



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

0925-71

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	GUNTER PATRICIA 2980 KECK RD MOLINO, FL 32577 9890 PENSACOLA BLVD 01-5016-000 BEG AT NE COR OF SE 1/4 OF SEC TH S ALG E LI OF SEC 20 FT TO POB CONT SAME COURSE ALG SD E LI 310 FT (Full legal attached.)	Certificate #	2023 / 409
		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)
# 2023/409	06/01/2023	8,159.93	408.00	8,567.93
→ Part 2: Total*				8,567.93

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)
# 2024/449	06/01/2024	10,302.64	6.25	755.53	11,064.42
Part 3: Total*					11,064.42

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)	19,632.35
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	9,457.58
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)	29,464.93

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

Sign here:	Escambia, Florida
Signature, Tax Collector or Designee	Date April 24th, 2025

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

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. 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: _____ Date of sale <u>09/03/2025</u> Signature, Clerk of Court or Designee	

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.

BEG AT NE COR OF SE 1/4 OF SEC TH S ALG E LI OF SEC 20 FT TO POB CONT SAME COURSE ALG SD E LI 310 FT N 87 DEG 17 MIN 58 SEC W 213 84/100 FT TH N 18 DEG 39 MIN 28 SEC W AND ALG E R/W LI OF ST RD 95 FOR 332 89/100 FT E AND ALG S R/W LI OF 9 1/2 MILE RD (40 FT R/W) 335 08/100 FT TO POB OR 1606/1773 P 266/906

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2500269

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
01-5016-000	2023/409	06-01-2023	BEG AT NE COR OF SE 1/4 OF SEC TH S ALG E LI OF SEC 20 FT TO POB CONT SAME COURSE ALG SD E LI 310 FT N 87 DEG 17 MIN 58 SEC W 213 84/100 FT TH N 18 DEG 39 MIN 28 SEC W AND ALG E R/W LI OF ST RD 95 FOR 332 89/100 FT E AND ALG S R/W LI OF 9 1/2 MILE RD (40 FT R/W) 335 08/100 FT TO POB OR 1606/1773 P 266/906

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**

Parcel ID: 091S302101160008
Account: 015016000
Owners: GUNTER PATRICIA
Mail: 2980 KECK RD
MOLINO, FL 32577
Situs: 9890 PENSACOLA BLVD 32534
Use Code: AUTO REPAIR
Taxing Authority: COUNTY MSTU
Tax Inquiry: [Open Tax Inquiry Window](#)
Tax Inquiry link courtesy of Scott Lunsford
Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap Val
2024	\$185,250	\$449,850	\$635,100	\$635,100
2023	\$185,250	\$447,242	\$632,492	\$632,492
2022	\$185,250	\$304,601	\$489,851	\$474,369

[Disclaimer](#)[Tax Estimator](#)[Change of Address](#)[Report Storm Damage](#)[Enter Income & Expense Survey](#)
[Download Income & Expense Survey](#)**Sales Data Type List:**

Sale Date	Book	Page	Value	Type	Multi Parcel	Records
02/16/2023	8932	149	\$100	OT	Y	
04/28/2022	8773	1331	\$100	CJ	N	
01/1983	1773	906	\$100	WD	N	

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

2024 Certified Roll Exemptions

None

Legal Description

BEG AT NE COR OF SE 1/4 OF SEC TH S ALG E LI OF SEC 20 FT TO
POB CONT SAME COURSE ALG SD E LI 310 FT N 87 DEG...

Extra Features

ASPHALT PAVEMENT
CHAINLINK FENCE
CONCRETE PAVING

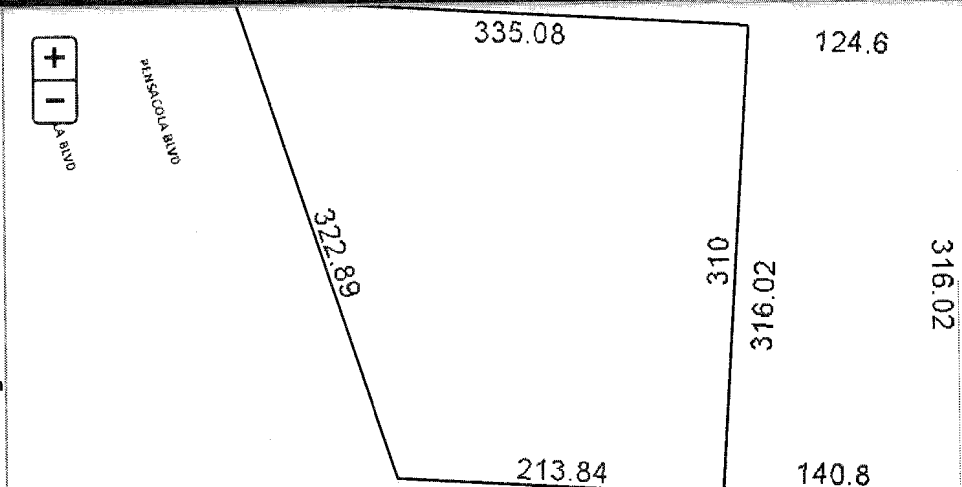
Parcel Information[Launch Interactive Map](#)

