043M31219251

AMANDA MOHRMAN HUGHES  
[0126-21]  
215 W GADSDEN ST  
PENSACOLA, FL 32501

11/12/2025 10:55AM 2

AMANDA MOHRMAN HUGHES

[0126-21]

W228  
W228AMANDA MOHRMAN HUGHES  
[0126-21]  
215 W GADSDEN ST  
PENSACOLA, FL 32501UNC BC: 32502583335 \*2738-01389-21-18  
32502583335NIXIE 326 DE 1  
11/12/2025 10:55AM 2  
RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

US POSTAGE



VERIFIED MAIL™

**Pam Childers**

**Clerk of the Circuit Court & Comptroller  
Official Records  
221 Palafox Place, Suite 110  
Pensacola, FL 32502**



9171 9690 0935 0127 2033 43

TENSACOMA FL 325

2014-09-22 25AM 1



quadient  
FIRST-CLASS MAIL  
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**\$008.86**<sup>9</sup>  
11/20/2025 ZIP 32502  
043M31219251

US POSTAGE

CHARLES A HUGHES [0126-21]  
304 INTERBAY AVE  
PENSACOLA, FL 32507

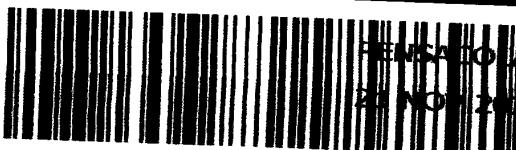
NIXIE 326 DE 1 3012 19/25  
RETURN TO SENDER UNCLAIMED UN  
UNABLE TO FORWARD

325025-0258335 \*2738-01358-21-18

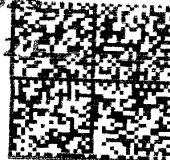
## **CERTIFIED MAIL™**

**Pam Childers**

Clerk of the Circuit Court & Comptroller  
Official Records  
221 Palafox Place, Suite 110  
Pensacola, FL 32502



9171 9690 0935 0127 2033 36



quadient  
FIRST-CLASS MAIL  
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**\$008.86**<sup>0</sup>  
11/20/2025 ZIP 32502  
043M31219251

US POSTAGE

AMANDA MOHRMAN HUGHES  
[0126-21]  
304 INTERBAY AVE  
PENSACOLA, FL 32507

- 9327020808613064

WIXIE 326 DE 1

RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

BC: 32502583335 \*2738-01352-21-18

**CERTIFIED MAIL™**

**Pam Childers**  
Clerk of the Circuit Court & Comptroller  
Official Records  
221 Palafox Place, Suite 110  
Pensacola, FL 32502



9171 9690 0935 0127 2033 50

PENSACOLA FL 325

2024-11-25AM 2024



quadrant  
FIRST-CLASS MAIL  
IMI  
**\$008.86**  
11/20/2025 ZIP 32502  
043M31219251

DEBORAH PIFER HUGHES [0126-21]  
304 INTERBAY AVE  
PENSACOLA, FL 32507

UNC  
325025833335

NIXIE 326 DE 1

RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

BC: 325025833335 \*0532-11336-11-28

11/20/2024 15:12:28 11/20/2024  
FLORIDA  
PENSACOLA  
FL  
USPS  
US POSTAGE



# Escambia Sun Press

PUBLISHED WEEKLY SINCE 1948  
(Warrington) Pensacola, Escambia County, Florida

## STATE OF FLORIDA

County of Escambia

Before the undersigned authority personally appeared Michael P. Driver who is personally known to me and who on oath says that he is Publisher of The Escambia Sun Press, a weekly newspaper published at (Warrington) Pensacola in Escambia County, Florida; that the attached copy of advertisement, being a NOTICE in the matter of TAX DEED SALE

DATE - 01-07-2026 - TAX CERTIFICATE #'S 06927

in the CIRCUIT Court

was published in said newspaper in the issues of

DECEMBER 4, 11, 18, 25, 2025

Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia and Santa Rosa Counties, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. Affiant complies with all legal requirements for publication in chapter 50, Florida Statutes.

Digitally signed by Michael P Driver  
DN: c=US, o=The Escambia Sun Press LLC,  
dnQualifier=A01410C00000197F4A9F39B00058C1A, cn=Michael P Driver  
Date: 2025.12.29 11:13:08 -06'00'

## PUBLISHER

Sworn to and subscribed before me this 29TH day of DECEMBER  
A.D., 2025

Digitally signed by Heather Tuttle  
DN: c=US, o=The Escambia Sun Press LLC,  
dnQualifier=A01410C000001890CD5793600064AAE, cn=Heather Tuttle  
Date: 2025.12.29 11:24:00 -06'00'

HEATHER TUTTLE  
NOTARY PUBLIC



HEATHER TUTTLE  
Notary Public, State of Florida  
My Comm. Expires June 24, 2028  
Commission No. HH 535214

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That KEYS FUNDING LLC holder of Tax Certificate No. 06927, issued the 1st day of June, A.D., 2023 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 (0126-21)

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 10:00 A.M. on the first Wednesday in the month of January, which is the 7th day of January 2026.

Dated this 20th day of November 2025.

For information regarding the Tax Deed auction, please contact the Tax Deeds Division at 850-595-3793 or email TAXDEEDS@ESCAMBIACLERK.COM.

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA  
(SEAL)  
By: Emily Hogg  
Deputy Clerk

oaw-4w-12-04-11-18-25-2025