

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

04-21-2022  
Application Date

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Applicant's signature

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2200323

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

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

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

Account Number	Certificate No.	Date	Legal Description
10-4639-245	2020/6227	06-01-2020	BEG AT A POINT AT INTERSECTION OF CENTER LINE OF R/W OF ALA STATE HWY 180 WITH ALA FLA STATE LINE SD POINT ALSO BEING INTERSECTION OF CENTER LINE OF R/W OF FLA SR 292 ALA FLA STATE LINE N 77 DEG 04 MIN E ALG PROJECTED CENTER LI OF ALA SR 180 2573 18/ 100 FT N AND PARL TO ALA FL STATE LINE 73 21/100 FT (SD POINT BEING ON NLY R/W FLA SR 292 (100 FT R/W) ELY ALG SD FLA RD R/W 50 FT DEFLECT AT AN ANGLE 76 DEG TO LEFT ALG CENTER LINE OF PRIVATE RD (REFERRED TO AS ROAD A) 143 FT 90 DEG RIGHT 10 FT TO N LINE INTERSECTION OF EXISTING PRIVATE RD NLY ALG ELY RW ABOVE MENTIONED RD A 240 FT DEFLECT AT ANGLE 90 DEG RIGHT 65 FT FOR POB SLY 90 DEG 40 FT 90 DEG LEFT 65 FT MORE OR LESS TO W R/W PRIVATE RD LEFT ALG SD R/W 40 FT LEFT 65 FT MORE OR LESS TO POB OR 7915 P 241 OR 8018 P 409

I agree to:

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

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

Electronic signature on file  
CITRUS CAPITAL HOLDINGS, LLC

**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.	45,685.50
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____	Date of sale <u>01/09/2023</u>
Signature, Clerk of Court or Designee	

**INSTRUCTIONS + 6.25**

**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.

BEG AT A POINT AT INTERSECTION OF CENTER LINE OF R/W OF ALA STATE HWY 180 WITH ALA FLA STATE LINE SD POINT ALSO BEING INTERSECTION OF CENTER LINE OF R/W OF FLA SR 292 ALA FLA STATE LINE N 77 DEG 04 MIN E ALG PROJECTED CENTER LI OF ALA SR 180 2573 18/100 FT N AND PARL TO ALA FL STATE LINE 73 21/100 FT (SD POINT BEING ON NLY R/W FLA SR 292 (100 FT R/W) ELY ALG SD FLA RD R/W 50 FT DEFLECT AT AN ANGLE 76 DEG TO LEFT ALG CENTER LINE OF PRIVATE RD (REFERRED TO AS ROAD A) 143 FT 90 DEG RIGHT 10 FT TO N LINE INTERSECTION OF EXISTING PRIVATE RD NLY ALG ELY R/W ABOVE MENTIONED RD A 240 FT DEFLECT AT ANGLE 90 DEG RIGHT 65 FT FOR POB SLY 90 DEG 40 FT 90 DEG LEFT 65 FT MORE OR LESS TO W R/W PRIVATE RD LEFT ALG SD R/W 40 FT LEFT 65 FT MORE OR LESS TO POB OR 7915 P 241 OR 8018 P 409

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.



# 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

0123-61

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	CITRUS CAPITAL HOLDINGS, LLC CITRUS CAPITAL HOLDINGS FBO SEC PTY PO BOX 54226 NEW ORLEANS, LA 70154-4226	Application date	Apr 21, 2022
Property description	TURNEY GINA DEW 17000 PERDIDO KEY DR LOT A6 PENSACOLA, FL 32507 17000 PERDIDO KEY DR A6 10-4639-245 BEG AT A POINT AT INTERSECTION OF CENTER LINE OF R/W OF ALA STATE HWY 180 WITH ALA FLA STATE LINE SD (Full legal attached.)	Certificate #	2020 / 6227
		Date certificate issued	06/01/2020

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

Column 1 Certificate Number	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2020/6227	06/01/2020	911.10	45.56	956.66
<b>→Part 2: Total*</b>				<b>956.66</b>

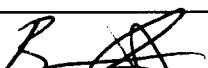
## Part 3: Other Certificates Redeemed by Applicant (Other than County)

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2021/4879	06/01/2021	929.56	6.25	46.48	982.29
<b>Part 3: Total*</b>					<b>982.29</b>

## 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)	1,938.95
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	864.81
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. <b>Total Paid (Lines 1-6)</b>	<b>3,178.76</b>

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 May 6th, 2022

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



# Chris Jones Escambia County Property Appraiser

EPA Home

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

◀  Nav. Mode  Account  Parcel ID ➡

[Printer Friendly Version](#)

General Information	
Parcel ID:	014S331004029001
Account:	104639245
Owners:	TURNEY GINA DEW
Mail:	17000 PERDIDO KEY DR LOT A6 PENSACOLA, FL 32507
Situs:	17000 PERDIDO KEY DR A6 32507
Use Code:	MOBILE HOME
Taxing Authority:	COUNTY MSTU
Tax Inquiry:	<a href="#">Open Tax Inquiry Window</a>

