



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

0126.59

Part 1: Tax Deed Application Information

| | | | |
|-------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|--------------|
| Applicant Name Applicant Address | KEYS FUNDING LLC - 6023 PO BOX 71540 PHILADELPHIA, PA 19176-1540 | Application date | Apr 21, 2025 |
| Property description | HUDSON JERMAINE 1/2 INT GREEN AMELIA EST OF 1/2 INT C/O CYNTHIA CARTER 718 W ZARRAGOSSA ST PENSACOLA, FL 32502 718 W ZARRAGOSSA ST 15-2215-000 W 22 FT OF LT 6 AND E 5 FT OF LT 7 DONL NO BLK 48 DONELSON AND 19TH ARPENT SEC 43/44 T 2S R 30 OR 18 (Full legal attached.) | Certificate # | 2023 / 7603 |
| | | 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) |
|--------------------------------|--------------------------------------|----------------------------------------|----------------------|------------------------------------------|
| # 2023/7603 | 06/01/2023 | 2,742.73 | 137.14 | 2,879.87 |
| → Part 2: Total* | | | | 2,879.87 |

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

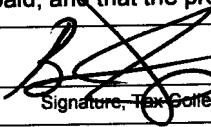
| Column 1 Certificate Number | Column 2 Date of Other Certificate Sale | Column 3 Face Amount of Other Certificate | Column 4 Tax Collector's Fee | Column 5 Interest | Total (Column 3 + Column 4 + Column 5) |
|--------------------------------|-----------------------------------------------|-------------------------------------------------|---------------------------------|----------------------|----------------------------------------------|
| # 2024/7685 | 06/01/2024 | 2,825.51 | 6.25 | 226.63 | 3,058.39 |
| Part 3: Total* | | | | 3,058.39 | |

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) | 5,938.26 |
| 2. Delinquent taxes paid by the applicant | 0.00 |
| 3. Current taxes paid by the applicant | 2,647.44 |
| 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) | 8,960.70 |

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:



Signature, Tax Collector or Designee

Escambia, Florida

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. | Total Paid (Lines 8-13) |
| 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.

W 22 FT OF LT 6 AND E 5 FT OF LT 7 DONL NO BLK 48 DONELSON AND 19TH ARPENT SEC 43/44 T 2S R 30 OR 18/130 P
399/263 OR 869 P 759 OR 8246 P 1579 OR 8817 P 1314 CA 97

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2500219

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

KEYS FUNDING LLC - 6023

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 |
|----------------|-----------------|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 15-2215-000 | 2023/7603 | 06-01-2023 | W 22 FT OF LT 6 AND E 5 FT OF LT 7 DONL NO BLK 48 DONELSON AND 19TH ARPENT SEC 43/44 T 2S R 30 OR 18/130 P 399/263 OR 869 P 759 OR 8246 P 1579 OR 8817 P 1314 CA 97 |

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 - 6023

PO BOX 71540

PHILADELPHIA, PA 19176-1540

04-21-2025
Application Date

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: | 0005009070006048 | Year | Land | Imprv | Total | Cap Val |
| Account: | 152215000 | 2024 | \$95,634 | \$54,831 | \$150,465 | \$150,465 |
| Owners: | HUDSON JERMAINE 1/2 INT GREEN AMELIA EST OF 1/2 INT | 2023 | \$95,634 | \$51,903 | \$147,537 | \$147,537 |
| Mail: | C/O CYNTHIA CARTER 718 W ZARRAGOSSA ST PENSACOLA, FL 32502 | 2022 | \$95,634 | \$46,314 | \$141,948 | \$141,948 |
| Situs: | 718 W ZARRAGOSSA ST 32502 | Disclaimer | | | | |
| Use Code: | SINGLE FAMILY RESID | Tax Estimator | | | | |
| Taxing Authority: | PENSACOLA CITY LIMITS | Change of Address | | | | |
| Tax Inquiry: | Open Tax Inquiry Window | File for Exemption(s) Online | | | | |
| Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector | | | | | | |

| Sales Data Type List: | | | | | | |
|-----------------------|------|------|-------|------|--------------|---------|
| Sale Date | Book | Page | Value | Type | Multi Parcel | Records |
| 07/07/2022 | 8817 | 1314 | \$100 | OT | N | |
| 12/05/2012 | 8246 | 1579 | \$100 | QC | N | |
| 01/1975 | 869 | 759 | \$100 | CJ | N | |

