



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

1125-75

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	CARUTHERS DEBRA EST OF 6902 WEATHERWOOD PL PENSACOLA, FL 32506 6902 WEATHERWOOD PL 09-3347-020 2022 ADVERSE POSSESSION CLAIM PER FLA STATUTE 95.18 LT D BLK 1 WEATHERWOOD WEST PHASE I PB 12 P 70 O (Full legal attached.)	Certificate #	2023 / 4300
		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)
# 2023/4300	06/01/2023	1,329.02	66.45	1,395.47
→ Part 2: Total*				1,395.47

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)
# 2024/4444	06/01/2024	1,475.14	6.25	108.18	1,589.57
Part 3: Total*					1,589.57

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)	2,985.04
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,405.45
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)	4,765.49

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

Sign here: 
Signature, Tax Collector or Designee

Escambia, Florida

Date April 24th, 2025

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

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

2022 ADVERSE POSSESSION CLAIM PER FLA STATUTE 95.18 LT D BLK 1 WEATHERWOOD WEST PHASE I PB 12 P 70 OR 5628 P 1747

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2500261

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
09-3347-020	2023/4300	06-01-2023	2022 ADVERSE POSSESSION CLAIM PER FLA STATUTE 95.18 LT D BLK 1 WEATHERWOOD WEST PHASE I PB 12 P 70 OR 5628 P 1747

I agree to:

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

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

Electronic signature on file

KEYS FUNDING LLC - 6023

PO BOX 71540

PHILADELPHIA, PA 19176-1540

04-21-2025

Application Date

Applicant's signature



Gary "Bubba" Peters

Escambia County Property Appraiser

[Real Estate Search](#)


[Tangible Property Search](#)

[Sale List](#)

[Back](#)

← Nav. Mode ☒ Account ☐ Parcel ID →

[Printer Friendly Version](#)

General Information		Assessments					
Parcel ID:	112S312200004001		Year	Land	Imprv	Total	Cap Val
Account:	093347020		2024	\$15,000	\$88,586	\$103,586	\$91,151
Owners:	CARUTHERS DEBRA EST OF		2023	\$15,000	\$84,975	\$99,975	\$82,865
Mail:	6902 WEATHERWOOD PL PENSACOLA, FL 32506		2022	\$8,000	\$75,822	\$83,822	\$75,332
Situs:	6902 WEATHERWOOD PL 32506		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	None	
03/25/2023	8953	944	\$100	QC		N		Legal Description	
04/2005	5628	1747	\$65,000	WD		N		2022 ADVERSE POSSESSION CLAIM PER FLA STATUTE 95.18	
04/2005	5620	1480	\$100	CJ		N		LT D BLK 1 WEATHERWOOD WEST PHASE I PB 12 P 70 OR	
08/1987	2444	243	\$39,900	WD		N		5628 P 1747	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller								Extra Features	
								None	

Parcel Information	Launch Interactive Map
Section Map Id: 11-2S-31-1 Approx. Acreage: 0.0402 Zoned: MDR Evacuation & Flood Information Open Report	
View Florida Department of Environmental Protection (DEP) Data	
Buildings	

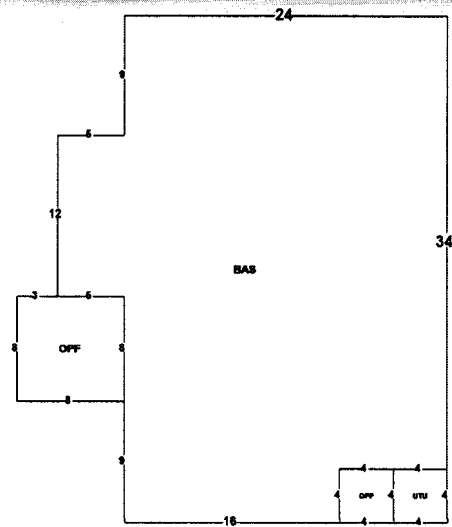
Address:6902 WEATHERWOOD PL, Improvement Type: SINGLE FAMILY, Year Built: 1987, Effective Year: 1987, PA Building ID#: 102767