Tax Inquiry link courtesy of Scott Lunford  
Escambia County Tax Collector

## Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
10/11/2018	8018	409	\$100	QC	
06/04/2018	7915	241	\$100	QC	
09/2005	5727	137	\$115,000	WD	
02/1992	3132	438	\$38,000	WD	
01/1992	3132	437	\$7,500	WD	
01/1978	1274	990	\$7,500	SC	

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

## Parcel Information

Section  
Map Id:  
01-4S-33



Approx.  
Acreage:  
0.0579

Zoned:   
MDR-PK

Evacuation  
& Flood  
Information  
[Open  
Report](#)



[View Florida Department of Environmental Protection\(DEP\) Data](#)

[Launch Interactive Map](#)

# 65

# 40

## Assessments

Year	Land	Imprv	Total	Cap Val
2021	\$90,000	\$32,940	\$122,940	\$91,371
2020	\$60,000	\$30,110	\$90,110	\$90,110
2019	\$60,000	\$28,337	\$88,337	\$88,337

## Disclaimer

## Market Value Breakdown Letter

## Tax Estimator

## File for New Homestead Exemption Online

### 2021 Certified Roll Exemptions

#### HOMESTEAD EXEMPTION

### Legal Description

BEG AT A POINT AT INTERSECTION OF CENTER LINE OF  
R/W OF ALA STATE HWY 180 WITH ALA FLA STATE LINE  
SD...

### Extra Features

CARPORT

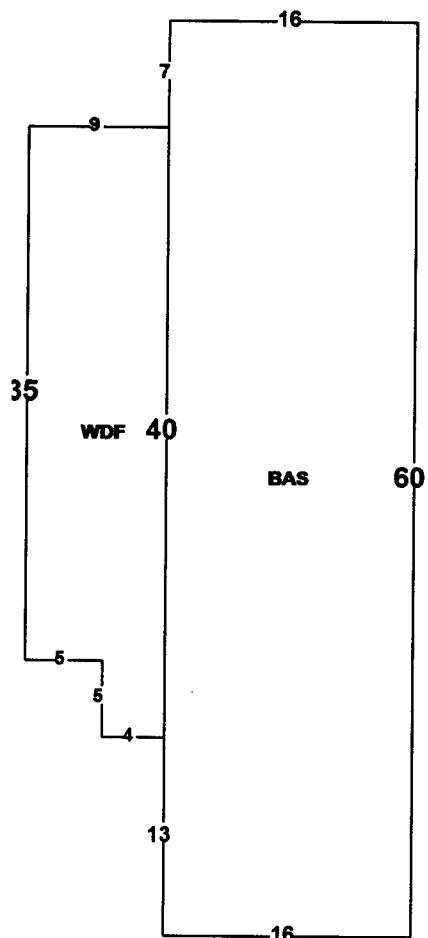
FRAME BUILDING

## Buildings

Address: 17000 PERDIDO KEY DR A6, Year Built: 2007, Effective Year: 2007, PA Building ID#: 129885

### Structural Elements

DWELLING UNITS-1  
MH EXTERIOR WALL-VINYL/METAL  
MH FLOOR FINISH-CARPET  
MH FLOOR SYSTEM-TYPICAL  
MH HEAT/AIR-HEAT & AIR  
MH INTERIOR FINISH-DRYWALL/PLASTER  
MH MILLWORK-TYPICAL  
MH ROOF COVER-METAL  
MH ROOF FRAMING-GABLE HIP  
MH STRUCTURAL FRAME-TYPICAL  
NO. PLUMBING FIXTURES-6  
NO. STORIES-1  
STORY HEIGHT-0



### Images



8/1/2019 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 on 11/20/2018 at 4:51:30

## **LEGAL DESCRIPTION**

BEG AT A POINT AT INTERSECTION OF CENTER LINE OF R/W OF ALA STATE HWY 180 WITH ALA FLA STATE LINE SD POINT ALSO BEING INTERSECTION OF CENTER LINE OF R/W OF FLA SR 292 ALA FLA STATE LINE N 77 DEG 04 MIN E ALG PROJECTED CENTER LI OF ALA SR 180 2573 18/ 100 FT N AND PARL TO ALA FL STATE LINE 73 21/100 FT (SD POINT BEING ON NLY R/W FLA SR 292 (100 FT R/W) ELY ALG SD FLA RD R/W 50 FT DEFLECT AT AN ANGLE 76 DEG TO LEFT ALG CENTER LINE OF PRIVATE RD (REFERRED TO AS ROAD A) 143 FT 90 DEG RIGHT 10 FT TO N LINE INTERSECTION OF EXISTING PRIVATE RD NLY ALG ELY RW ABOVE MENTIONED RD A 240 FT DEFLECT AT ANGLE 90 DEG RIGHT 65 FT FOR POB SLY 90 DEG 40 FT 90 DEG LEFT 65 FT MORE OR LESS TO W R/W PRIVATE RD LEFT ALG SD R/W 40 FT LEFT 65 FT MORE OR LESS TO POB OR 7915 P 241 OR 8018 P 409