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

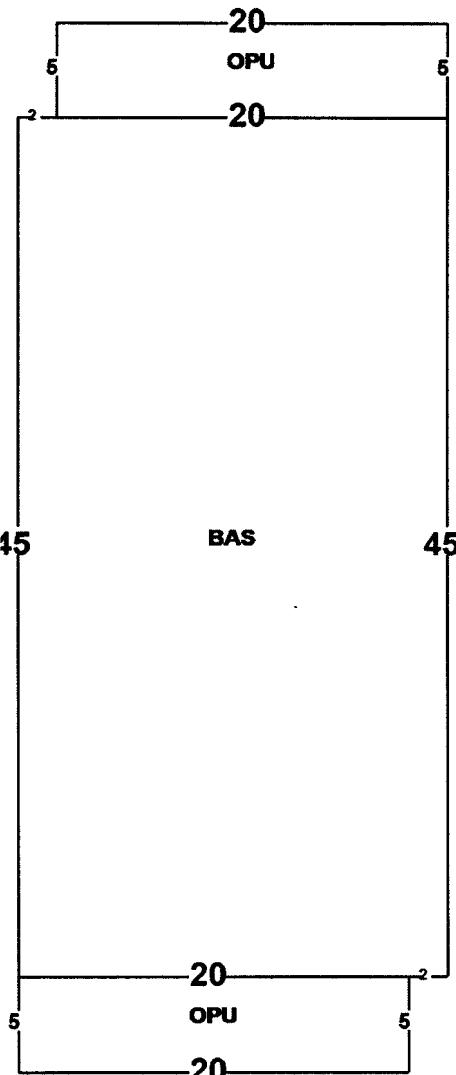
| |
|-----------------------------------------------------------------------------------------------------------------------------|
| 2024 Certified Roll Exemptions |
| None |
| Legal Description |
| W 22 FT OF LT 6 AND E 5 FT OF LT 7 DONL NO BLK 48 DONELSON AND 19TH ARPENT SEC 43/44 T 2S R 30 OR 18/130 P 399/263... |
| Extra Features |
| None |

| Parcel Information | | Launch Interactive Map | |
|-------------------------------------------------------------------------------|--------|----------------------------------------|--|
| Section | | | |
| Map Id: | CA097 | | |
| Approx. Acreage: | 0.1015 | | |
| Zoned: | | C-3 | |
| Evacuation & Flood Information | | | |
| Open Report | | | |
| View Florida Department of Environmental Protection(DEP) Data | | Buildings | |

Address: 718 W ZARRAGOSSA ST, Improvement Type: SINGLE FAMILY, Year Built: 1935, Effective Year: 1960, PA Building ID#: 25872

Structural Elements

DECOR/MILLWORK-BELOW AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-SIDING-SHT.AVG.
FLOOR COVER-PINE/SOFTWOOD
FOUNDATION-WOOD/NO SUB FLR
HEAT/AIR-UNIT HEATERS
INTERIOR WALL-WOOD/WALLBOARD
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE-HI PITCH
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME



Areas 1190 Total SF

BASE AREA - 990

OPEN PORCH UNF - 200

Images



9/30/2019 12:00:00 AM

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Last Updated 05/20/2025 (tc.1569)

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025037267 5/20/2025 4:24 PM
OFF REC BK: 9320 PG: 897 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of Tax Certificate No. **07603**, 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:

W 22 FT OF LT 6 AND E 5 FT OF LT 7 DONL NO BLK 48 DONELSON AND 19TH ARPENT SEC 43/44 T 2S R 30 OR 18/130 P 399/263 OR 869 P 759 OR 8246 P 1579 OR 8817 P 1314 CA 97

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 152215000 (0126-59)

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

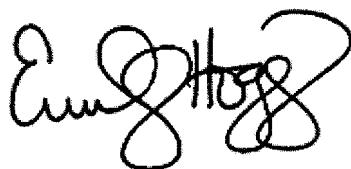
JERMAINE HUDSON 1/2 INT and EST OF AMELIA GREEN 1/2 INT

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 #: 15-2215-000 CERTIFICATE #: 2023-7603

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, 2005 to and including October 16, 2025 Abstractor: Andrew Hunt

BY



Michael A. Campbell,
As President
Dated: October 17, 2025

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

October 17, 2025
Tax Account #: **15-2215-000**

1. The Grantee(s) of the last deed(s) of record is/are: **JERMAINE HUDSON AND THE ESTATE OF AMELIA GREEN**

By Virtue of Quit Claim Deed recorded 2/13/2020 in OR 8246/1579 together with Death Certificate recorded 7/7/2022 in OR 8817/1314

ABSTRACTOR'S NOTE: QUIT CLAIM DEED IN 8246/1579 STATES THAT HANNAH GREEN IS THE SOLE HEIR OF AMELIA GREEN BUT WE FIND NO PROBATE RECORDED IN ESCAMBIA COUNTY, FLORIDA. SO WE NOTIFIED THE ESTATE AND HEIR LISTED ON THE DEATH CERTIFICATE OR 9376/151.

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. **Code Violation Order in favor of The City of Pensacola recorded 4/14/2022 – OR 8764/138**
 - b. **Order Imposing Fines in favor of The City of Pensacola recorded 6/27/2025 – OR 9340/352**
4. Taxes:

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

Tax Account #: 15-2215-000

Assessed Value: \$150,465.00

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 #: 15-2215-000

CERTIFICATE #: 2023-7603

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.