Section
Map Id:
09-1S-30-2

Approx.
Acreage:
1.8847

Zoned:
HC/LI

Evacuation
& Flood
Information
[Open
Report](#)



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

Buildings

Address: 9890 PENSACOLA BLVD, Improvement Type: WAREHOUSE, Year Built: 1956, Effective Year: 1975, PA Building ID#: 46786

DECOR/MILLWORK-AVERAGE
 DWELLING UNITS-0
 EXTERIOR WALL-CONCRETE BLOCK
 FLOOR COVER-CONCRETE-FINISHED
 FOUNDATION-SLAB ON GRADE
 HEAT/AIR-NONE
 INTERIOR WALL-EXPOSED BLK/BRK
 NO. PLUMBING FIXTURES-4
 NO. STORIES-1
 ROOF COVER-MEMBRANE
 ROOF FRAMING-RIGID FRAME/BAR
 STORY HEIGHT-15
 STRUCTURAL FRAME-MASONRY PIL/STL

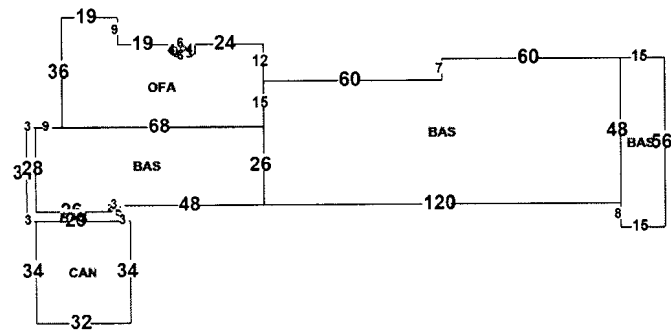
Areas - 11515 Total SF

BASE AREA - 8420

CANOPY - 1088

OFFICE AVG - 1983

OPEN PORCH UNF - 24



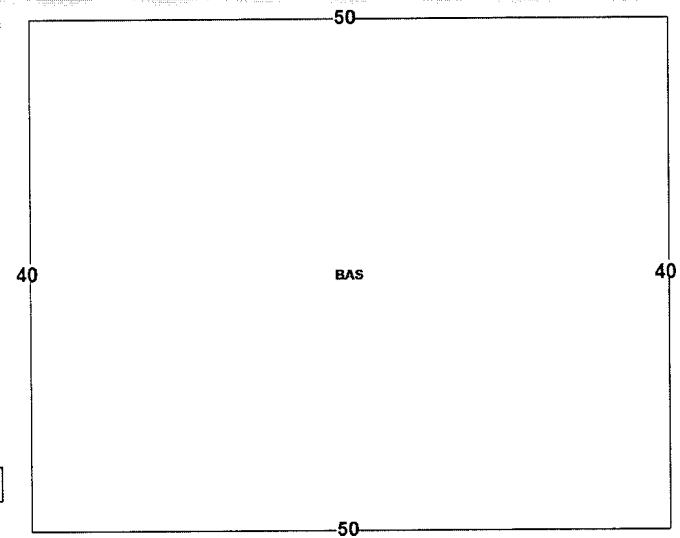
Improvement Type: PRE-FAB METAL, Year Built: 1983, Effective Year: 1983, PA Building ID#: 46787

Structural Elements

DECOR/MILLWORK-AVERAGE
 DWELLING UNITS-0
 EXTERIOR WALL-METAL-MODULAR
 FLOOR COVER-CONCRETE-FINISHED
 FOUNDATION-SLAB ON GRADE
 HEAT/AIR-NONE
 INTERIOR WALL-UNFINISHED
 NO. STORIES-1
 ROOF COVER-METAL/MODULAR
 ROOF FRAMING-RIGID FRAME/BAR
 STORY HEIGHT-14
 STRUCTURAL FRAME-WOOD FRAME