Pam Childers  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY FLORIDA  
INST# 2022052707 5/23/2022 8:37 AM  
OFF REC BK: 8789 PG: 1474 Doc Type: TDN

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CITRUS CAPITAL HOLDINGS LLC** holder of Tax Certificate No. **06227**, issued the **1st day of June, A.D., 2020** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

**(see attached)**

**SECTION 01, TOWNSHIP 4 S, RANGE 33 W**

**TAX ACCOUNT NUMBER 104639245 (0123-61)**

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

**GINA DEW TURNEY**

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 **second** Monday in the month of January, which is the **9th day of January 2023**.

Dated this 20th day of May 2022.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.



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

By:  
Emily Hogg  
Deputy Clerk



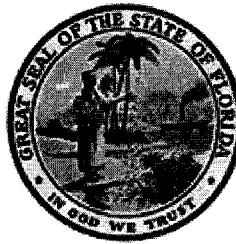
**PAM CHILDERS**  
**CLERK OF THE CIRCUIT COURT**  
**ESCAMBIA COUNTY, FLORIDA**

**Tax Deed - Redemption Calculator**

Account: 104639245 Certificate Number: 006227 of 2020

Redemption	No <input checked="" type="checkbox"/>	Application Date	4/21/2022	Interest Rate	18% <input type="checkbox"/>
		Final Redemption Payment		Redemption Overpayment	
		ESTIMATED		ACTUAL	
		Auction Date	1/9/2023	Redemption Date	9/7/2022 <input type="checkbox"/>
Months	9			5	
Tax Collector		\$3,178.76		\$3,178.76	
Tax Collector Interest		\$429.13		\$238.41	
Tax Collector Fee		\$6.25		\$6.25	
Total Tax Collector		\$3,614.14		\$3,423.42	T.C.
Record TDA Notice		\$17.00		\$17.00	
Clerk Fee		\$119.00		\$119.00	
Sheriff Fee		\$120.00		\$120.00	-
Legal Advertisement		\$200.00		\$200.00	-
App. Fee Interest		\$61.56		\$34.20	
Total Clerk		\$517.56		\$490.20	C.H.
Release TDA Notice (Recording)		\$10.00		\$10.00	
Release TDA Notice (Prep Fee)		\$7.00		\$7.00	
Postage		\$60.00		\$0.00	
Researcher Copies		\$0.00		\$0.00	
Total Redemption Amount		\$4,208.70		\$3,930.62	-120-200
					<u>\$3,610.62</u>
		Repayment Overpayment Refund Amount		\$278.08	
Book/Page		8789		1474	

**PAM CHILDERS**  
 CLERK OF THE CIRCUIT COURT  
 ARCHIVES AND RECORDS  
 CHILDSUPPORT  
 CIRCUIT CIVIL  
 CIRCUIT CRIMINAL  
 COUNTY CIVIL  
 COUNTY CRIMINAL  
 DOMESTIC RELATIONS  
 FAMILY LAW  
 JURY ASSEMBLY  
 JUVENILE  
 MENTAL HEALTH  
 MIS  
 OPERATIONAL SERVICES  
 PROBATE  
 TRAFFIC



**BRANCH OFFICES**  
 ARCHIVES AND RECORDS  
 JUVENILE DIVISION  
 CENTURY

CLERK TO THE BOARD OF  
 COUNTY COMMISSIONERS  
 OFFICIAL RECORDS  
 COUNTY TREASURY  
 AUDITOR

**COUNTY OF ESCAMBIA  
 OFFICE OF THE  
 CLERK OF THE CIRCUIT COURT**

**Case # 2020 TD 006227**

**Redeemed Date 9/28/2022**

**Name GINA TURNERY 17000 PERDIDO KEY DDR LOT A6 PENSACOLA FL 32507**

Clerk's Total = TAXDEED	\$517.56	\$3,593.62
Due Tax Collector = TAXDEED	\$3,614.14	
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

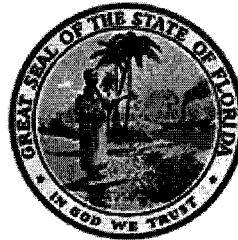
**• For Office Use Only**

<b>Date</b>	<b>Docket</b>	<b>Desc</b>	<b>Amount Owed</b>	<b>Amount Due</b>	<b>Payee Name</b>
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**FINANCIAL SUMMARY**