**JEMAINE HUDSON AND
ESTATE OF AMELIA GREEN
C/O CYNTHIA CARTER
718 W ZARRAGOSSA ST
PENSACOLA, FL 32502**

**HANNAH GREEN
3709 E GENESSEE
TAMPA, FL 33610**

Certified and delivered to Escambia County Tax Collector, this 17th 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 17, 2025
Tax Account #:15-2215-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

W 22 FT OF LT 6 AND E 5 FT OF LT 7 DONL NO BLK 48 DONELSON AND 19TH ARPENT SEC 43/44 T 2S R 30 OR 18 P 399 OR 130 P 263 OR 869 P 759 OR 8246 P 1579 OR 8817 P 1314 OR 9376 P 151 CA 97

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 15-2215-000(0126-59)

Recorded in Public Records 2/13/2020 1:02 PM OR Book 8246 Page 1579,
 Instrument #2020013273, Pam Childers Clerk of the Circuit Court Escambia
 County, FL Recording \$10.00 Deed Stamps \$0.70

Instrument prepared by:

CHARLES H. OVERMAN, III ESQUIRE
 Northwest Florida Legal Services
 701 South "J" Street
 Pensacola, FL 32501

Parcel I.D. No.: 000S09070006048
 County Property Appraiser

STATE OF FLORIDA
 COUNTY OF ESCAMBIA

THIS QUIT CLAIM DEED

Made this 5th day of DECEMBER, 2012 by CLARA WILLIAMS, a single person, and HANNAH GREEN, a single person, the sole surviving heir of AMELIA GREEN, deceased, hereinafter called the Grantor, to CLARA WILLIAMS and JERMAINE HUDSON, as joint tenants with full rights of survivorship, whose post office address is 718 West Zarragossa Street, Pensacola, Florida 32502, hereinafter called the Grantee.

(Whenever used herein the term "grantor" and "grantee" includes all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, whenever the context so admits or requires.)

Witnesseth, that the Grantor, for and in consideration of the sum of \$ 1.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby remises and releases quitclaims unto the Grantee all that certain land, situated in Escambia County, State of Florida, to-wit:

Fractional Lot Six (6) less the East eight (8) feet thereof, and the East five (5) feet of Lot Seven (7) in Block 48 of the Maxent Tract, in the City of Pensacola, Florida, Donelson Numbering, according to map of said City copyrighted by Thos. C. Watson in 1906.

PROVIDED HOWEVER, Grantor, CLARA WILLIAMS, reserves unto herself a life estate in the described property, and without any liability for waste, the full power and authority in Grantor to sell, convey, mortgage, encumber, lease or otherwise dispose of the property in fee simple, or any interest therein, with or without consideration, without the joinder of the remaindermen, and to keep absolutely any and all proceeds derived therefrom.

Together with all appurtenances thereto belonging or in anywise appertaining.

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

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

Signed, sealed and delivered
 in the presence of: Charles H. Overman, III

Printed Name: CHARLES H. OVERMAN, III
Irene Macy
 Printed Name: IRENE MACY

Clara Williams
 Printed Name: CLARA WILLIAMS
Hannah Green
 Printed Name: HANNAH GREEN

Address: 718 W. Zarragossa St., Pensacola, FL 32502

STATE OF FLORIDA
 COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 5th day of December, 2012, by CLARA WILLIAMS, who has produced Florida I.D. Card as identification, and by HANNAH GREEN who has produced Florida I.D. Card as identification.



Irene Macy
 NOTARY PUBLIC

Recorded in Public Records 4/14/2022 11:00 AM OR Book 8764 Page 138,
Instrument #2022038316, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$27.00

**BEFORE THE CODE ENFORCEMENT AUTHORITY
OF THE CITY OF PENSACOLA, FLORIDA**

**THE CITY OF PENSACOLA,
a Florida municipal corporation,
by its Code Enforcement Office (436-5500)**

Petitioner,

vs.

**CLARA WILLIAMS & ESTATE OF AMELIA
GREEN,**

Respondent(s).

Case # 22-017

CODE VIOLATION ORDER AND SUBSEQUENT AMENDMENTS

The Special Magistrate Judge having heard and considered sworn testimony and other evidence presented in this matter on November 2, 2021, after due notice to the respondent(s), makes the following findings of fact and conclusions of law:

A. FINDINGS OF FACT:

1. The respondent(s) own(s) and/or is (are) in possession of the real property located at 718 West Zarragossa Street, Pensacola, Escambia County, Florida, legally described as:

W 22 FT OF LT 6 AND E 5 FT OF LT 7 DONL NO BLK 48 DONELSON AND 19TH ARPENT SEC 43/44 T 2S R 30 OR 18/130 P 399/263 OR 869 P 759 OR 8246 P 1579 CA 97. TAX ACCT. #152215000.

2. The following described condition exists on the property: there is peeling paint on the exterior of this structure, which occupied residence has no active water system service or trash pickup service and the condition constitutes lack of maintenance (protective treatment), no mandatory water connection or solid waste collection.

3. The date this condition was first observed was July 16, 2021; re-inspection made on November 2, 2021, confirmed the condition still existed on that date.

4. The respondent(s) received notice by:
 the posting of a notice on the property and at City Hall for ten (10) days beginning
 certified mail, return receipt requested,

on October 21, 2021, that the condition constitutes a violation of the Code of the City of Pensacola, Florida, and that a public quasi-judicial hearing thereon would be held before the Special Magistrate Judge beginning at 3:00 p.m. on November 2, 2021, at which hearing the respondent(s) DID NOT appear but a neighbor, Carrie Land, appeared and testified in support of finding the cited violations.

BK: 8764 PG: 139

• . B. CONCLUSIONS OF LAW:

1. The respondent(s) and the property are in violation of Section(s):
4-3-41 of the Code of the City of Pensacola, Florida.
– of the Florida Building Code.
– of the Standard Housing Code.
304.2 & 505.1 of the International Property Maintenance Code.