Areas - 2000 Total SF

BASE AREA - 2000



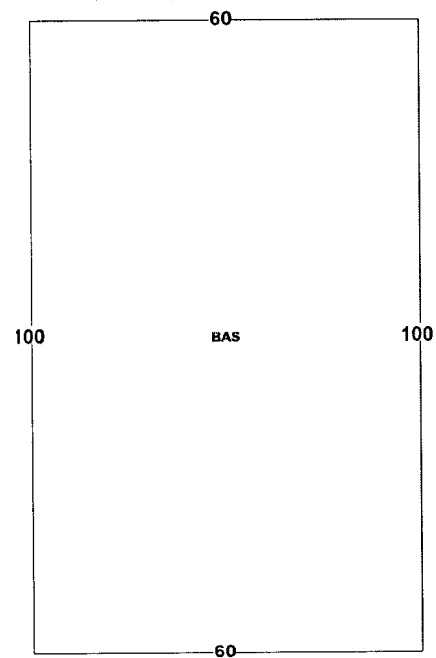
Improvement Type: PRE-FAB METAL, Year Built: 1987, Effective Year: 1987, PA Building ID#: 46788

Structural Elements

DECOR/MILLWORK-AVERAGE
 DWELLING UNITS-0
 EXTERIOR WALL-METAL-MODULAR
 FLOOR COVER-CONCRETE-FINISHED
 FOUNDATION-SLAB ON GRADE
 HEAT/AIR-NONE
 INTERIOR WALL-UNFINISHED
 NO. STORIES-1
 ROOF COVER-METAL/MODULAR
 ROOF FRAMING-STEEL TRUSS/FRAME
 STORY HEIGHT-16
 STRUCTURAL FRAME-RIGID FRAME

Areas - 6000 Total SF

BASE AREA - 6000



Images



4/21/2025 12:00:00 AM



NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 00409**, 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:

**BEG AT NE COR OF SE 1/4 OF SEC TH S ALG E LI OF SEC 20 FT TO POB CONT SAME COURSE
ALG SD E LI 310 FT N 87 DEG 17 MIN 58 SEC W 213 84/100 FT TH N 18 DEG 39 MIN 28 SEC W
AND ALG E R/W LI OF ST RD 95 FOR 332 89/100 FT E AND ALG S R/W LI OF 9 1/2 MILE RD (40
FT R/W) 335 08/100 FT TO POB OR 1606/1773 P 266/906**

SECTION 09, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 015016000 (0925-71)

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

PATRICIA GUNTER

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 September, which is the **3rd day of September 2025**.

Dated this 14th 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 #: 01-5016-000 CERTIFICATE #: 2023-409

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: June 17, 2005 to and including June 17, 2025 Abstractor: Andrew Hunt

BY



Michael A. Campbell,
As President
Dated: June 18, 2025

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

June 18, 2025

Tax Account #: **01-5016-000**

1. The Grantee(s) of the last deed(s) of record is/are: **PATRICIA GUNTER**

**By Virtue of Personal Representative's Release and Certification of Distribution of Real Property
recorded 4/29/2022 in OR 8773/1331**

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. **NONE**

4. Taxes:

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

Tax Account #: 01-5016-000

Assessed Value: \$635,100.00

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: SEPT 3, 2025

TAX ACCOUNT #: 01-5016-000

CERTIFICATE #: 2023-409

In compliance with Section 197.522, Florida Statutes, the following is a list of names and addresses of those persons, firms, and/or agencies having legal interest in or claim against the above-described property. The above-referenced tax sale certificate is being submitted as proper notification of tax deed sale.

YES	NO	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2024</u> tax year.

**ESTATE OF SHIRLEY J HOWELL
AND PATRICIA GUNTER
AKA PATRICIA HOWELL HUNTER
9890 PENSACOLA BLVD
PENSACOLA, FL 32534**

**ESTATE OF SHIRLEY J HOWELL
AND PATRICIA GUNTER
AKA PATRICIA HOWELL GUNTER
1800 9 1/2 MILE RD
CANTONMENT, FL 32533**

**PATRICIA GUNTER
572 FILLY COURT
CANTONMENT, FL 32522**

**PATRICIA GUNTER
2980 KECK RD
MOLINO, FL 32577**

Certified and delivered to Escambia County Tax Collector, this 18th day of June 2025.