Structural Elements

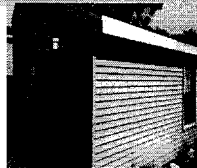
DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-VINYL SIDING
FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 **Areas - 1036 Total SF**

BASE AREA - 940
OPEN PORCH FIN - 80
UTILITY UNF - 16



Images



2/1/2024 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 (tc.S157)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 04300**, 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:

**2022 ADVERSE POSSESSION CLAIM PER FLA STATUTE 95.18 LT D BLK 1 WEATHERWOOD
WEST PHASE I PB 12 P 70 OR 5628 P 1747**

SECTION 11, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 093347020 (1125-75)

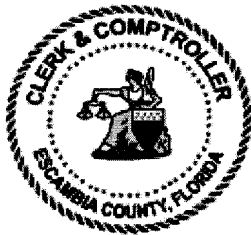
The assessment of the said property under the said certificate issued was in the name of

EST OF DEBRA CARUTHERS

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 #: 09-3347-020 CERTIFICATE #: 2023-4300

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 11, 2005 to and including August 11, 2025 Abstractor: Philip O'Brien

BY



Michael A. Campbell,
As President
Dated: August 12, 2025

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

August 12, 2025

Tax Account #: **09-3347-020**

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

By Virtue of WARRANTY DEED recorded 4/29/2005 in OR 5628/1747

ABTRACTOR'S NOTE: WE FIND NO EVIDENCE OF DEATH FOR DEBRA CARUTHERS RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY. ADDITIONALLY, THERE IS A QUIT CLAIM DEED RECORDED 3/31/2023 IN OR 8953/944 INTO RONALD GAIL STARK JR FROM JENNIFER ERIN CARLIN SEXTON AND GEOFFREY NEIL CARLIN BUT WE FIND NO TITLE INTO CARLIN. THE QUIT CLAIM DEED AND TAX APPRAISER SITE NOTE ADVERSE POSSESSION CLAIM . WE HAVE INCLUDED ALL PARTIES FOR NOTICE.

2. The land covered by this Report is: **See Attached Exhibit "A"**
3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:
- a. **Code Enforcement Lien in favor of Escambia County, Florida recorded 8/24/2023 – OR 9031/925 together with Cost Order recorded 2/7/2024 – OR 9101/717**
 - b. **Final Judgement in favor of Escambia County recorded 1/15/2021 – OR 8445/993**
4. Taxes:

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

Tax Account #: 09-3347-020

Assessed Value: \$91,151.00

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: NOV 5, 2025

TAX ACCOUNT #: 09-3347-020

CERTIFICATE #: 2023-4300

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 checked="" type="checkbox"/>	<input 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 DEBRA CARUTHERS
DEBRA CARUTHERS
RONALD GAIL STARK JR.
6902 WEATHERWOOD PLACE
PENSACOLA, FL 32506

ESCAMBIA COUNTY
CODE ENFORCEMENT
3363 W PARK PL
PENSACOLA, FL 32505

RONALD GAIL STARK JR
6905 WEATHERWOOD PL
PENSACOLA, FL 32506

Certified and delivered to Escambia County Tax Collector, this 12th 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 12, 2025

Tax Account #:09-3347-020

**LEGAL DESCRIPTION
EXHIBIT "A"**

**2022 ADVERSE POSSESSION CLAIM PER FLA STATUTE 95.18 LT D BLK 1 WEATHERWOOD
WEST PHASE I PB 12 P70 OR 5628 P 1747**

SECTION 11, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 09-3347-020(1125-75)

Prepared By: **Thomas G. Van Matre, Jr.**
Taylor & Van Matre, P.A.
4300 Bayou Boulevard, Suite #16
Pensacola FL 32503
File Number: **11-4436**
Parcel ID #: **112S312200004001**