2. The City prevailed in prosecuting this case before the Special Magistrate Judge. If the City has already incurred costs to date in attempting to abate this violation and has requested that they be determined at this time, the Special Magistrate Judge finds the City's costs to be \$ [If the City has not as yet requested that its costs to date, if any, be determined at this time and/or if it later incurs costs to abate this violation, those total costs shall be administratively entered in this blank: \$].

3. The aforesaid violation(s) or the condition causing the violation(s) does (do) not present a serious threat to the public health, safety, or welfare and/but the violation(s) or the condition causing the violation(s) is (are) not irreparable or irreversible in nature.

C. ORDER:

Based on the above and foregoing findings and conclusions, it is hereby

ORDERED that:

1. The respondent(s) must correct the violation(s) before November 16, 2021, (a) by removing the peeling paint and repainting the exterior of the structure and (b) by either separately subscribing to and maintaining (or causing any occupant of this structure to subscribe to and maintain) both an Emerald Coast Utilities Authority public water system connection and the City solid waste collection service at this occupied residence or, alternatively, by vacating or causing the structure to be vacated. Immediately after this work has been completed, the respondent(s) must call the City Code Enforcement Office at (850) 436-5500 to schedule a re-inspection of the property to confirm that it has been done to code and/or completed

2. In the event this order is not complied with before the above compliance date(s), as early as at the City Code Enforcement Authority Meeting and Hearings scheduled to take place beginning at 3:00 P.M. (Central Time) on Tuesday, November 16, 2021, or at any such meeting and hearings thereafter, without further hearing or notice to the respondent(s), A FINE MAY BE ASSESSED AGAINST EACH RESPONDENT AND THE ABOVE-DESCRIBED PROPERTY IN AN AMOUNT UP TO AND INCLUDING TWO HUNDRED FIFTY AND NO/100 DOLLARS (\$250.00) PER DAY for that day and each and every day thereafter any violation continues to exist; and, without further hearing or notice to the respondent(s), A LIEN MAY BE IMPOSED AGAINST ANY AND ALL REAL AND PERSONAL PROPERTY OWNED BY THE RESPONDENT(S) WHICH IS NOT LEGALLY PROTECTED FROM ENCUMBERANCE AND LEVY; AND THE COSTS INCURRED BY THE CITY IN SUCCESSFULLY PROSECUTING THIS CASE MAY BE ASSESSED AGAINST THE RESPONDENT(S).

BK: 8764 PG: 140 Last Page

3. It is the responsibility of the respondent(s) to contact the above-named City Office prosecuting this case to arrange for re-inspection of the property to verify compliance AS SOON AS IT IS ACHIEVED.

4. If the violation(s) is (are) corrected and, thereafter, a City Code Enforcement Officer finds that a repeat violation has occurred, a fine in the amount of up to and including Five Hundred and no/100 Dollars (\$500.00) per day may be assessed against the respondent(s) for each day the repeat violation is found to have occurred by the City Code Enforcement Officer and for each and every day thereafter the repeat violation continues to exist.

5. Pursuant to Sections 162.07 and 162.09, Florida Statutes, without further hearing or notice to the respondent(s), the original or a certified copy of this and/or any subsequent Special Magistrate Judge's order may be recorded in the public records of Escambia County, Florida, and, once recorded, CONSTITUTES NOTICE TO AND MAKES THE FINDINGS OF THIS ORDER BINDING on the respondent(s) and any subsequent purchasers of the property, and any successors in interest or assigns of the respondent(s).

6. Jurisdiction of this matter and the parties is retained to enter such further orders as may be appropriate and necessary.

7. Any aggrieved party hereto, including the City, may appeal this order to the Circuit Court of Escambia County, Florida, within thirty (30) days of the entry of this order.

ENTERED on November 8, 2021, at Pensacola, Florida.

PENSACOLA CODE ENFORCEMENT AUTHORITY


(Signature of Special Magistrate Judge)

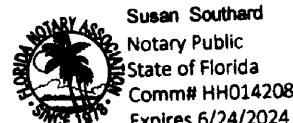
Louis F. Ray, Jr.
(Printed Name of Special Magistrate Judge)

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The execution of the foregoing order was acknowledged before me on November 8, 2021, by Louis F. Ray, Jr., as Special Magistrate Judge for the City of Pensacola, Florida, who is personally known to me and who did take an oath.

This original order was prepared by
and ATTESTED to by:
Susan Southard
Florida Notary Public &
Administrative Officer of the
Code Enforcement Authority of the
City of Pensacola, Florida
2849 N. Palafox Street
Pensacola, FL 32501


(Signature of Notary and Administrative Officer)
Susan Southard
(Printed Name of Notary & Admin. Officer)



Recorded in Public Records 6/27/2025 11:24 AM OR Book 9340 Page 352,
Instrument #2025048437, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$27.00

**BEFORE THE CODE ENFORCEMENT AUTHORITY
OF THE CITY OF PENSACOLA
SPECIAL MAGISTRATE
IN AND FOR THE CITY OF PENSACOLA, A FLORIDA MUNICIPAL CORPORATION**

Petitioner,
CODE ENFORCEMENT AUTHORITY OF
THE CITY OF PENSACOLA

Case No.: CE251005
Location: 718 W ZARRAGOSSA ST
PENSACOLA FL 32502
Parcel ID#: 00-0S-00-9070-006-048