**PERDIDO TITLE SOLUTIONS, A DIVISION OF
PERDIDO TITLE & ABSTRACT, INC.**



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

June 18, 2025

Tax Account #:01-5016-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

**BEG AT NE COR OF SE 1/4 OF SEC TH S ALG E LI OF SEC 20 FT TO POB CONT SAME COURSE
ALG SD E LI 310 FT N 87 DEG 17 MIN 58 SEC W 213 84/100 FT TH N 18 DEG 39 MIN 28 SEC W
AND ALG E R/W LI OF ST RD 95 FOR 332 89/100 FT E AND ALG S R/W LI OF 9 1/2 MILE RD (40
FT R/W) 335 08/100 FT TO POB OR 1606/1773 P 266/906**

SECTION 09, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 01-5016-000(0925-71)

CA Form 105

1773 AGE 906

FILE NO REC-226
DOC 15
SUR
REC 3.00

WARRANTY DEED

This instrument was prepared by
THOMAS C. VAN TATE, Jr.
Taylor & Van TATE, P.A.
1300 Bayou Blvd., Ste. 16
Pensacola, Florida 32513
(904) 474-1030

STATE OF FLORIDA
COUNTY OF ESCAMBIA
9390 Pensacola Blvd
Pensacola, Florida 32505
Grants Address

KNOW ALL MEN BY THESE PRESENTS That EDWIN A. STEWART and HELEN GRACE STEWART, husband and wife

for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations the receipt of which is hereby acknowledged has bargained, sold, conveyed and granted unto DAVE HOWELL and SHIRLEY HOWELL, husband and wife

grantor's heirs, executors, administrators and assigns, forever, the following described property, situate, lying and being in the County of Escambia, State of Florida, to wit

Commence at the Northeast corner of the Southeast 1/4 of Section 9, T-1-S, R-30-W, Escambia County, Florida; thence run South and along the East line of said Section for 20.0' to the Point of Beginning; thence continue same course, along said East line for 310.0', thence run N 87° 17' 58" W for 213.84', thence run N 18° 39' 28" W and along the East R/W line of State Road 95 for 332.89', thence run East and along the South R/W line of 9 1/2 Mile Road (40' R/W) for 335.08' to the Point of Beginning. All lying and being in Section 9, T-1-S, R-30-W of Escambia County, Florida.

The above described property is subject to that certain mortgage executed to Pensacola Loan and Savings Bank, as recorded in Official Records Book 908 at page 794 of the public records of Escambia County, Florida, and a certain mortgage executed to Pensacola Home and Savings Association. Grantors herein agree to continue paying said Mortgages until paid in full.

Grantors herein reserve 1/2 of all oil, gas and mineral rights.

This is a corrective deed being recorded to correct the legal description contained in that certain Warranty Deed recorded in OR Book 1606 at page 266 of the Public Records of Escambia County, Florida.

Subject to taxes for current year and to valid easements and restrictions of record affecting the above property, if any, which are not hereby reimposed. Subject also to oil, gas and mineral reservations of record.

Said grantor does fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

*Wherever used herein, the term "grantor" shall include the heirs, personal representatives, successors and assigns of the respective parties hereto; the use of singular member shall include the plural and the plural the singular; the use of any gender shall include all genders.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal on January 4, 1982

Signed, sealed and delivered
in the presence of

[Signature]
[Signature]
[Signature]
[Signature]

[Signature] (SEAL)
EDWIN A. STEWART
[Signature] (SEAL)
HELEN GRACE STEWART
[Signature] (SEAL)

STATE OF FLORIDA
COUNTY OF

The foregoing instrument was acknowledged before me this day of June, 1983 by Edwin A. Stewart and Helen Grace Stewart, husband and wife

CLERK FILE NO	16007
DATE	JUN 14 1983
TIME	11:11 AM
BY	CLERK

Notary Seal

Notary Public

My Commission Expires

Prepared by and return to:

Jason A. Waddell
1108-A North 12th Avenue
Pensacola, FL 32501

The preparer of this certification of distribution represents that:

This has been prepared at the express direction of the Personal Representative solely from the legal description provided to the preparer by the Grantor and Grantee; that no title search, survey, or inspection of the property described below has been performed by the preparer; title to the property described below has not been examined by the preparer; and that the preparer makes no representation, warranties or guarantees whatsoever as to the status of the title to or ownership of said property.