No Information Available - See Dockets

**PAM CHILDERS**  
 CLERK OF THE CIRCUIT COURT  
 ARCHIVES AND RECORDS  
 CHILDSUPPORT  
 CIRCUIT CIVIL  
 CIRCUIT CRIMINAL  
 COUNTY CIVIL  
 COUNTY CRIMINAL  
 DOMESTIC RELATIONS  
 FAMILY LAW  
 JURY ASSEMBLY  
 JUVENILE  
 MENTAL HEALTH  
 MIS  
 OPERATIONAL SERVICES  
 PROBATE  
 TRAFFIC



**BRANCH OFFICES**  
 ARCHIVES AND RECORDS  
 JUVENILE DIVISION  
 CENTURY

CLERK TO THE BOARD OF  
 COUNTY COMMISSIONERS  
 OFFICIAL RECORDS  
 COUNTY TREASURY  
 AUDITOR

**COUNTY OF ESCAMBIA  
 OFFICE OF THE  
 CLERK OF THE CIRCUIT COURT**

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT**  
**Tax Certificate Redeemed From Sale**  
**Account: 104639245 Certificate Number: 006227 of 2020**

**Payor: GINA TURNER 17000 PERDIDO KEY DDR LOT A6 PENSACOLA FL 32507      Date**  
 9/28/2022

Clerk's Check #	252050	Clerk's Total	\$3,593.62
Tax Collector Check #	1	Tax Collector's Total	\$3,614.14
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$4,208.70
			\$3,610.62

**PAM CHILDERS**  
**Clerk of the Circuit Court**

Received By: N Boydon  
 Deputy Clerk

## **LEGAL DESCRIPTION**

BEG AT A POINT AT INTERSECTION OF CENTER LINE OF R/W OF ALA STATE HWY 180 WITH ALA FLA STATE LINE SD POINT ALSO BEING INTERSECTION OF CENTER LINE OF R/W OF FLA SR 292 ALA FLA STATE LINE N 77 DEG 04 MIN E ALG PROJECTED CENTER LI OF ALA SR 180 2573 18/ 100 FT N AND PARL TO ALA FL STATE LINE 73 21/100 FT (SD POINT BEING ON NLY R/W FLA SR 292 (100 FT R/W) ELY ALG SD FLA RD R/W 50 FT DEFLECT AT AN ANGLE 76 DEG TO LEFT ALG CENTER LINE OF PRIVATE RD (REFERRED TO AS ROAD A) 143 FT 90 DEG RIGHT 10 FT TO N LINE INTERSECTION OF EXISTING PRIVATE RD NLY ALG ELY RW ABOVE MENTIONED RD A 240 FT DEFLECT AT ANGLE 90 DEG RIGHT 65 FT FOR POB SLY 90 DEG 40 FT 90 DEG LEFT 65 FT MORE OR LESS TO W R/W PRIVATE RD LEFT ALG SD R/W 40 FT LEFT 65 FT MORE OR LESS TO POB OR 7915 P 241 OR 8018 P 409

## RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8789, Page 1474, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 06227, issued the 1st day of June, A.D., 2020

TAX ACCOUNT NUMBER: **104639245 (0123-61)**

**(see attached)**

**SECTION 01, TOWNSHIP 4 S, RANGE 33 W**

NAME IN WHICH ASSESSED: GINA DEW TURNER

Dated this 28th day of September 2022.

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk



Recorded in Public Records 1/24/2022 10:01 AM OR Book 8706 Page 1544,  
Instrument #2022006789, Pam Childers Clerk of the Circuit Court Escambia  
County, FL

Filing # 142190797 E-Filed 01/18/2022 05:09:13 PM

IN THE COUNTY COURT IN AND FOR  
ESCAMBIA COUNTY, FLORIDA

CASE NO.: 2020 SC 001120

MIDLAND FUNDING LLC

P.O. Box 939069 , SAN

DIEGO CA 92193

Plaintiff,

vs.

GINA TURNERY  
17000 Perdido Key Drive, Lot A6  
Pensacola, FL 32507  
[GINA.CURNEY@STORE.LOWES.COM](mailto:GINA.CURNEY@STORE.LOWES.COM)

Defendant

**FINAL JUDGMENT**

At a Small Claims Pretrial Conference on June 22, 2020, the parties appeared and the defendant admitted the debt but could not make payments at that time. As a result, the plaintiff is entitled to a Final Judgment and it is

ORDERED AND ADJUDGED that the Plaintiff, MIDLAND FUNDING LLC, located at P.O. Box 939069 , SAN DIEGO CA 92193, shall recover from GINA TURNERY, in the principal sum of \$7,195.14 plus costs in the amount of \$368.50, which shall bear interest at the rate of 4.25% and thereafter shall bear interest at the rate set by the Chief Financial Officer of the State of Florida, and as governed by Florida Statute Sec. 55.03, until paid for which let execution issue.