**WARRANTY DEED
(INDIVIDUAL)**

This WARRANTY DEED, dated **APRIL 27, 2005**

by

PATRICIA ANN GILMORE

whose post office address is:

6285 FRANK REEDER ROAD PENSACOLA FL 32526

hereinafter called the GRANTOR, to

DEBRA CARUTHERS

whose post office address is:

6902 WEATHERWOOD PLACE PENSACOLA FL 32506

hereinafter called the GRANTEE:

(Wherever used herein the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in **Escambia County, Florida**, viz:

Lot D, Block 1, Weatherwood West, Phase I, according to the plat thereof, recorded in Plat Book 12, Page 70A, of the Public Records of Escambia County, Florida.

Grantor hereby warrants that the property described in this instrument is not her constitutional homestead as provided by the Florida Constitution.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the current year and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND THE GRANTOR hereby covenants with said GRANTEE that except as above noted, the GRANTOR is lawfully seized of said land in fee simple; that the GRANTOR has good right and lawful authority to sell and convey said land; that the GRANTOR hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Witness Signature: _____

Witness Print Name: _____

Witness Signature: _____

Witness Print Name: _____

MARILYN UNGER

PATRICIA ANN GILMORE

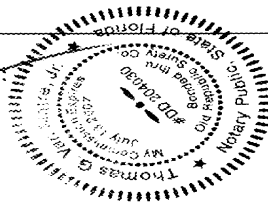
State of **FLORIDA**

County of **ESCAMBIA**

THE FOREGOING INSTRUMENT was acknowledged before me this **27th day of April, 2005** by: **PATRICIA ANN GILMORE** who is personally known to me or who has produced **Drivers License** as identification and who did not take an oath.

NOTARY PUBLIC

My Commission Expires: _____



RESIDENTIAL SALES

ABUTTING ROADWAY MAINTENANCE DISCLOSURE

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, seller of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. NOTE: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgment by the county of the veracity of any disclosure statement.

NAME OF ROADWAY:WEATHERWOOD PLACE

LEGAL ADDRESS OF PROPERTY:

6902 WEATHERWOOD PLACE PENSACOLA FL 32506

THE COUNTY (X) HAS ACCEPTED () HAS NOT ACCEPTED THE ABUTTING ROADWAY FOR MAINTENANCE.

This form completed by: 11-4436

Taylor & Van Matre, P.A.
4300 Bayou Boulevard, Suite #16
Pensacola, FL 32503

AS TO SELLER(S):


PATRICIA ANN GILMORE


Witness Name: THOMAS G. VAN MATRE, JR.


Witness Name: DENISE MINTON

AS TO BUYER(S):


DEBRA CARUTHERS


Witness Name: THOMAS G. VAN MATRE, JR.


Witness Name: DENISE MINTON

Recorded in Public Records 3/31/2023 11:18 AM OR Book 8953 Page 944,
Instrument #2023025088, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$35.50 Deed Stamps \$0.70

Prepared By:
Ronald g Stark jr

After Recording Return To:
6905 weatherwood pl
Pensacola, Florida 32506

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

WITNESSETH, on March 25, 2023 THE GRANTOR(S),

- Jennifer Erin Carlin/Sexton, a married person
- Geoffrey Neil Carlin, a single person

for and in consideration of the sum of: One Dollar (\$1.00) and/or other good and valuable consideration to the below Grantee(s) in hand paid by the Grantee(s), the receipt whereof is hereby acknowledged:

- Ronald Gail Stark Jr., a single person, residing at 6905 weatherwood pl, Pensacola, Escambia County, Florida 32506

Grantor does hereby remise, release, and quit-claim unto the Grantee, the Grantee's heirs and assigns forever, all the rights, title, interest, claim of the Grantor in and to the following described land in the County of Escambia, state of FLORIDA to wit:
6902 weatherwood pl
Pensacola, Florida
32506

Legal Description:

2022 ADVERSE POSSESSION CLAIM PER FLA STATUTE 95.18 LT D BLK 1
WEATHERWOOD WEST PHASE I PB 12 P 70 OR 5628 P 1747

BK: 8953 PG: 945

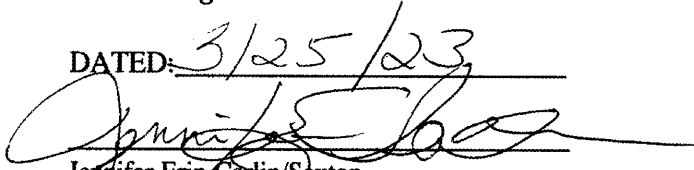
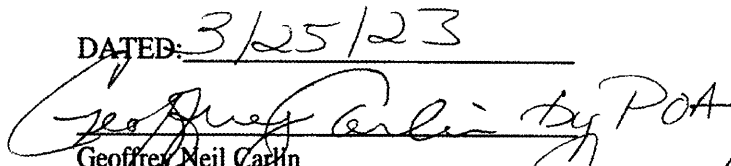

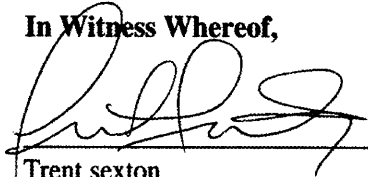
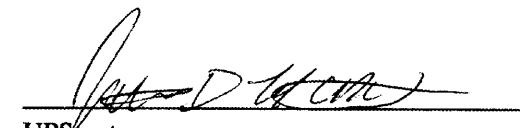


To have and to hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever for the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee forever.

Tax Parcel Number: 112S312200004001

Mail Tax Statements To:
Ronald Gail Stark Jr.
6905 weatherwood pl
Pensacola, Florida 32506

[SIGNATURE PAGE FOLLOWS]

BK: 8953 PG: 946

Grantor Signatures:DATED: 3/25/23
Jennifer Erin Carlin/Sexton
30 Chinook trail
Crawfordville, Florida, 32327**Grantor Signatures:**DATED: 3/25/23
Geoffrey Neil Carlin
30 Chinook trail
Crawfordville, Florida, 32327
**In Witness Whereof,**
Trent sexton
Witness
UPS notary
Witness
Trent sexton
Witness
Jennifer Erin Carlin/Sexton
Witness

BK: 8953 PG: 947 Last Page

STATE OF FLORIDA, COUNTY OF ESCAMBIA, ss:

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 25 day of 2023, by Jennifer Erin Carlin/Sexton, who are personally known to me or who have produced FLDL as identification.



[Signature]
Signature of person taking acknowledgment

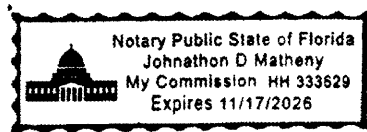
Johnathon D Matheny
Name typed, printed, or stamped

Notary Public
Title or rank

Serial number (if applicable)

STATE OF FLORIDA, COUNTY OF ESCAMBIA, ss:

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 25th day of March, 2023 by Geoffrey Neil Carlin, who are personally known to me or who have produced POA as identification.



[Signature]
Signature of person taking acknowledgment

Johnathon D Matheny
Name typed, printed, or stamped

Notary Public
Title or rank

Serial number (if applicable)

Recorded in Public Records 8/23/2023 4:54 PM OR Book 9031 Page 232,
Instrument #2023069375, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording S35.50

THE OFFICE OF ENVIRONMENTAL ENFORCEMENT
SPECIAL MAGISTRATE
IN AND FOR THE
COUNTY OF ESCAMBIA, STATE OF FLORIDA

PETITIONER
ESCAMBIA COUNTY FLORIDA,

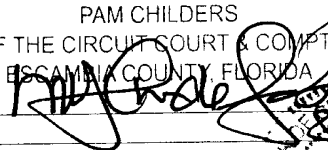
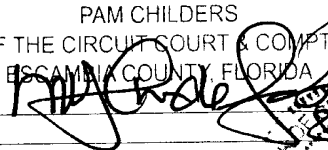
CASE NO: CE2301204
LOCATION: 8517 SAN JUAN CALZADA
PR#: 332S312400005002

VS.