PERSONAL REPRESENTATIVE'S RELEASE
AND CERTIFICATION OF DISTRIBUTION
OF REAL PROPERTY

The undersigned, Gary Brett Gunter, whose address is 28276 Thunder Road, Robertsedale, AL 36537, Personal Representative of the Estate of Shirley J. Howell, hereby acknowledges that title to the real property located in Escambia County, Florida, described as 9890 Pensacola Blvd., Pensacola, FL 32533, and more fully described in Exhibit "A" attached hereto, and with Property Appraiser's Parcel Identification Number 091S302101160008 (the "Property"), vested in Patricia Gunter, whose post office address is 1800 West 9 1/2 Mile Road, Cantonment, FL 32533, (the "Beneficiary") by operation of law as of the date of the decedent's death pursuant to Florida law as will more fully appear from the proceedings in the Circuit Court for Escambia County, Florida, Probate Division, in File No. 2021 CP 1825 subject to the rights of the Personal Representative under Florida Statutes Sections 733.607 and 733.608 to:

1. take possession and control of the Property;
2. use, sell, encumber or otherwise exercise control over the Property:
 - (a) for the payment of devisees, debts, family allowance, estate and inheritance taxes, claims, charges, and expenses of administration;
 - (b) to enforce contribution and equalize advancement;
 - (c) for distribution.

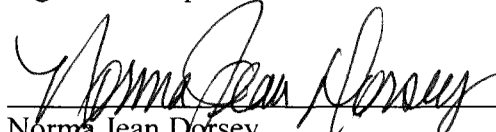
Having determined that the Property is not needed for any of the foregoing purposes, except distribution, and that the Property should be released and distributed to the Beneficiary, the Personal Representative hereby releases the Property from all rights and powers of the Personal Representative and acknowledges that the Property is vested in Patricia Gunter, free of all rights of the Personal Representative.

IN WITNESS WHEREOF, the undersigned, as Personal Representative of the Estate of the Decedent, has executed this instrument on this 28th day of April, 2022.




Gary Brett Gunter, Personal Representative
of the Estate of Shirley J. Howell,
deceased

Signed in the presence of:



Norma Jean Dorsey
1108-A North 12th Avenue
Pensacola, FL 32501
Witness to Grantor

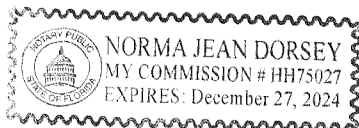
Signed in the presence of:

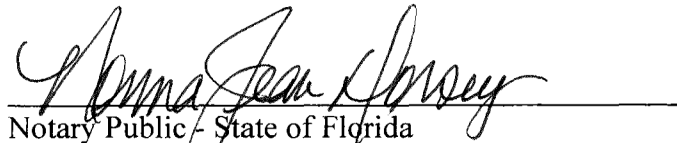


Stephanie White
1108-A North 12th Avenue
Pensacola, FL 32501
Witness to Grantor

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me, by means of physical presence, this 28th day of April, 2022, by Gary Brett Gunter, who has produced Florida Driver License as identification.





Notary Public - State of Florida

EXHIBIT "A"

Commence at the Northeast corner of the Southeast 1/4 of Section 9, T-1-S, R-30-W, Escambia County, Florida; thence run South and along the East line of said Section for 20.0' to the Point of Beginning; thence continue same course, along said East line for 310.0', thence run N 87° 17' 58" W for 213.84', thence run N 18° 39' 28" W and along the East R/W line of State Road 95 for 332.89', thence run East and along the South R/W line of 9 1/2 Mile Road (40' R/W) for 335.08' to the Point of Beginning. All lying and being in Section 9, T-1-S, R-30-W of Escambia County, Florida.

The above described property is subject to that certain mortgage executed to Pensacola Loan and Savings Bank, as recorded in Official Records Book 908 at page 794 of the public records of Escambia County, Florida, and a certain mortgage executed to Pensacola Home and Savings Association. Grantors herein agree to continue paying said Mortgagees until paid in full.

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STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 00409 of 2023

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on July 17, 2025, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

PATRICIA GUNTER 2980 KECK RD MOLINO, FL 32577	ESTATE OF SHIRLEY J HOWELL 9890 PENSACOLA BLVD PENSACOLA, FL 32534
PATRICIA GUNTER AKA PATRICIA HOWELL GUNTER 9890 PENSACOLA BLVD PENSACOLA, FL 32534	
PATRICIA GUNTER 572 FILLY COURT CANTONMENT, FL 32522	
ESTATE OF SHIRLEY J HOWELL 1800 9 1/2 MILE RD CANTONMENT, FL 32533	PATRICIA GUNTER AKA PATRICIA HOWELL GUNTER 1800 9 1/2 MILE RD CANTONMENT, FL 32533

WITNESS my official seal this 17th day of July 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 September 3, 2025, 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. 00409**, 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:

BEG AT NE COR OF SE 1/4 OF SEC TH S ALG E LI OF SEC 20 FT TO POB CONT SAME COURSE ALG SD E LI 310 FT N 87 DEG 17 MIN 58 SEC W 213 84/100 FT TH N 18 DEG 39 MIN 28 SEC W AND ALG E R/W LI OF ST RD 95 FOR 332 89/100 FT E AND ALG S R/W LI OF 9 1/2 MILE RD (40 FT R/W) 335 08/100 FT TO POB OR 1606/1773 P 266/906

SECTION 09, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 015016000 (0925-71)

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

PATRICIA GUNTER

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 September, which is the **3rd day of September 2025**.

