



# 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

1025-59

## 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	TURNER G B TURNER KAREN J 7075 KLONDIKE RD PENSACOLA, FL 32526 4513 GUERLAIN WAY 05-3313-000 LT 8 BLK 15 MONTCLAIR UNIT NO 2 PB 4 P 100 OR 3386 P 788 SEC 10/12 T 2S R 30 W	Certificate #	2023 / 2132
		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)
# 2023/2132	06/01/2023	893.33	44.67	938.00
→Part 2: Total*				938.00

## 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)
# 2024/2314	06/01/2024	1,044.44	6.25	76.59	1,127.28
Part 3: Total*					1,127.28

## 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)	2,065.28
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	972.56
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	3,412.84

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

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. <b>Total Paid (Lines 8-13)</b>	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>10/01/2025</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.

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2500288

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
05-3313-000	2023/2132	06-01-2023	LT 8 BLK 15 MONTCLAIR UNIT NO 2 PB 4 P 100 OR 3386 P 788 SEC 10/12 T 2S R 30 W

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

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General Information		Assessments				
<b>Parcel ID:</b>	102S301000008015	<b>Year</b>	<b>Land</b>	<b>Imprv</b>	<b>Total</b>	<b>Cap Val</b>
<b>Account:</b>	053313000	2024	\$20,000	\$73,542	\$93,542	\$45,197
<b>Owners:</b>	TURNER G B TURNER KAREN J	2023	\$20,000	\$69,615	\$89,615	\$41,089
<b>Mail:</b>	7075 KLONDIKE RD PENSACOLA, FL 32526	2022	\$10,000	\$57,027	\$67,027	\$37,354
<b>Situs:</b>	4513 GUERLAIN WAY 32505	<a href="#">Disclaimer</a>				
<b>Use Code:</b>	SINGLE FAMILY RESID	<a href="#">Tax Estimator</a>				
<b>Taxing Authority:</b>	COUNTY MSTU	<a href="#">Change of Address</a>				
<b>Tax Inquiry:</b>	<a href="#">Open Tax Inquiry Window</a>	<a href="#">File for Exemption(s) Online</a>				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		<a href="#">Report Storm Damage</a>				

Sales Data Type List:							2024 Certified Roll Exemptions	
<b>Sale Date</b>	<b>Book</b>	<b>Page</b>	<b>Value</b>	<b>Type</b>	<b>Multi</b>	<b>Parcel Records</b>	None	
06/1993	3386	788	\$22,000	WD	N		<a href="#">Legal Description</a>	
05/1985	2065	84	\$25,000	WD	N		LT 8 BLK 15 MONTCLAIR UNIT NO 2 PB 4 P 100 OR 3386 P	
01/1975	902	332	\$9,000	WD	N		788 SEC 10/12 T 2S R 30 W	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller							<a href="#">Extra Features</a>	
							None	

Parcel Information		Launch Interactive Map	
<b>Section</b>			
<b>Map Id:</b>			
46-1S-30-2			
<b>Approx. Acreage:</b>			
0.1676			
<b>Zoned:</b>			
MDR			
<b>Evacuation &amp; Flood Information</b>			
<a href="#">Open Report</a>		<a href="#">View Florida Department of Environmental Protection (DEP) Data</a>	
		<b>Buildings</b>	

Last Updated: 05/12/2025 (rc.4016)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 02132**, issued the **1st** day of **June, A.D., 2023** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

**LT 8 BLK 15 MONTCLAIR UNIT NO 2 PB 4 P 100 OR 3386 P 788 SEC 10/12 T 2S R 30 W**

**SECTION 10, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 053313000 (1025-59)**

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

**G B TURNER and KAREN J TURNER**

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 October, which is the **1st day of October 2025**.

Dated this 13th 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 #: 05-3313-000 CERTIFICATE #: 2023-2132

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: July 15, 2005 to and including July 15, 2025 Abstractor: Andrew Hunt

BY



Michael A. Campbell,  
As President  
Dated: July 16, 2025

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

July 16, 2025

Tax Account #: **05-3313-000**

1. The Grantee(s) of the last deed(s) of record is/are: **G. B. TURNER AND KAREN J. TURNER**  
**By Virtue of Warranty Deed recorded 5/25/1993 in OR 3386/788**
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 #: 05-3313-000**  
**Assessed Value: \$45,197.00**  
**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:** OCT 1, 2025  
**TAX ACCOUNT #:** 05-3313-000  
**CERTIFICATE #:** 2023-2132

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.