DONE AND ORDERED in Chambers, Pensacola, Escambia County, Florida.

cc: Andreu, Palma, Lavin & Solis, PLLC, Attorneys for Plaintiff  
Defendant



ESCAMBIA COUNTY COURT JUDGE PAT KNEEN

on 01/17/2022 12:49:28 by QM

Recorded in Public Records 1/3/2022 2:13 PM OR Book 8695 Page 986,  
Instrument #2022000437, Pam Childers Clerk of the Circuit Court Escambia  
County, FL

Filing # 141193773 E-Filed 01/03/2022 09:45:45 AM

PORTFOLIO RECOVERY ASSOCIATES, LLC  
120 CORPORATE BLVD  
NORFOLK VA, 23502

Plaintiff,

vs.

GINA TURNERY  
17000 PERDIDO KEY DR  
PENSACOLA FL, 32507  
[gina8498@att.net](mailto:gina8498@att.net)

IN THE COUNTY COURT IN AND FOR  
ESCAMBIA COUNTY, FLORIDA

CASE NO: 2019 SC 002132

Defendant.

**FINAL JUDGMENT**

At a Small Claims Pretrial Conference on June 12, 2019, the parties appeared. The defendant admitted the debt but could not make payments at this time. As a result, the plaintiff is entitled to a Final Judgment and it is,

**ORDERED AND ADJUDGED** that the plaintiff recover from the defendant, GINA TURNERY, \$1,604.26, plus court costs of \$235.00, for a total of \$1,839.26, for all of which let execution issue.

**FURTHER ORDERED** that the defendant shall complete the attached Fact Information Sheet and return it with all required documents to the plaintiff's attorney Pollack & Rosen, 808 Douglas Rd., South Tower, Suite 200, Coral Gables, FL 33134, within 45 days of the date of this Judgment unless the Judgment has been paid in full or a notice of appeal has been filed. THIS IS MANDATORY. Failure to comply may result in contempt of court with a fine of up to \$500.00/day and/or incarceration of up to 180 days in the county jail.

DONE AND ORDERED in chambers, Pensacola, ESCAMBIA County, Florida.



ESCAMBIA COUNTY COURT JUDGE PAT KINSEY  
on 01/02/2022 12:14:26 GLNbpgeJU

**Copies furnished to:**

Joseph F. Rosen, Esq.  
Attorney for Plaintiff  
Pollack & Rosen, P.A.

Defendant

MATTER NO: 3244172

Recorded in Public Records 7/27/2020 10:09 AM OR Book 8338 Page 1000,  
 Instrument #2020060803, Pam Childers Clerk of the Circuit Court Escambia  
 County, FL Recording \$10.00

Recorded in Public Records 4/23/2020 4:16 PM OR Book 8284 Page 1353,  
 Instrument #2020033214, Pam Childers Clerk of the Circuit Court Escambia  
 County, FL

Filing # 106634002 E-Filed 04/23/2020 03:47:27 PM

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

PORTFOLIO RECOVERY  
 ASSOCIATES, LLC  
 Plaintiff

CASE NO: 2019 CC 002856

vs.

GINA TURNERY  
 Defendant(s)

DEFAULT FINAL JUDGMENT

THIS CAUSE having come on before me upon the motion of the Plaintiff herein, and the Court  
 finding that a Default was entered, and being otherwise fully advised in the premises, it is:

ORDERED AND ADJUDGED that:

Plaintiff whose address is 140 CORPORATE BLVD, SUITE 100 NORFOLK, VA 23502 shall  
 recover from Defendant(s) GINA TURNERY the principal sum of \$10,242.90 and court costs in the  
 amount of \$364.50, for all of the above set execution issue. Plaintiff shall be entitled to post-judgment  
 costs incurred in the execution of the judgment pursuant to Florida Statute.

IT IS FURTHER ORDERED AND ADJUDGED THAT:

The Defendant(s) shall complete under oath the Fact Information Sheet including all required  
 attachments, and return it to the Plaintiff's attorney, within 45 days from the date of this Judgment, unless  
 the Judgment is satisfied or post judgment discovery is stayed.

Jurisdiction of this case is retained to enter further orders that are proper to compel the  
 Defendant(s) to complete the Fact Information Sheet and return it to the Plaintiff's attorney.

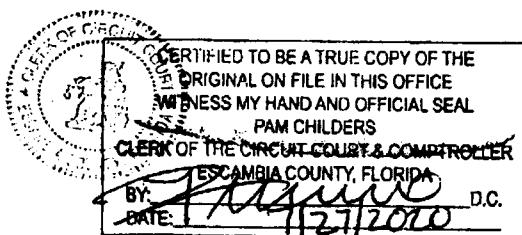
DONE AND ORDERED in Pensacola, Escambia County, Florida.