Dated this 21st day of July 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.

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Post Property:

9890 PENSACOLA BLVD 32534



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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Personal Services:

PATRICIA GUNTER
2980 KECK RD
MOLINO, FL 32577



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE 092571

Document Number: ECSO25CIV028357NON

Agency Number: 25-008151

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT #00409 2023

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: PATRICIA GUNTER

Defendant:

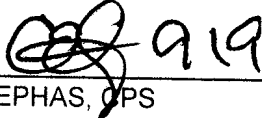
Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 7/28/2025 at 9:16 AM and served same at 11:45 AM on 7/29/2025 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: _____

 919
C. CEPHAS, OPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

008151

WARNING

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Post Property:

9890 PENSACOLA BLVD 32534



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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ESCAMBIA COUNTY, FL
SHERIFF'S OFFICE
CIVIL UNIT

2025 JUL 28 AM 9:16

RECEIVED

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

002571

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO25CIV028315NON

Agency Number: 25-008120

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 00409 2023

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: PATRICIA GUNTER

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Individual

Received this Writ on 7/28/2025 at 9:14 AM and served same on PATRICIA GUNTER , at 11:12 AM on 7/31/2025 in ESCAMBIA COUNTY, FLORIDA, by delivering a true copy of this Writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me.

SERVED AT 1123 MOLINO ROAD, MOLINO, FL

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: 

J. BYRNES

Service Fee: \$40.00

Receipt No: BILL

Printed By: CNMORTON

008120

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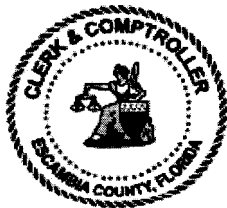
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Personal Services:

PATRICIA GUNTER
2980 KECK RD
MOLINO, FL 32577



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY, FL
SHERIFF'S OFFICE
CIVIL UNIT

2025 JUL 28 AM 9:14

RECEIVED

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TAX DEED SEARCH RESULTS:

FILE #: 0925.11
 CERTIFICATE #: 2023 TD 000409
 ACCOUNT #: 0.5016.000
 PROPERTY ADDRESS: 9990 PENSACOLA BLVD 32534
 TITLE HOLDER: PATRICIA GUNTER

INDIVIDUAL
 COMPANY



ADDRESSES WHERE LETTERS MAILED:

1800 9 1/2 MILE RD	32533	STATUS: RETURNED 8/5
2980 KEEK RD	32511	STATUS: NO ADDRESS?
		STATUS:
		STATUS:
		STATUS:
		STATUS:
		STATUS:

DATE OF ADDITIONAL RESEARCH

8/16/2025

Escambia Property Appraiser Website	<input type="checkbox"/> no new address
Escambia Tax Collector Software	<input type="checkbox"/> no new address
Most Recent Tax Roll	<input type="checkbox"/> no new address
Escambia Tax Deed records	<input type="checkbox"/> no new address
Florida Corporation Search	<input type="checkbox"/> no new address
Escambia Official Records Search	<input type="checkbox"/> no new address
Escambia Court Records Search	<input type="checkbox"/> no new address
Google (Truepeoplesearch.com)	<input type="checkbox"/> no new address

NOTES:

PATRICIA GUNTER REDEEMED OTHER
 PROPERTIES (ONE FROM 4/2025 & 8/2025)

