



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

1125-38

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	KEYS FUNDING LLC - 8023 PO BOX 71540 PHILADELPHIA, PA 19176-1540	Application date	Apr 21, 2025
Property description	TEMPLE JOEL A 13 KENNINGTON DR PENSACOLA, FL 32507 13 KENNINGTON DR 07-4247-000 LT 8 BLK 7 1ST ADDN TO CORRY HTS PB 2 P 64 OR 1605 P 175 OR 7724 P 262 LESS W 10 FT CA 182	Certificate #	2023 / 3414
		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)
# 2023/3414	06/01/2023	598.01	83.10	681.11
→ Part 2: Total*				681.11


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)
# 2024/3616	06/01/2024	603.11	6.25	40.08	649.44
Part 3: Total*					649.44

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)	1,330.55
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	530.42
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)	2,235.97

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.	31,838.00
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>11/05/2025</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: 2500157

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

KEYS FUNDING LLC - 8023

PO BOX 71540

PHILADELPHIA, PA 19176-1540,

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

Account Number	Certificate No.	Date	Legal Description
07-4247-000	2023/3414	06-01-2023	LT 8 BLK 7 1ST ADDN TO CORRY HTS PB 2 P 64 OR 1605 P 175 OR 7724 P 262 LESS W 10 FT CA 182

I agree to:

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

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

Electronic signature on file

KEYS FUNDING LLC - 8023

PO BOX 71540

PHILADELPHIA, PA 19176-1540

04-21-2025

Application Date

Applicant's signature



Gary "Bubba" Peters

Escambia County Property Appraiser

[Real Estate Search](#)

[Tangible Property Search](#)

[Sale List](#)

[Back](#)

← Nav. Mode ☒ Account ☐ Parcel ID →

[Printer Friendly Version](#)

General Information		Assessments				
Parcel ID:	372S309001080007	Year	Land	Imprv	Total	Cap Val
Account:	074247000	2024	\$20,000	\$114,173	\$134,173	\$63,676
Owners:	TEMPLE JOEL A	2023	\$15,000	\$108,076	\$123,076	\$61,822
Mail:	13 KENNINGTON DR PENSACOLA, FL 32507	2022	\$5,000	\$96,437	\$101,437	\$60,022
Situs:	13 KENNINGTON DR 32507	Disclaimer				
Use Code:	SINGLE FAMILY RESID	Tax Estimator				
Taxing Authority:	COUNTY MSTU	Change of Address				
Tax Inquiry:	Open Tax Inquiry Window	File for Exemption(s) Online				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		Report Storm Damage				

Sales Data Type List:							2024 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	Multi	Parcel Records	HOMESTEAD EXEMPTION	
06/06/2017	7724	262	\$100	QC	N			
05/1981	1605	175	\$34,889	WD	N		Legal Description	
02/1980	1410	391	\$31,600	WD	N		LT 8 BLK 7 1ST ADDN TO CORRY HTS PB 2 P 64 OR 1605 P	
09/1979	1408	111	\$24,600	WD	N		175 OR 7724 P 262 LESS W 10 FT CA 182	
01/1910	1153	101	\$26,000	WD	N		Extra Features	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller							None	

Parcel Information		Launch Interactive Map	
Section			
Map Id:			
CA182			
Approx. Acreage:			
0.2383			
Zoned:			
MDR			
Evacuation & Flood Information			
Open Report			
		View Florida Department of Environmental Protection(DEP) Data	

Buildings

Address: 13 KENNINGTON DR, Improvement Type: SINGLE FAMILY, Year Built: 1948, Effective Year: 1960, PA Building ID#: 86090