*Jennifer J. Piotrychowicz*  
 ESCAMBIA COUNTY COURT JUDGE JENNIFER J. PIOTRYCHOWICZ IN 2019 CC 002856  
 ON 04/23/2020 12:57:31 UX0000

COUNTY COURT JUDGE

Copies furnished to:  
 HAYT, HAYT & LANDAU, P.L. (eservice@haytfla.com)  
 Our File # 407339  
 Last 4 Digits of Account # 6270

GINA TURNERY  
 17000 PERDIDO KEY DR  
 LOT A6  
 PENSACOLA, FL 32507-7831



Recorded in Public Records 12/31/2019 10:47 AM OR Book 8223 Page 1501,  
 Instrument #2019113437, Pam Childers Clerk of the Circuit Court Escambia  
 County, FL Recording \$10.00

Recorded in Public Records 6/18/2019 10:29 AM OR Book 8114 Page 1787,  
 Instrument #2019053310, Pam Childers Clerk of the Circuit Court Escambia  
 County, FL

Filing # 91192495 E-Filed 06/17/2019 12:25:01 PM

IN THE COUNTY COURT IN AND FOR  
 ESCAMBIA COUNTY, FLORIDA

UNIFUND CCR, LLC,

Plaintiff

vs.

GINA D TURNEY  
 17000 Perdido Key Drive, Lot A6  
 Pensacola, FL 32507

Defendant

CLERK'S CC W/ROLLED  
 CERTIFIED TO BE A TRUE COPY OF THE  
 ORIGINAL FILE IN THIS OFFICE  
 WITNESS MY HAND AND OFFICIAL SEAL  
 PAM CHILDERS  
 CLERK OF THE CIRCUIT COURT & COMPTROLLER  
 ESCAMBIA COUNTY, FLORIDA  
 BY: *Karen Stegall* D.C.  
 DATE: 12/31/19

CASE NO.: 2019 CC 001392  
 DIVISION: III

FINAL DEFAULT JUDGMENT IN FAVOR OF PLAINTIFF

This cause having come before the Court on Plaintiff's Motion for Entry of Final Default Judgment and the Court having reviewed the file and being otherwise fully advised:

HEREBY ADJUDGES:

1. Defendant, GINA D TURNEY, 17000 PERDIDO KEY DR, LOT A6, PENSACOLA FL 32507 is liable to Plaintiff, UNIFUND CCR, LLC, 10625 Techwoods Circle, Cincinnati, OH, 45242 for principal of \$8,158.13, and filing fees and costs of \$365.00.
2. The total judgment in favor of Plaintiff against Defendant is therefore \$8,521.13 which shall bear interest at the prevailing statutory interest rate as established by Section 55.03, Florida Statutes. The interest rate will adjust in accordance with Section 55.03, Florida Statutes. For all of which sum let execution issue forthwith.
3. It is further ordered and adjudged that the Defendant shall complete Florida Rule of Civil Procedure Form 1.977(Fact Information Sheet) and return it to plaintiff's attorney within 45 days from the date of this final judgment, unless the final judgment is satisfied or a motion for new trial or notice of appeal is filed.
4. Jurisdiction of this case is retained to enter further orders that are proper to compel the Defendant to complete form 1.977 and return it to the plaintiff's attorney.

ORDERED at Pensacola, Escambia County, Florida.

*A. P. Bush*  
 Signed by COUNTY COURT JUDGE AMY BRODERSEN  
 on 06/17/2019 11:17:20 fum99304

cc:  
 O&L Law Group, P.L., 4818 West Gandy Blvd, Tampa, Florida 33611, ACCOUNT: 00013127  
 Gina D Turney, Defendant

Recorded in Public Records 12/27/2019 3:05 PM OR Book 8221 Page 1966,  
Instrument #2019112494, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$10.00

Recorded in Public Records 11/25/2019 4:39 PM OR Book 8205 Page 1106,  
Instrument #2019103725, Pam Childers Clerk of the Circuit Court Escambia  
County, FL

Filing # 99284911 E-Filed 11/21/2019 04:50:22 PM

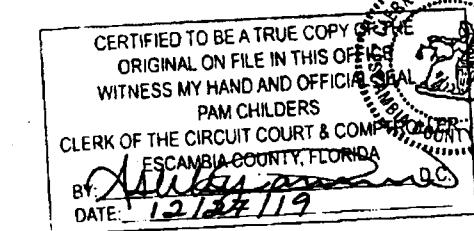
IN THE COUNTY COURT IN AND  
FOR ESCAMBIA COUNTY, FLORIDA  
CASE NO: 2019-SC-000959

PORTRIO RECOVERY ASSOCIATES, LLC  
140 CORPORATE BLVD, SUITE 100  
NORFOLK, VA 23502

Plaintiff

vs.