PH# 850.982.4947 8/16/2025 LEFT
 VOID UNTIL

PATRICIA GUNTER [0925-71]
2980 KECK RD
MOLINO, FL 32577

9171 9690 0935 0127 1695 57

7/28 NO ACCESS
AT LOCATION

PATRICIA GUNTER AKA PATRICIA
HOWELL GUNTER [0925-71]
9890 PENSACOLA BLVD
PENSACOLA, FL 32534

9171 9690 0935 0127 1695 33

ESTATE OF SHIRLEY J HOWELL
[0925-71]
1800 9 1/2 MILE RD
CANTONMENT, FL 32533

9171 9690 0935 0127 1695 19

RETURNED
8/5/15

ESTATE OF SHIRLEY J HOWELL
[0925-71]
9890 PENSACOLA BLVD
PENSACOLA, FL 32534

9171 9690 0935 0127 1695 40

7/28 NO
AUTHORIZED
RECIPIENT

PATRICIA GUNTER [0925-71]
572 FILLY COURT
CANTONMENT, FL 32522

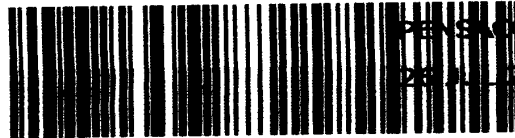
9171 9690 0935 0127 1695 26

PATRICIA GUNTER AKA PATRICIA
HOWELL GUNTER [0925-71]
1800 9 1/2 MILE RD
CANTONMENT, FL 32533

9171 9690 0935 0127 1695 02

RETURNED
8/5/15

CERTIFIED MAIL



9171 9690 0935 0127 1695 19

PENSACOLA FL 325

25 JUL 2025 AM



quadiant

FIRST-CLASS MAIL
IMI

\$008.86

07/25/2025 ZIP 32502
043131219251

US POSTAGE

PAM CHILDERS
CLERK & COMPTROLLER
FILED

AUG -5 A 10:47

PANOLA COUNTY, FL

2007/31/25

ESTATE OF SHIRLEY J HOWELL
[0925-71]
1800 9 1/2 MILE RD
CANTONMENT, FL 32533

NIXIE

326 DC 1

RETURN TO SENDER
NO SUCH STREET
UNABLE TO FORWARD

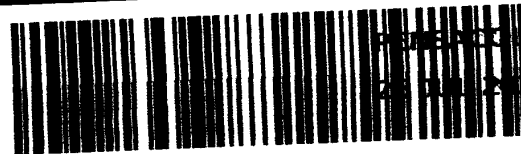
BC: 325025E3335

*2738-00128-26-18

32533-976402

CERTIFIED MAIL™

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



9171 9690 0935 0127 1695 02



Gradient
 FIRST-CLASS MAIL
 \$008.86
 07/25/2025 ZIP 32502
 043M31210251

US POSTAGE

CHILDERS
 COMPTROLLER
 A 10:47
 COUNTY, FL

PATRICIA GUNTER AKA PATRICIA
 HOWELL GUNTER [0925-71]
 1800 9 1/2 MILE RD
 CANTONMENT, FL 32533

NIXIE 325 DE 1 0007/31/25
 RETURN TO SENDER
 NO SUCH STREET
 UNABLE TO FORWARD
 BC: 32502583335 *2738-00434-26-18

32533-1825-183

	Repayment Overpayment Refund Amount	\$452.77
Book/Page	9317	407

Notes

ACTUAL SHERIFF \$80.00 ACTUAL POSTAGE \$53.40 EBH
 7/29/2025 DEPUTY POSTED PROPERTY. MKJ
 8/6/2025 FOUND THAT PATRICIA REDEEMED TWO OTHER PROPERTIES RECENTLY, ONE FROM
 4/2025 AND ONE FROM 8/2025. PH # LISTED IS 850-982-4947. LEFT HER A VOICEMAIL. MKJ
 8/7/2025 PATRICIA CALLED, GAVE HER AUGUST AND SEPTEMBER AMOUNT. MKJ

CERTIFIED MAIL™



9171 9690 0935 0127 1695 40

PENSACOLA FL 325

6 JUL 2025 AM 2:11



quadiant

FIRST-CLASS MAIL
IMI

\$008.86⁹

07/25/2025 ZIP 32502
043M31219251

US POSTAGE

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

PAID
FILED
CLERK OF CIRCUIT COURT
PENSACOLA, FL 32502

2025 AUG 18 A 11:25

SCAMPIA COUNTY, FL

ESTATE OF SHIRLEY J HOWELL
[0925-71]

9890 PENSACOLA BLVD
PENSACOLA, FL 32534

.. 93900000100222280

UNC

32534-924433

NIXIE

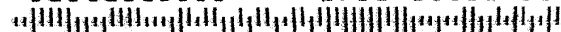
326 DE 1

0008/16/25

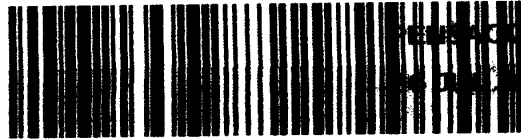
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 32502583335