STARK, RONALD GAIL JR
6905 WEATHERWOOD PL
PENSACOLA, FL 32506

RESPONDENT(S)

ORDER

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: 
DATE: 

This CAUSE having come before the Office of Environmental Enforcement
Special Magistrate on the Petition of the Environmental Enforcement Officer for alleged
violation of the ordinances of the County of Escambia, State of Florida, and the Special
Magistrate having considered the evidence before him in the form of testimony by the
Enforcement Officer and the Respondent(s) or representative thereof, None
as well as evidence submitted, and after consideration of the appropriate sections of
the Escambia County Code of Ordinances, the Special Magistrate finds that a violation
of the following Code of Ordinances has occurred and continues:

LDC. Ch. 4. Art. 7. Sec. 4-7.9 Outdoor Storage

Sec. 42-196(a) Nuisance - (A) Nuisance

Sec. 42-196(b) Nuisance - (B) Trash and Debris

Unsafe Structure - 30-203 (CC) Accessory structure unmaintained

Unsafe Structures - 30-203 (DD) Structural elements unmaintained

Unsafe Structures - 30-203 (N) Siding

Unsafe Structures - 30-203 (O) Roof

Unsafe Structures - 30-203 (T) Windows in bad repair

Unsafe Structures - 30-203 (V) Damaged window sash

Unsafe Structures - 30-203 (X) Exterior door in bad repair

Unsafe Structures - 30-203 (Y) Exterior door hardware

Unsafe Structures - 30-203 (Z) Exterior door weatherstripping/threshold

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

It is hereby **ORDERED** that the **RESPONDENT(S)** shall have until **9/21/2023** to correct the violation(s) and to bring the violation into compliance.

Corrective action shall include:

Complete removal of all contributing nuisance conditions; trash, rubbish, overgrowth and legally dispose of. maintain clean conditions to avoid a repeat violation.

Obtain building permit and restore structure to current building codes or, obtain demolition permit and remove the structure(s), legally disposing of all debris.

Remove all outdoor storage from the property. Store indoor items in a garage, shed or dwelling.

Remove all refuse and dispose of legally and refrain from future littering

If Respondent(s) fail to fully correct the violation(s) within the time required, Respondent(s) will be assessed a fine of **\$20.00** per day, commencing **9/22/2023**. This fine shall continue until the violation(s) is/are abated and the violation(s) brought into compliance, or until as otherwise provided by law. **RESPONDENT IS REQUIRED**, immediately upon full correction of the violation(s), to contact the Escambia County Office of Environmental Enforcement in writing to request that the office immediately inspect the property to make an official determination of whether the violation(s)

has/have been abated and brought into compliance. If the violation(s) is/are not abated within the specified time period, Escambia County may elect to undertake any necessary measures to abate the violation(s). These measures could include, but are not limited to, **DEMOLISHING NON-COMPLIANT STRUCTURES, LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE(S).**


At the request of Escambia County, the Sheriff shall enforce this order by taking reasonable law enforcement action to remove from the premises any unauthorized person interfering with the execution of this order or otherwise refusing to leave after warning. The reasonable cost of such abatement will be assessed against **RESPONDENT(S)** and shall constitute a lien on the property. Pursuant to Escambia County Resolution R2017-132, costs in the amount of \$250.00 are awarded in favor of Escambia County as the prevailing party against **RESPONDENT(S)**.

This fine shall be forwarded to the Board of County Commissioners of Escambia County. Under the authority of Sec. 162.09, Fla. Stat., as amended, and Sec. 30-35 of the Escambia County Code of Ordinances, as amended, the Board of County Commissioners will certify to the Special Magistrate all costs imposed pursuant to this order. All fees, fines, and costs owing hereunder shall constitute a lien upon **ALL REAL AND PERSONAL PROPERTY OWNED BY RESPONDENT(S)** including property involved herein, which lien can be enforced by foreclosure and as provided by law.