Respondent,
HUDSON JERMAINE 1/2 INT
GREEN AMELIA E 1/2 INT

CODE ENFORCEMENT AUTHORITY
PENSACOLA, FLORIDA

CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
CITY OF PENSACOLA
CODE ENFORCEMENT AUTHORITY
PENSACOLA, FL
BY: *S. Johnson*
Date: *6/3/25*

ORDER IMPOSING FINES

The CAUSE having come before the Code Enforcement Authority Special Magistrate on the Petition of the Code Enforcement Authority Officer for alleged violation of the ordinances of the City of Pensacola, a Florida municipal corporation, and the Special Magistrate having found that a violation of the following Code(s) occurred, and after consideration of the appropriate sections of Pensacola Code of Ordinances and of the International Property Maintenance Code (as incorporated in Pensacola Code of Ordinances 14-2-222), the Special Magistrate now finds that the following violation(s) continue beyond the compliance date:

-IPMC 601.2 Responsibility

-IPMC 604.1 Electrical facilities required.

THEREFORE, the Special Magistrate, being otherwise fully apprised, finds as follows:

It is hereby ordered that pursuant to the Special Magistrate's Order dated 5/20/2025 the RESPONDENT(S) had until 6/2/2025 to correct the violation(s) and to bring the violation(s) into compliance.

Pursuant to that prior Order, a fine of \$25.00 will accrue per day commencing 6/3/2025 and continue to accrue each and every day thereafter any violation continues to exist; and without further hearing or notice to the respondent(s).

In accordance with Florida Statutes and the Pensacola Code of Ordinances, a certified copy of this Order may be recorded in the public records and shall constitute a lien against the land on which the violation exists and as upon any other real or personal property owned by the violator. Upon petition to the circuit court THIS Order shall be enforceable in the same manner as a court judgement by the sheriffs of this state, including execution and levy against the personal property of the violator, but shall not be deemed a court judgment except for enforcement purposes. Such fines shall continue to accrue until the violator comes into compliance or until judgement is rendered in a lawsuit filed pursuant to Florida Statute Chapter 162, whichever comes first. A lien arising from the fines imposed in THIS Order runs in favor of the local governing body, and the City of Pensacola as the local governing body may execute a satisfaction or release of the lien pursuant to Florida Statute Chapter 162.

Once corrections have been made, it is the responsibility of the respondent(s) to notify the City of Pensacola Code Enforcement Office to schedule re-inspection of the property to verify compliance and to halt additional fine accumulation for non-compliance with THIS Order.

Pursuant to Pensacola Code of Ordinances Sec. 13-2-6(c), costs in the amount of \$200.00 were awarded in favor of the City of Pensacola as the prevailing party against respondent(s) by Order of the Special Magistrate dated May 20, 2025. Court costs must be paid within thirty (30) days of the date of that prior Order.

Jurisdiction of this matter and the parties is retained to enter such further Orders as may be appropriate and necessary.

BK: 9340 PG: 354 Last Page

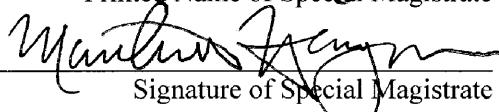
Any aggrieved party hereto, including the City, may appeal THIS Order to the Circuit Court of Escambia County, Florida, within (30) days of the entry of THIS Order.

DONE AND ORDERED IN Pensacola, Florida on this 3rd day of June, 2025.

PENSACOLA CODE ENFORCEMENT AUTHORITY

Matthew Hargraves

Printed Name of Special Magistrate



Signature of Special Magistrate

Copies to: 718 W ZARRAGOSSA ST PENSACOLA FL 32501

STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 07603 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:

| | | | |
|---------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|---------------------------------------------------|-------------------------------------------------------------------------------|
| JERMAINE HUDSON 1/2 INT C/O CYNTHIA CARTER 718 W ZARRAGOSSA ST PENSACOLA, FL 32502 | EST OF AMELIA GREEN 1/2 INT C/O CYNTHIA CARTER 718 W ZARRAGOSSA ST PENSACOLA, FL 32502 | HANNAH GREEN 3709 E GENESSEE TAMPA FL 33610 | CITY OF PENSACOLA TREASURY DIVISION P O BOX 12910 PENSACOLA FL 32521 |
| CITY OF PENSACOLA CODE ENFORCEMENT ATTN SABRINA PO BOX 12910 PENSACOLA FL 32521 | | | |

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

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of Tax Certificate No. 07603, 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:

W 22 FT OF LT 6 AND E 5 FT OF LT 7 DONL NO BLK 48 DONELSON AND 19TH ARPENT SEC 43/44 T 2S R 30 OR 18/130 P 399/263 OR 869 P 759 OR 8246 P 1579 OR 8817 P 1314 CA 97

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 152215000 (0126-59)

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

JERMAINE HUDSON 1/2 INT and EST OF AMELIA GREEN 1/2 INT

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

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.