GINA TURNERY  
17000 PERDIDO KEY DR LOT A6  
PENSACOLA, FL 32507  
[Gina8498@msn.com](mailto:Gina8498@msn.com)



FINAL JUDGMENT

Defendant

At a Small Claims Pretrial Conference on April 10, 2019, the parties appeared and the Defendant admitted to the debt. Because she was unable to make payments at that time, the Plaintiff is entitled to a Final Judgment and it is

ORDERED AND ADJUDGED that the Plaintiff whose address is 140 CORPORATE BLVD, SUITE 100 NORFOLK, VA 23502, shall recover from Defendant GINA TURNERY the principal sum of \$1,661.93 and court costs in the amount of \$239.50, for all of the above let execution issue.

DONE AND ORDERED in chambers, Pensacola, Escambia County, Florida.

  
ESCAMBIA COUNTY COURT JUDGE PAT KINSEY

on 11/21/2019 14:21:48 KGKFWFC

Copies furnished to:  
Hayt, Hayt & Landau, P.L.  
7765 SW 87 Ave, Suite 101  
Miami, FL 33173  
[eservice@haytfla.com](mailto:eservice@haytfla.com)

GINA TURNERY  
17000 PERDIDO KEY DR LOT A6  
PENSACOLA, FL 32507

Our File # 394090  
Last 4 Digits of Account # 3427

Recorded in Public Records 10/9/2019 1:20 PM OR Book 8179 Page 104,  
 Instrument #2019088902, Pam Childers Clerk of the Circuit Court Escambia  
 County, FL Recording \$10.00

Recorded in Public Records 8/16/2019 2:48 PM OR Book 8147 Page 1144,  
 Instrument #2019071374, Pam Childers Clerk of the Circuit Court Escambia  
 County, FL

Filing # 94087064 E-Filed 08/13/2019 01:33:53 PM

IN THE COUNTY COURT IN AND FOR  
 ESCAMBIA COUNTY, FLORIDA

DISCOVER BANK,

Plaintiff,

CASE NO.: 2018 CC 005093

vs.

GINA D TURNEY,  
 17000 Perdido Key Drive, Lot A6  
 Pensacola, FL 32507

Defendant.

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 *[Signature]*  
 DATE: 08/13/2019

**DEFAULT FINAL JUDGMENT**

THIS CAUSE came before the Court on Plaintiff's Motion for Final Judgment and the Court finding  
 that the Defendant is indebted to the Plaintiff, it is:

ORDERED AND ADJUDGED that the Plaintiff, DISCOVER BANK, recover from the Defendant,  
 GINA D TURNEY, the sum of \$12,823.83, costs herein taxed at \$370.85, all of which shall bear interest at  
 the prevailing statutory interest rate of 6.77% per year from this date through December 31 of this current  
 year. Thereafter, on January 1 of each succeeding year until the judgment is paid, the interest rate will adjust  
 in accordance with section 55.03, Florida Statutes. For all of the above, let execution issue.

DONE AND ORDERED in Chambers at Pensacola, Escambia County, Florida.

*A. P. B.*

Approved by COUNTY COURT JUDGE AMY BRODERSEN

on 08/13/2019 12:27:18 34cOZENV

Copies Furnished to:  
 ZWICKER & ASSOCIATES, P.C.  
 ATTORNEY FOR PLAINTIFF  
 10751 DEERWOOD PARK BLVD  
 SUITE 100  
 JACKSONVILLE, FL 32256  
 Gina D. Turney, Defendant

PLAINTIFF'S ADDRESS (F. S. 55.10)  
 DISCOVER BANK  
 CO DISCOVER PRODUCTS INC.  
 6500 NEW ALBANY ROAD  
 NEW ALBANY, OH 43054

Recorded in Public Records 12/18/2018 1:11 PM OR Book 8018 Page 409,  
Instrument #2018102335, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$18.50 Deed Stamps \$0.70

## QUITCLAIM DEED

Agreement set forth this 11<sup>th</sup> day of December, 2018 in the county of Escambia in the state of Florida.

Indenture is made between Dale Edwin Turney, of the city and state of Harvest, Alabama who shall be identified as GRANTOR, and Gina Dew Turney who is identified as the GRANTEE.

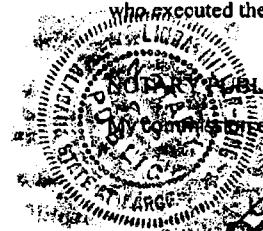
The GRANTOR, on behalf of partners, heirs or successors for and in consideration of the sum of \$0.00 conveys and quit claims the current possession of the following property that bears the legal description of:

See Attached

to the GRANTEE.

Dale Edwin Turney Dated this 11<sup>th</sup> day of December, 2018  
GRANTOR's Signature

I, Linda Miller-Kang Notary Public in and for the state of Alabama, do hereby certify that on this 11<sup>th</sup> day of December, 2018, Dale Edwin Turney personally appeared before me known to be or satisfactorily proven the individual described in and who executed the foregoing instrument.



Previously recorded  
at OR Book 7915  
page 241.