RESPONDENT(S) have the right to appeal the order(s) of the Special Magistrate to the Circuit Court of Escambia County. If RESPONDENT(S) wish(es) to appeal, RESPONDENT(S) must provide notice of such appeal in writing to both the Environmental Enforcement Division at 3363 West Park Place, Pensacola, Florida 32505, and the Escambia County Circuit Court, M.C. Blanchard Judicial Building, 190 W. Government St, Pensacola, Florida, 32502, no later than **30 days** from the date of this order. Failure to timely file a Written Notice of Appeal will constitute a waiver of the right to appeal this order.

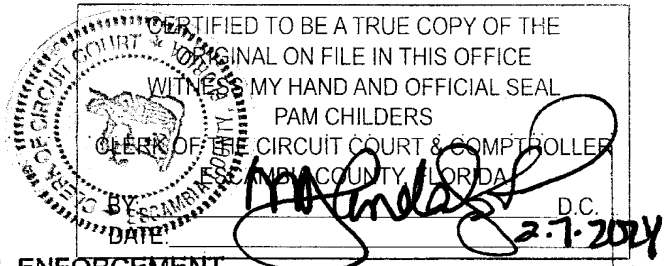
Jurisdiction is hereby retained to enter such further orders as may be appropriate and necessary.

DONE AND ORDERED in Escambia County, Florida on this 22nd day of August, 2023.



Gregory Faria
Special Magistrate
Office of Environmental Enforcement

Recorded in Public Records 2/7/2024 11:24 AM OR Book 9101 Page 699,
Instrument #2024009471, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00



THE OFFICE OF ENVIRONMENTAL ENFORCEMENT
SPECIAL MAGISTRATE
IN AND FOR ESCAMBIA COUNTY, FLORIDA

ESCAMBIA COUNTY, FLORIDA

vs.

STARK, RONALD GAIL JR
8905 WEATHERWOOD
PENSACOLA, FL 32508

Case No: CE2301204
Location: 8517 SAN JUAN CALZADA
PR #: 332S312400005002

Cost Order

THIS CAUSE was brought before the Office of the Environmental Enforcement Special Magistrate on Petitioner's Certification of Costs, pursuant to the Special Magistrate's Order and the Special Magistrate having found the Respondent in violation of Escambia County Code of Ordinances.

Escambia County has confirmed that the property has been brought into compliance per the Special Magistrate Order. THEREFORE, the Special Magistrate being otherwise fully advised of the premises; it is hereby ORDERED, pursuant to Section 30-35 of the Escambia County Code of Ordinances, that the following itemized costs shall be added to the fines imposed by the Order of Special Magistrate dated 8/22/2023.

Nothing shall otherwise impair, alter, or diminish the lien or the operation of the lien against the personal property and real property present and future of Ronald Gail Stark Jr and in all other respects, the liens remain in full force and effect with the exception of 8517 San Juan Calzada subject of the Final Order of Foreclosure in case number 2022CA002365 done and ordered by the Honorable Judge Jan Shackelford on September 17, 2023.

Itemized Cost		
Daily fines	\$2,340.00	\$20.00 Per Day From: <u>09/22/2023</u> To: <u>01/17/2024</u>
Fines	\$0.00	
Court Cost	\$250.00	
County Abatement Fees	\$0.00	
Administrative Costs	\$0.00	
Payments	\$0.00	
Total:		\$2,590.00

DONE AND ORDERED at Escambia County, Florida on Jan 31st 2024.