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. 07603**, 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:

W 22 FT OF LT 6 AND E 5 FT OF LT 7 DONL NO BLK 48 DONELSON AND 19TH ARPENT SEC 43/44 T 2S R 30 OR 18/130 P 399/263 OR 869 P 759 OR 8246 P 1579 OR 8817 P 1314 CA 97

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 152215000 (0126-59)

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

JERMAINE HUDSON 1/2 INT and EST OF AMELIA GREEN 1/2 INT

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

Post Property:

718 W ZARRAGOSSA ST 32502



**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.

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. **07603**, 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:

W 22 FT OF LT 6 AND E 5 FT OF LT 7 DONL NO BLK 48 DONELSON AND 19TH ARPENT SEC 43/44 T 2S R 30 OR 18/130 P 399/263 OR 869 P 759 OR 8246 P 1579 OR 8817 P 1314 CA 97

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 152215000 (0126-59)

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

JERMAINE HUDSON 1/2 INT and EST OF AMELIA GREEN 1/2 INT

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

Personal Services:

JERMAINE HUDSON 1/2 INT
C/O CYNTHIA CARTER
718 W ZARRAGOSSA ST
PENSACOLA, FL 32502

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.

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. 07603, 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:

W 22 FT OF LT 6 AND E 5 FT OF LT 7 DONL NO BLK 48 DONELSON AND 19TH ARPENT SEC 43/44 T 2S R 30 OR 18/130 P 399/263 OR 869 P 759 OR 8246 P 1579 OR 8817 P 1314 CA 97

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 152215000 (0126-59)

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

JERMAINE HUDSON 1/2 INT and EST OF AMELIA GREEN 1/2 INT

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

Personal Services:

EST OF AMELIA GREEN 1/2 INT
C/O CYNTHIA CARTER
718 W ZARRAGOSSA ST
PENSACOLA, FL 32502

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.

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

0126.59

Document Number: ECSO25CIV052334NON

Agency Number: 26-001489

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 07603 2023

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: JERMAINE HUDSON 1/2 INT AND EST OF AMELIA GREEN 1/2 INT

Defendant:

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

Received this Writ on 11/24/2025 at 8:16 AM and served same at 4:15 PM on 11/24/2025 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: BUKK

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. 07603**, 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:

W 22 FT OF LT 6 AND E 5 FT OF LT 7 DONL NO BLK 48 DONELSON AND 19TH ARPENT SEC 43/44 T 2S R 30 OR 18/130 P 399/263 OR 869 P 759 OR 8246 P 1579 OR 8817 P 1314 CA 97

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 152215000 (0126-59)

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

JERMAINE HUDSON 1/2 INT and EST OF AMELIA GREEN 1/2 INT

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

Post Property:

718 W ZARRAGOSSA ST 32502



**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

016.59

Document Number: ECSO25CIV052260NON

Agency Number: 26-001519

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 07603 2023

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: JERMAINE HUDSON 1/2 INT AND EST OF AMELIA GREEN 1/2 INT

Defendant:

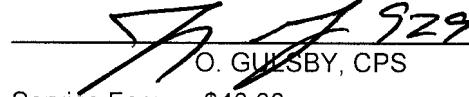
Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 11/24/2025 at 8:18 AM and served same at 1:30 PM on 12/2/2025 in ESCAMBIA COUNTY, FLORIDA, by serving JERMAINE HUDSON 1/2 INT , the within named, to wit: CYNTHIA CARTER, .

SERVED AT 1651 NORTH "K" STREET APARTMENT #302

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. 07603, 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:

W 22 FT OF LT 6 AND E 5 FT OF LT 7 DONL NO BLK 48 DONELSON AND 19TH ARPENT SEC 43/44 T 2S R 30 OR 18/130 P 399/263 OR 869 P 759 OR 8246 P 1579 OR 8817 P 1314 CA 97

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 152215000 (0126-59)

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

JERMAINE HUDSON 1/2 INT and EST OF AMELIA GREEN 1/2 INT

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

Personal Services:

JERMAINE HUDSON 1/2 INT
C/O CYNTHIA CARTER
718 W ZARRAGOSSA ST
PENSACOLA, FL 32502



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 0126.59

Document Number: ECSO25CIV052271NON

Agency Number: 26-001520

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 07603 2023

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: JERMAINE HUDSON 1/2 INT AND EST OF AMELIA GREEN 1/2 INT

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 11/24/2025 at 8:18 AM and served same at 1:30 PM on 12/2/2025 in ESCAMBIA COUNTY, FLORIDA, by serving EST OF AMELIA GREEN 1/2 INT, the within named, to wit: CYNTHIA CARTER, .

SERVED AT 1651 NORTH "K" STREET APARTMENT #302

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. 07603, 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:

W 22 FT OF LT 6 AND E 5 FT OF LT 7 DONL NO BLK 48 DONELSON AND 19TH ARPENT SEC 43/44 T 2S R 30 OR 18/130 P 399/263 OR 869 P 759 OR 8246 P 1579 OR 8817 P 1314 CA 97

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 152215000 (0126-59)

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

JERMAINE HUDSON 1/2 INT and EST OF AMELIA GREEN 1/2 INT

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

Personal Services:

EST OF AMELIA GREEN 1/2 INT

C/O CYNTHIA CARTER
718 W ZARRAGOSSA ST
PENSACOLA, FL 32502

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.