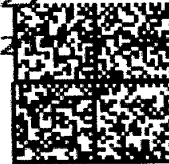
*2738-00098-26-18



CERTIFIED MAIL™



9171 9690 0935 0127 1695 33



quadiant

FIRST-CLASS MAIL
IMI

\$008.86⁹

07/25/2025 ZIP 32502
043M31219251

US POSTAGE

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

PAM CHILDERS
CLERK & COMPTROLLER
FILED

2025 AUG 18 A 11:25

ESCAMBIA COUNTY, FL

PATRICIA GUNTER AKA PATRICIA
HOWELL GUNTER [0925-71]
9890 PENSACOLA BLVD
PENSACOLA, FL 32534

.. 93000900100222280

UNC

32534 125438

UN
NIXIE

326 DE 1 0008/16/25
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 32502583335 *2738-00329-26-18
32502583335

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

PAM CHILDERS
CLERK & COMPTROLLER
FILED

AUG 18 A 11:25
PENSACOLA
FLORIDA
JAMES L. AMBIA COUNTY, FL

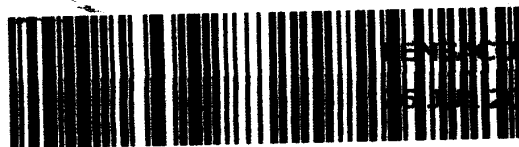
PATRICIA GUNTER [0925-71]
372 FULLY COURT
CANTONMENT, FL 32522

9171969009350127169526

UNC

325335925172

CERTIFIED MAIL™



9171 9690 0935 0127 1695 26

PENSACOLA FL 325

AUG 25 AM 2:11



quadiant

FIRST-CLASS MAIL
IMI

\$008.86⁹

07/25/2025 ZIP 32502
043M31219251

US POSTAGE

7/20
LN
NOTICE
ANCE
8/12

NIXIE

325 DE 1

0008/15/25

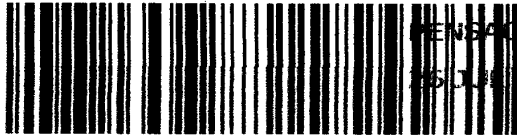
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 32502583335

*2738-00526-26-18



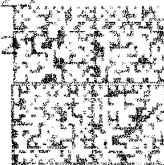
CERTIFIED MAIL



PENSACOLA FL 325

16 JUL 2025 AM 2:14

9171 9690 0935 0127 1695 57



quodient
FIRST CLASS MAIL
\$008.88
04 MAG 121004

US POSTAGE

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

07/28
8/5
8/12

2025 AUG 21 AM 10:14
PENSACOLA FL 32502

PATRICIA GUNTER [0925-71]
2980 KECK RD
MOLINO, FL 32577

NIXIE 326 DE 1 0008/18/23
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

9171 9690 0935 0127 1695 57

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: 015016000 Certificate Number: 000409 of 2023

Date Of Redemption

Clerk's Check Clerk's Total \$774.00

Postage Tax Deed Court Registry \$740.00

Payor Name

Notes





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 – 09-03-2025 – TAX CERTIFICATE #'S 00409

in the CIRCUIT Court

was published in said newspaper in the issues of

JULY 31 & AUGUST 7, 14, 21, 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: 2025.08.21 11:36:16 -05'00'

PUBLISHER

Sworn to and subscribed before me this 21ST day of AUGUST
A.D., 2025

Digitally signed by Heather Tuttle
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410C000001890CD5793600064AAE, cn=Heather Tuttle
Date: 2025.08.21 11:44:29 -05'00'

HEATHER TUTTLE
NOTARY PUBLIC



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

Page 1 of 1

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That KEYS FUNDING LLC holder of Tax Certificate No. 00409, 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:

BEG AT NE COR OF SE 1/4 OF SEC TH S ALG E LI OF SEC 20 FT TO POB CONT SAME COURSE ALG SD E LI 310 FT N 87 DEG 17 MIN 58 SEC W 213 84/100 FT TH N 18 DEG 39 MIN 28 SEC W AND ALG E R/W LI OF ST RD 95 FOR 332 89/100 FT E AND ALG S R/W LI OF 9 1/2 MILE RD (40 FT R/W) 335 08/100 FT TO POB OR 1606/1773 P 266/906 SECTION 09, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 015016000 (0925-71)

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

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 September, which is the 3rd day of September 2025.

Dated this 24th day of July 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-07-31-08-07-14-21-2025