Gregory Farrar
Special Magistrate
Office of Environmental Enforcement

Filing # 119712199 E-Filed 01/15/2021 01:20:07 PM
IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA

VS

CASE NO: 2019 MM 006603 A

DEBRA LYNNE CARUTHERS
6902 WEATHERWOOD PLACE
PENSACOLA, FL 32506

DIVISION: I
DATE OF BIRTH: 04/18/1956

FINAL JUDGMENT FOR FINES, COSTS, AND ADDITIONAL CHARGES

On JANUARY 14, 2020, an order assessing fines, costs, and additional charges was entered against the Defendant, DEBRA LYNNE CARUTHERS. Defendant has failed to make payment in full in accordance with this order. Therefore,

IT IS ADJUDGED that the Escambia County Clerk of the Circuit Court, 190 W GOVERNMENT ST, PENSACOLA, FLORIDA 32502 recover from Defendant those remaining unpaid fines, costs and additional charges in the amount of \$675.00, which shall bear interest at the rate prescribed by law, 4.81%, until satisfied.

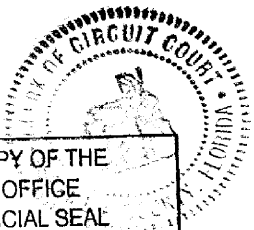
It is FURTHER ORDERED AND ADJUDGED that a lien is hereby created against all currently owned and after acquired property, both real and personal, of the defendant.

FOR WHICH LET EXECUTION ISSUE.

DONE AND ORDERED in open court/chambers in Pensacola, Escambia County, Florida.



— eSigned by COUNTY COURT JUDGE CHARLES YOUNG —
on 01/15/2021 12:15:43 T2Ygx0oo



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: Taylor Wiggins D.C.
DATE: 1-15-2021

STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 04300 of 2023

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on September 18, 2025, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

EST OF DEBRA CARUTHERS 6902 WEATHERWOOD PL PENSACOLA, FL 32506	RONALD GAIL STARK JR 6905 WEATHERWOOD PL PENSACOLA FL 32506	RONALD GAIL STARK JR 6902 WEATHERWOOD PLACE PENSACOLA FL 32506	ESCAMBIA COUNTY / COUNTY ATTORNEY 221 PALAFOX PLACE STE 430 PENSACOLA FL 32502
ESCAMBIA COUNTY OFFICE OF CODE ENFORCEMENT ESCAMBIA CENTRAL OFFICE COMPLEX 3363 WEST PARK PLACE PENSACOLA FL 32505		ESCAMBIA COUNTY / STATE OF FLORIDA 190 GOVERNMENTAL CENTER PENSACOLA FL 32502	

WITNESS my official seal this 18th day of September 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 November 5, 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. 04300**, 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:

2022 ADVERSE POSSESSION CLAIM PER FLA STATUTE 95.18 LT D BLK 1 WEATHERWOOD WEST PHASE I PB 12 P 70 OR 5628 P 1747

SECTION 11, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 093347020 (1125-75)

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

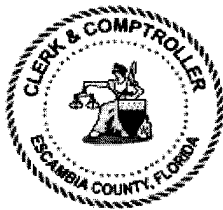
EST OF DEBRA CARUTHERS

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

Dated this 19th day of September 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:

6902 WEATHERWOOD PL 32506



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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Personal Services:

EST OF DEBRA CARUTHERS
6902 WEATHERWOOD PL
PENSACOLA, FL 32506

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

1125.75

Document Number: ECSO25CIV041070NON

Agency Number: 25-009970

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 04300 2023

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: EST OF DEBRA CARUTHERS

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 9/26/2025 at 8:44 AM and served same at 10:11 AM on 9/29/2025 in ESCAMBIA COUNTY, FLORIDA, by serving EST OF DEBRA CARUTHERS , the within named, to wit: RONALD GAIL STARK JR, ESTATE EXECUTOR.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: *A. Duda* 926
A. DUDA, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: CNMORTON

009970

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Personal Services:

EST OF DEBRA CARUTHERS
6902 WEATHERWOOD PL
PENSACOLA, FL 32506

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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2025 SEP 25 AM 8:41
 ESCAMBIA COUNTY
 SHERIFF'S OFFICE
 CIVIL UNIT