JERMAINE HUDSON 1/2 INT [0126-59]
C/O CYNTHIA CARTER
718 W ZARRAGOSSA ST
PENSACOLA, FL 32502

EST OF AMELIA GREEN 1/2 INT
[0126-59]
C/O CYNTHIA CARTER
718 W ZARRAGOSSA ST
PENSACOLA, FL 32502

9171 9690 0935 0128 2949 20

12/S SHOWING DELAYED. NO
AUTH. RECIPIENT

9171 9690 0935 0128 2947 08

12/S DELAYED
- MAR

HANNAH GREEN [0126-59]
3709 E GENESSEE
TAMPA FL 33610

CITY OF PENSACOLA [0126-59]
TREASURY DIVISION
P O BOX 12910
PENSACOLA FL 32521

9171 9690 0935 0128 2947 15

9171 9690 0935 0128 2947 22

CITY OF PENSACOLA CODE
ENFORCEMENT [0126-59]
ATTN SABRINA
PO BOX 12910
PENSACOLA FL 32521

9171 9690 0935 0128 2947 39

>Contact

Notes

ACTUAL SHERIFF \$120 ACTUAL POSTAGE \$44.50 MKJ

9/11/2025 SPOKE TO AJ GREEN ABOUT TDA (HE IS FAMILY TO THE OWNERS). PROVIDED SALE DATE, SEPTEMBER AMOUNT, LOCATION TO MAKE PAYMENT, AND PAYMENT METHODS. ALSO PROVIDED BASE AMOUNT OF TAX FOR EACH YEAR INVOLVED IN TDA AND THE CLERK OF COURTS PHONE NUMBER TO FIND OUT HOW TO TRANSFER DEED OUT OF ESTATE AND INTO HIS NAME.

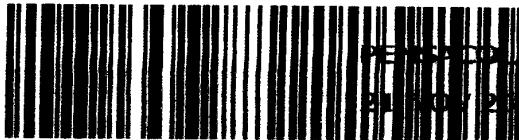
PHONE NUMBER FOR AJ IS 813-846-6174. MLM

9/19/2025 SPOKE TO STANLEY FOSTER (FAMILY MEMBER) REGARDING TDA. PROVIDED SEPTEMBER AND DECEMBER AMOUNTS, PAYMENT METHODS, LOCATION TO MAKE PAYMENT, AND SALE DATE. PHONE NUMBER IS 701-570-8238. MLM

11/24/2025 DEPUTY POSTED PROPERTY. MKJ

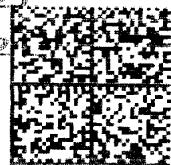
12/5/2025 CERTIFIED MAIL SHOWING DELAYED, NO AUTHORIZED RECIPIENT. MKJ

CERTIFIED MAIL™



PERIODICALS SHELF FL 325
2019 2 25AM 2

9171 9690 0935 0128 2947 15



quadient
FIRST-CLASS MAIL
IMI
\$008.86⁰⁰
11/20/2025 ZIP 32502
043M31219251

US POSTAGE

Pam Childers

**Clerk of the Circuit Court & Comptroller
Official Records**

221 Palafox Place, Suite 110
Pensacola, FL 32502

2005 DEC 11 11
Linton, C. G.

HANNAH GREEN [0126-59]
3709 E GENESSEE
TAMPA FL 33610

AN 101

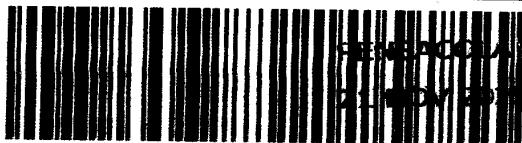
NIXIE 339 DE 1 0012/05/25

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

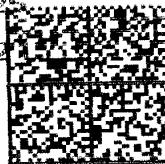
BC: 32502583335 *0238-09201-24-36

CERTIFIED MAIL™

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



9171 9690 0935 0128 2947 08



quadien
FIRST-CLASS MAIL
IMI
\$008.86⁰⁰
11/20/2025 ZIP 32502
043M31219251

US POSTAGE

EST OF AMELIA GREEN 1/2 INT
[0126-59]
C/O CYNTHIA CARTER
718 W ZARRAGOSSA ST
PENSACOLA, FL 32502

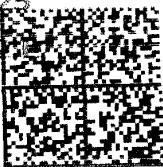
UNC
32502-557018

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

CERTIFIED MAIL™



9171 9690 0935 0128 2949 20



quadient
FIRST-CLASS MAIL
IMI
\$008.86⁰
11/20/2025 ZIP 32502
043M31219251

US POSTAGE

JERMAINE HUDSON 1/2 INT [0126-59]
C/O CYNTHIA CARTER
718 W ZARRAGOSSA ST
PENSACOLA, FL 32502

- 9327020808613064

W W/T/25
NIXIE 326 DE 1 001011/25
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
UNC BC: 32502583335 *2087-02818-21-19
3250258335 01



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 07603

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 11:10:55 -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 11:11:13 -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. 07603, 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:

W 22 FT OF LT 6 AND E 5 FT OF LT 7
DONL NO BLK 48 DONELSON AND
19TH ARPENT SEC 43/44 T 2S R 30 OR
18/130 P 399/263 OR 869 P 759 OR 8246 P
1579 OR 8817 P 1314 CA 97 SECTION 00,
TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 152215000
(0126-59)