Structural Elements

DECOR/MILLWORK-AVERAGE

DWELLING UNITS-1

EXTERIOR WALL-BRICK-COMMON

FLOOR COVER-HARDWOOD

FOUNDATION-WOOD/SUB FLOOR

HEAT/AIR-WALL/FLOOR FURN

INTERIOR WALL-DRYWALL-PLASTER

NO. PLUMBING FIXTURES-6

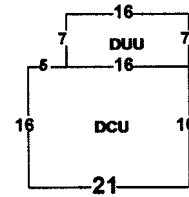
NO. STORIES-1

ROOF COVER-COMPOSITION SHG

ROOF FRAMING-HIP

STORY HEIGHT-0

STRUCTURAL FRAME-WOOD FRAME



Areas - 1974 Total SF

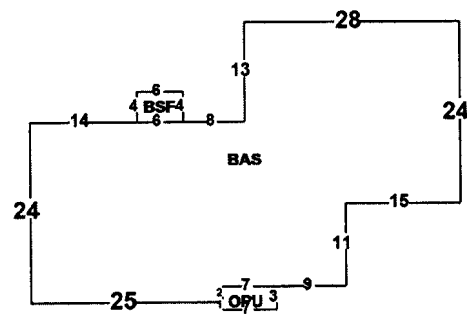
BASE AREA - 1481

BASE SEMI FIN - 24

DET CARPORT UNF - 336

DET UTILITY UNF - 112

OPEN PORCH UNF - 21



Images



4/18/2018 12:00:00 AM

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

Last Updated: 05/15/2025 (LC2400)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 03414**, 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 7 1ST ADDN TO CORRY HTS PB 2 P 64 OR 1605 P 175 OR 7724 P 262 LESS W 10 FT CA 182

SECTION 37, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 074247000 (1125-38)

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

JOEL A TEMPLE

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 November, which is the **5th day of November 2025**.

Dated this 16th 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 #: 07-4247-000 CERTIFICATE #: 2023-3414

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: August 8, 2005 to and including August 8, 2025 Abstractor: Philip OBrien

BY



Michael A. Campbell,
As President
Dated: August 11, 2025

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

August 11, 2025

Tax Account #: **07-4247-000**

1. The Grantee(s) of the last deed(s) of record is/are: **JOEL A. TEMPLE**

By Virtue of QUIT CLAIM DEED recorded 6/6/2017 in OR 7724/262 in accordance to Final Judgment of Dissolution of Marriage recorded 10/18/2017 in OR 7794/1483 and Warranty Deed recorded 12/31/1981 in OR 1605/175 (Best Copy Available)

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 #: 07-4247-000

Assessed Value: \$63,676.00

Exemptions: HOMESTEAD EXEMPTION

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: NOV 5, 2025

TAX ACCOUNT #: 07-4247-000

CERTIFICATE #: 2023-3414

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 checked="" type="checkbox"/>	<input type="checkbox"/>	Homestead for <u>2024</u> tax year.

JOEL A. TEMPLE
13 KENNINGTON DRIVE
PENSACOLA, FL 35207

Certified and delivered to Escambia County Tax Collector, this 11th day of August 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

August 11, 2025

Tax Account #:07-4247-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

**LT 8 BLK 7 1ST ADDN TO CORRY HTS PB 2 P 64 OR 1605 P 175 OR 7724 P 262 LESS W 10 FT CA
182**

SECTION 37, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 07-4247-000(1125-38)

Prepared by:
Kenneth R. Riddlehaver, atty
103 N. DuValiere St.
Pensacola, FL 32501
904/432-3472

FILE NO.
DOC 157.00
REC 4.00
TOTAL 161.00
STATE OF FLORIDA
COUNTY OF ESCAMBIA

WARRANTY DEED

Tax ID # _____

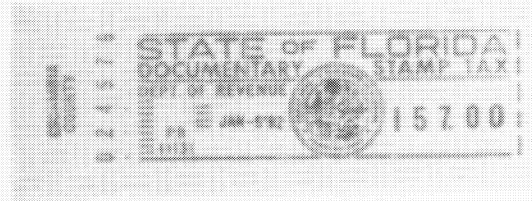
KNOW ALL MEN BY THESE PRESENTS: That
GEORGIA C. IRWIN

Grantor*
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
JOEL A. TEMPLE AND TONJA K. TEMPLE, HUSBAND AND WIFE,
Grantee*

Address: 13 Kennington Drive, Pensacola, Florida 32507
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 7, First Addition to Corry Heights, a subdivision of a portion of Lot 3, Section 37, Township 2 South, Range 30 West, Escambia County, Florida, according to plat thereof as recorded in Plat Book 2, Page 64, less and except Westerly 10 feet of said Lot 8, being that portion of said lot 10 feet wide lying parallel to and adjoining the Westerly boundary line of said Block 7.