Witness Printed Name Louise W. Carter

Lisa M. Roberts  
Witness Printed Name Lisa M. Roberts

## **PROPERTY INFORMATION REPORT**

**October 22, 2022**  
**Tax Account #:10-4639-245**

### **LEGAL DESCRIPTION EXHIBIT "A"**

**BEG AT A POINT AT INTERSECTION OF CENTER LINE OF R/W OF ALA STATE HWY 180 WITH ALA FLA STATE LINE SD POINT ALSO BEING INTERSECTION OF CENTER LINE OF R/W OF FLA SR 292 ALA FLA STATE LINE N 77 DEG 04 MIN E ALG PROJECTED CENTER LI OF ALA SR 180 2573 18/100 FT N AND PARL TO ALA FL STATE LINE 73 21/100 FT (SD POINT BEING ON NLY R/W FLA SR 292 (100 FT R/W) ELY ALG SD FLA RD R/W 50 FT DEFLECT AT AN ANGLE 76 DEG TO LEFT ALG CENTER LINE OF PRIVATE RD (REFERRED TO AS ROAD A) 143 FT 90 DEG RIGHT 10 FT TO N LINE INTERSECTION OF EXISTING PRIVATE RD NLY ALG ELY RW ABOVE MENTIONED RD A 240 FT DEFLECT AT ANGLE 90 DEG RIGHT 65 FT FOR POB SLY 90 DEG 40 FT 90 DEG LEFT 65 FT MORE OR LESS TO W R/W PRIVATE RD LEFT ALG SD R/W 40 FT LEFT 65 FT MORE OR LESS TO POB OR 7915 P 241 OR 8018 P 409**

**SECTION 01, TOWNSHIP 4 S, RANGE 33 W**

**TAX ACCOUNT NUMBER 10-4639-245(0123-61)**

**ABSTRACTOR'S NOTE: WE CAN NOT CERTIFY LEGAL AS WRITTEN ON TAX ROLL  
WITHOUT A CURRENT SURVEY.**

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

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

**CERTIFICATION: TITLE SEARCH FOR TDA**

**TAX DEED SALE DATE:** Jan 9, 2023

**TAX ACCOUNT #:** 10-4639-245

**CERTIFICATE #:** 2020-6227

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 2021 tax year.

**GINA DEW TURNEY**  
17000 PERDIDO KEY DR LOT A6  
PENSACOLA, FL 32507

**GINA DEW TURNEY**  
140 CORPORATE BLVD  
SUITE 100  
NORFOLK, VA 32502

**DISCOVER BANK**  
C/O DISCOVER PRODUCTS INC.  
6500 NEW ALBANY ROAD  
NEW ALBANY, OH 43054

**GINA DEW TURNEY**  
234 ROSECLIFF DR  
HARVEST, AL 35749

**UNIFUND CCR, LLC**  
10625 TECHWOODS CIRCLE  
CINCINNATI, OH 45242

**PORTFOLIO RECOVERY**  
ASSOCIATES, LLC  
140 CORPORATE BLVD, SUITE 100  
NORFOLK, VA 23502

**MIDLAND FUNDING LLC**  
PO BOX 939069  
SAN DIEGO, CA 92193

Certified and delivered to Escambia County Tax Collector, this 22<sup>nd</sup> day of October, 2022.

**PERDIDO TITLE & ABSTRACT, INC.**



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

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

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

October 22, 2022  
Tax Account #: **10-4639-245**

1. The Grantee(s) of the last deed(s) of record is/are: **GINA DEW TURNEY**  
**By Virtue of rerecorded Quitclaim Deed recorded 12/18/2018 in OR 8018/409**
2. The land covered by this Report is: **See Attached Exhibit "A"**
3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:
  - a. **Judgment in favor of Discover Bank recorded 10/9/2019 OR 8179/104**
  - b. **Judgment in favor of Portfolio Recovery Associates, LLC recorded 12/27/2019 OR 8221/1966**
  - c. **Judgment in favor Unifund CCR, LLC recorded 12/31/2019 OR 8223/1501**
  - d. **Judgment in favor of Portfolio Recovery Associates, LLC recorded 7/27/2020 OR 8338/1000**
  - e. **Judgment in favor of Portfolio Recovery Associates, LLC recorded 1/3/2022 OR 8695/986**
  - f. **Judgment in favor of Midland Funding LLC recorded 1/24/2022 OR 8706/1544**
4. Taxes:

**Taxes for the year(s) None are delinquent.**  
**Tax Account #: 10-4639-245**  
**Assessed Value: \$94,112.00**  
**Exemptions: HOMESTEAD**
5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **NONE**

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

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



**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 #: 10-4639-245 CERTIFICATE #: 2020-6227

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

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

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

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

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

Period Searched: October 18, 2002 to and including October 18, 2022 Abstractor: BYRON BROWN

BY

Michael A. Campbell,  
As President  
Dated: October 22, 2022