The assessment of the said property under the said certificate issued was in the name of JERMAINE HUDSON 1/2 INT and EST OF AMELIA GREEN 1/2 INT

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



Scott Lunsford, CFC • Escambia County Tax Collector

EscambiaTaxCollector.com

facebook.com/ECTaxCollector

twitter.com/escambiac

2025

REAL ESTATE

TAXES

Notice of Ad Valorem and Non-Ad Valorem Assessments



SCAN TO PAY ONLINE

| ACCOUNT NUMBER | MILLAGE CODE | ESCROW CODE | PROPERTY REFERENCE NUMBER |
|----------------|--------------|-------------|---------------------------|
| 15-2215-000 | 16 | | 000S009070006048 |

HUDSON JERMAINE 1/2 INT
 GREEN AMELIA EST OF 1/2 INT
 C/O CYNTHIA CARTER
 718 W ZARRAGOSSA ST
 PENSACOLA, FL 32502

PROPERTY ADDRESS:
 718 W ZARRAGOSSA ST

EXEMPTIONS:

PRIOR YEAR(S) TAXES OUTSTANDING

23 | 7603

| AD VALOREM TAXES | | | | | |
|--------------------------|--------------|----------------|------------------|----------------|--------------|
| TAXING AUTHORITY | MILLAGE RATE | ASSESSED VALUE | EXEMPTION AMOUNT | TAXABLE AMOUNT | TAXES LEVIED |
| COUNTY | 6.6000 | 152,495 | 0 | 152,495 | 1,006.47 |
| PUBLIC SCHOOLS | | | | | |
| BY LOCAL BOARD | 2.2480 | 152,495 | 0 | 152,495 | 342.81 |
| BY STATE LAW | 3.1110 | 152,495 | 0 | 152,495 | 474.41 |
| PENSACOLA | 4.2895 | 152,495 | 0 | 152,495 | 654.13 |
| WATER MANAGEMENT | 0.0207 | 152,495 | 0 | 152,495 | 3.16 |
| M.S.T.U. LIBRARY | 0.3590 | 152,495 | 0 | 152,495 | 54.75 |
| ESCAMBIA CHILDRENS TRUST | 0.3798 | 152,495 | 0 | 152,495 | 57.92 |

TOTAL MILLAGE 17.0080

AD VALOREM TAXES \$2,593.65

| LEGAL DESCRIPTION | | NON-AD VALOREM ASSESSMENTS | | |
|-------------------------------------------------------------------------------------------------------------------------|--|----------------------------------|------|------------|
| | | TAXING AUTHORITY | RATE | AMOUNT |
| W 22 FT OF LT 6 AND E 5 FT OF LT 7 DONL NO BLK 48 DONELSON AND 19TH ARPENT SEC 4 See Additional Legal on Tax Roll | | SW STORMWATER(CITY OF PENSACOLA) | | 81.93 |
| NON-AD VALOREM ASSESSMENTS | | | | \$81.93 |
| COMBINED TAXES AND ASSESSMENTS | | | | \$2,675.58 |

Pay online at EscambiaTaxCollector.com

Payments must be in U.S. funds drawn from a U.S. bank

| | | | | |
|--------------------------|----------------------------|----------------------------|----------------------------|--|
| If Paid By Please Pay | Jan 31, 2026 \$2,622.07 | Feb 28, 2026 \$2,648.82 | Mar 31, 2026 \$2,675.58 | |
|--------------------------|----------------------------|----------------------------|----------------------------|--|

RETAIN FOR YOUR RECORDS

2025 REAL ESTATE TAXES

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

Make checks payable to:

Scott Lunsford, CFC
Escambia County Tax Collector

P.O. BOX 1312
 PENSACOLA, FL 32591

Pay online at EscambiaTaxCollector.com

Payments in U.S. funds from a U.S. bank

PAY ONLY ONE AMOUNT

| | |
|-------------------|--------------------------|
| AMOUNT IF PAID BY | Jan 31, 2026 2,622.07 |
| AMOUNT IF PAID BY | Feb 28, 2026 2,648.82 |
| AMOUNT IF PAID BY | Mar 31, 2026 2,675.58 |
| AMOUNT IF PAID BY | |
| AMOUNT IF PAID BY | |

DO NOT FOLD, STAPLE, OR MUTILATE

| ACCOUNT NUMBER |
|---------------------|
| 15-2215-000 |
| PROPERTY ADDRESS |
| 718 W ZARRAGOSSA ST |

HUDSON JERMAINE 1/2 INT
 GREEN AMELIA EST OF 1/2 INT
 C/O CYNTHIA CARTER
 718 W ZARRAGOSSA ST
 PENSACOLA, FL 32502

**PRIOR YEAR(S) TAXES
OUTSTANDING**

| | | | | | | |
|----------------------------------|---------------------------------|--------------------------------|-----------------------------|------------------------|----------------------------|----------------------------|
| Search Property | Property Sheet | Lien Holder's | Redeem New | Forms | Courtview | Benchmark |
| Redeemed From Sale | | | | | | |



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

Tax Deed Sales - Redeemed From Sale

Account: 152215000 Certificate Number: 007603 of 2023

Date Of
Redemption

Clerk's Check Clerk's Total

Postage Tax Deed Court Registry

Payor Name

Notes