**GB TURNER AND  
KAREN J TURNER  
7075 KLONDIKE RD  
PENSACOLA, FL 32526**

**GB TURNER AND  
KAREN J TURNER  
4513 GUERLAIN WAY  
PENSACOLA, FL 32505**

**GB TURNER AND  
KAREN J TURNER  
4512 HAVRE WAY  
PENSACOLA, FL 32505**

Certified and delivered to Escambia County Tax Collector, this 16<sup>th</sup> day of July 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**

**July 16, 2025**

**Tax Account #:05-3313-000**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**LT 8 BLK 15 MONTCLAIR UNIT NO 2 PB 4 P 100 OR 3386 P 788 SEC 10/12 T 2S R 30 W**

**SECTION 10, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 05-3313-000(1025-59)**

FILE NO. 93-0850  
DOC. 154.00  
REC. 511.00  
TOTAL 160.00  
STATE OF FLORIDA  
COUNTY OF Escambia

# WARRANTY DEED

Tax ID # 10-25-70-1000-008-015

Linda D. Stearns  
Southland Title  
1120 N. 12th Ave.  
Pensacola, Florida 32501

3386M 788

KNOW ALL MEN BY THESE PRESENTS, That  
Bobby C. Summerlin, a single man

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 C.B. Turner and Karen J. Turner, husband and wife

Address: 4512 HAVE WAY PENSACOLA, FL 32505  
grantee'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:

Lot 8, Block 15, Montclair, Unit #2, a subdivision in Escambia County, Florida, according  
to plat filed in Plat Book 4, page 100 of the public records of Escambia County, Florida.

Subject to that certain mortgage executed by Bobby C. Summerlin, a married man, to  
James Bernard Cantrell and Betty Jo Cantrell, husband and wife in the original principal  
sum of \$23,500.00 dated May 15, 1985, and recorded May 20, 1985 in Official Record  
Book 2065, at page 85 of the public records of Escambia County, Florida, which the  
grantees hereby agree to assume and pay.

The above mentioned property is not the homestead of the grantor

Subject to taxes for current year and to valid easements and restrictions of record affecting the above property, if any, which are  
not hereby recognized. 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.

Whereas used herein, the term "grantee" means shall include the heirs, personal representatives,  
executors and administrators of the respective parties hereto, the one of whom shall include the heirs,  
personal representatives, executors and administrators of the other.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal on June 24, 1993

Signed, sealed and delivered  
in the presence of:

Linda D. Stearns  
George J. Stearns  
Linda D. Stearns

Bobby C. Summerlin (SEAL)  
Bobby C. Summerlin (SEAL)  
Bobby C. Summerlin (SEAL)  
Bobby C. Summerlin (SEAL)

THIS NOTARY PUBLIC ACKNOWLEDGEMENT ADDENDUM is made this 24th day of June, 1993  
and is incorporated into and shall be deemed to attend, supplement and be an integral part of said  
1993

Warranty Deed  
dated the same date as this acknowledgment, and which is given by

Bobby C. Summerlin, a married man  
who is/are designated in said document, and whose signature(s) is/are appended to said document.

The purpose of this Addendum is to affix the proper form of Notary Acknowledgement to said document, as required by sections  
117.03, 117.05, and 695.25 Florida Statutes, as amended by Chapter 91-291, Laws of Florida, Approved by the Governor June  
7, 1991, and effective January 1, 1992.

TO WIT:

STATE OF Florida

COUNTY OF Escambia

D. S. PD. \$154.00  
DATE 6-25-93  
JOE A. FLOWERS, COMPTROLLER  
BY: [Signature] D.C.  
CERT. REG. #59-2043328-27-01

D. S. PD. \$154.00  
DATE 6-25-93  
JOE A. FLOWERS, COMPTROLLER  
BY: [Signature] D.C.  
CERT. REG. #59-2043328-27-01

The foregoing instrument was acknowledged before me this 24th day of June, 1993 by  
Bobby C. Summerlin, a married man

☐ who is/are personally known to me

☒ who has/have produced identification their Drivers Licenses

and who ☒ did ☐ did not take an oath.

My Commission expires:

(Seal)



Notary Public  
Serial Number