2025 SEP 25 AM 8:41
 ESCAMBIA COUNTY
 SHERIFF'S OFFICE
 CIVIL UNIT

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

125.75

Document Number: ECSO25CIV041053NON

Agency Number: 25-010012

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT# 04300 2023

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: EST OF DEBRA CARUTHERS

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 9/26/2025 at 8:47 AM and served same at 10:04 AM on 9/29/2025 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER CLERKS OFFICE INSTRUCTIONS

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By:  926
A. DUDA, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: CNMORTON

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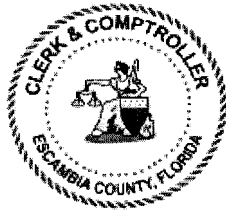
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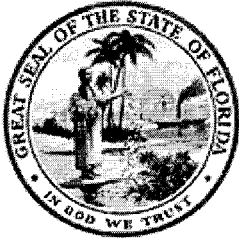
**PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA**

By:
Emily Hogg
Deputy Clerk

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RECEIVED
SEP 26 AM 6:47
ESCAMBIA COUNTY
SHERIFF'S OFFICE
CLERK

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: 093347020 Certificate Number: 004300 of 2023

Date Of Redemption

Clerk's Check Clerk's Total \$795.60

Postage Tax Deed Court Registry \$761.60

Payor Name

Notes

EST OF DEBRA CARUTHERS [1125-75]
6902 WEATHERWOOD PL
PENSACOLA, FL 32506

9171 9690 0935 0127 1923 19

RONALD GAIL STARK JR [1125-75]
6905 WEATHERWOOD PL
PENSACOLA FL 32506

9171 9690 0935 0127 1921 35

R

RONALD GAIL STARK JR [1125-75]
6902 WEATHERWOOD PLACE
PENSACOLA FL 32506

9171 9690 0935 0127 1921 42

ESCAMBIA COUNTY / COUNTY
ATTORNEY [1125-75]
221 PALAFOX PLACE STE 430
PENSACOLA FL 32502

ESCAMBIA COUNTY OFFICE OF CODE
ENFORCEMENT [1125-75]
ESCAMBIA CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE
PENSACOLA FL 32505

9171 9690 0935 0127 1921 59

ESCAMBIA COUNTY / STATE OF
FLORIDA [1125-75]
190 GOVERNMENTAL CENTER
PENSACOLA FL 32502

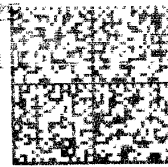
CERTIFIED MAIL

Pam Childers

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



9171 9690 0935 0127 1921 35



quadrant
FIRST-CLASS MAIL
IM1
\$008.86
10/01/2025 ZIP 32502
043M31219251

US POSTAGE

A.N.K
10/15/25

RONALD GAIL STARK JR [1125-75]
6905 WEATHERWOOD PL
PENSACOLA FL 32506

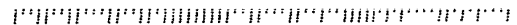
9834189920020309

DNF

32502V5833

32506-387805

326 NFE 1 425F0010/20/25
RETURN TO SENDER
STARK
MOVED LEFT NO ADDRESS
UNABLE TO FORWARD
RETURN TO SENDER
BC: 32502583335 *2191-02803-06-36





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 – 11-05-2025 – TAX CERTIFICATE #'S 04300

in the CIRCUIT Court
was published in said newspaper in the issues of
OCTOBER 2, 9, 16, 23, 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: 2025.10.23 09:42:41 -05'00'

PUBLISHER

Sworn to and subscribed before me this 23RD day of OCTOBER
A.D., 2025

Digitally signed by Heather Tuttle
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410C000001890CD5793600064AAE, cn=Heather Tuttle
Date: 2025.10.23 09:47:00 -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. 04300, 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:

2022 ADVERSE POSSESSION CLAIM
PER FLA STATUTE 95.18 LT D BLK 1
WEATHERWOOD WEST PHASE I PB 12
P 70 OR 5628 P 1747 SECTION 11,
TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 093347020
(1125-75)

The assessment of the said property under the said certificate issued was in the name of EST OF DEBRA CARUTHERS

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

Dated this 25th day of September 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-10-02-09-16-23-2025