Subject to that certain mortgage filed October 19, 1977 in OR Book 1153 at Page 102 of the public records of Escambia County, Florida, which the Grantee herein expressly assumes and agrees to pay, commencing with the payment due April 1, 1981.



RECORDED
120221
MAY 11 1981
NOTARY PUBLIC
K. R. RIDDLEHAVER
ESCAMBIA COUNTY

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 "grantee/grantee" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto. The use of singular gender shall include the plural, and the plural the singular, the use of any gender shall include the genders.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal on 19 May 1981

Signed, sealed and delivered
in the presence of:
Georgia Morris (SEAL)
Kenneth Riddlehaver (SEAL)
Georgia C. Irwin (SEAL)

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Before me the subscriber personally appeared
GEORGIA C. IRWIN

known to me, and known to me to be the individual described by said name in and who executed the foregoing instrument and acknowledged that, as grantor, executed the same for the uses and purposes therein set forth.

Given under my hand and seal on 19 May 1981

CLERK FILE NO.



Kenneth R. Riddlehaver
Notary Public
My Commission Expires 9/26/1981

Recorded in Public Records 6/6/2017 4:10 PM OR Book 7724 Page 262,
Instrument #2017042584, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00 Deed Stamps \$0.70

PREPARED BY:
RETURN TO:
Joel A. Temple
13 Kennington Drive
Pensacola, FL 32507

STATE OF FLORIDA
COUNTY OF ESCAMBIA

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: That **TONJA K. TEMPLE**, Grantor, for and in consideration of Ten (\$10.00) Dollars and other good and valuable considerations, the receipt of which is hereby acknowledged, do remise, release, and quit claim unto **JOEL A. TEMPLE**, Grantee, whose address is, 13 Kennington Drive, Pensacola, FL 32507, Grantee's heirs, personal representatives, successors and assigns, forever, the following described property, situate, lying and being in the County of Escambia, State of Florida to-wit:

Street Address: 13 Kennington Drive, Pensacola, FL
Lot 8, Block 7, First Addition to Corry Heights, a subdivision of a portion of Lot 3, Section 37, Township 2 South, Range 30 West, Escambia County, Florida, according to plat thereof as recorded in Plat Book 2, Page 64, less and except Westerly 10 feet of said Lot 8, being that portion of said lot 10 feet wide lying parallel to and adjoining the Westerly boundary line of said Block 7.

Parcel I.D. No. 372S309001080007

This deed is given in satisfaction of obligation under marital settlement agreement of date contemporaneously herewith, and with full financial disclosure of the parties. The described property is not the homestead of the Grantor who in fact resides at 213 W. Sunset Avenue; Pensacola, FL.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining; and, free from all exemptions, right of homestead or spousal right of grantee, whatsoever.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this 6th day of June, 2017.

Signed, sealed and delivered
in the presence of witness:

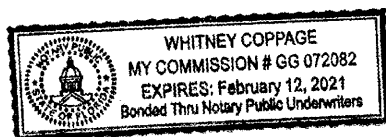
Whitney Coppage
Signature
Print: Whitney Coppage
Emily Hogg
Signature
Print: Emily Hogg

Tonja K. Temple
TONJA K. TEMPLE

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 6th day of June, 2017, by **TONJA K. TEMPLE**, who is personally known to me or who has produced FL DL as identification.

(SEAL)



Whitney Coppage
Notary Public