



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

122576

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	KEYS FUNDING LLC - 2023 PO BOX 71540 PHILADELPHIA, PA 19176-1540	Application date	Apr 21, 2025
Property description	GINDL STEPHEN CHARLES 7312 GIBSON RD MOLINO, FL 32577 7312 GIBSON RD 12-2441-000 COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 32 (Full legal attached.)	Certificate #	2023 / 6707
		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)
# 2023/6707	06/01/2023	1,805.12	90.26	1,895.38
→ Part 2: Total*				1,895.38

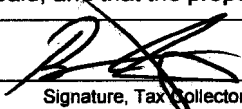
Part 3: Other Certificates Redeemed by Applicant (Other than County)

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)
# /					
Part 3: Total*					0.00

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)	1,895.38
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,927.11
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)	4,197.49

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>12/03/2025</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.

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE GO SOUTH 87 DEG 20 MIN 33 SEC EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 26 A DISTANCE OF 1316.47 FEET TO THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 26; THENCE GO SOUTH 03 DEG 19 MIN 09 SEC WEST ALONG SAID EAST LINE A DISTANCE OF 227.03 FEET TO THE EASTERLY RIGHT OF WAY LINE OF GIBSON ROAD (66 FOOT RIGHT OF WAY); THENCE GO SOUTH 01 DEG 43 MIN 31 SEC WEST FOR A DISTANCE OF 884.55 FEET; THENCE GO SOUTH 01 DEG 22 MIN 37 SEC WEST FOR A DISTANCE OF 850.39 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01 DEG 22 MIN 37 SEC WEST FOR A DISTANCE OF 683.93 FEET; THENCE GO SOUTH 04 DEG 05 MIN 39 SEC WEST ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 6.64 FEET; THENCE DEPARTING SAID RIGHT OF WAY GO SOUTH 87 DEG 28 MIN 08 SEC EAST FOR A DISTANCE OF 1382.23 FEET; THENCE GO NORTH 01 DEG 22 MIN 37 SEC EAST FOR A DISTANCE OF 630.56 FEET; THENCE CONTINUE NORTH. 01 DEG 22 MIN 37 SEC EAST FOR A DISTANCE OF 60.12 FEET; THENCE GO NORTH 87 DEG 28 MIN 08 SEC WEST FOR A DISTANCE OF 1381.91 FEET TO THE POINT OF BEGINNING. OR 8220 P 1838 LESS MINERAL RIGHTS

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2500442

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

KEYS FUNDING LLC - 2023

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
12-2441-000	2023/6707	06-01-2023	COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE GO SOUTH 87 DEG 20 MIN 33 SEC EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 26 A DISTANCE OF 1316.47 FEET TO THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 26; THENCE GO SOUTH 03 DEG 19 MIN 09 SEC WEST ALONG SAID EAST LINE A DISTANCE OF 227.03 FEET TO THE EASTERLY RIGHT OF WAY LINE OF GIBSON ROAD (66 FOOT RIGHT OF WAY); THENCE GO SOUTH 01 DEG 43 MIN 31 SEC WEST FOR A DISTANCE OF 884.55 FEET; THENCE GO SOUTH 01 DEG 22 MIN 37 SEC WEST FOR A DISTANCE OF 850.39 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01 DEG 22 MIN 37 SEC WEST FOR A DISTANCE OF 683.93 FEET; THENCE GO SOUTH 04 DEG 05 MIN 39 SEC WEST ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 6.64 FEET; THENCE DEPARTING SAID RIGHT OF WAY GO SOUTH 87 DEG 28 MIN 08 SEC EAST FOR A DISTANCE OF 1382.23 FEET; THENCE GO NORTH 01 DEG 22 MIN 37 SEC EAST FOR A DISTANCE OF 630.56 FEET; THENCE CONTINUE NORTH. 01 DEG 22 MIN 37 SEC EAST FOR A DISTANCE OF 60.12 FEET; THENCE GO NORTH 87 DEG 28 MIN 08 SEC WEST FOR A DISTANCE OF 1381.91 FEET TO THE POINT OF BEGINNING. OR 8220 P 1838 LESS MINERAL RIGHTS

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 - 2023
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: 263N323101000000 Account: 122441000 Owners: GINDL STEPHEN CHARLES Mail: 7312 GIBSON RD MOLINO, FL 32577 Situs: 7312 GIBSON RD 32577 Use Code: IMPROV. AGRICULTURAL-RESIDENTIAL 🔑 Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector							Assessments <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2024</td> <td>\$11,137</td> <td>\$133,012</td> <td>\$144,149</td> <td>\$127,532</td> </tr> <tr> <td>2023</td> <td>\$6,937</td> <td>\$128,024</td> <td>\$134,961</td> <td>\$116,224</td> </tr> <tr> <td>2022</td> <td>\$6,937</td> <td>\$109,037</td> <td>\$115,974</td> <td>\$105,944</td> </tr> </tbody> </table> Disclaimer Tax Estimator Change of Address File for Exemption(s) Online Report Storm Damage					Year	Land	Imprv	Total	Cap Val	2024	\$11,137	\$133,012	\$144,149	\$127,532	2023	\$6,937	\$128,024	\$134,961	\$116,224	2022	\$6,937	\$109,037	\$115,974	\$105,944																													
Year	Land	Imprv	Total	Cap Val																																																								
2024	\$11,137	\$133,012	\$144,149	\$127,532																																																								
2023	\$6,937	\$128,024	\$134,961	\$116,224																																																								
2022	\$6,937	\$109,037	\$115,974	\$105,944																																																								
Sales Data Type List: 🔑 <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Multi Parcel</th> <th>Records</th> </tr> </thead> <tbody> <tr> <td>12/18/2019</td> <td>8220</td> <td>1838</td> <td>\$100</td> <td>WD</td> <td>N</td> <td>📄</td> </tr> <tr> <td>06/28/2018</td> <td>7928</td> <td>1784</td> <td>\$100</td> <td>TR</td> <td>N</td> <td>📄</td> </tr> <tr> <td>02/13/2015</td> <td>7300</td> <td>75</td> <td>\$100</td> <td>OT</td> <td>Y</td> <td>📄</td> </tr> <tr> <td>08/21/2013</td> <td>7065</td> <td>25</td> <td>\$100</td> <td>QC</td> <td>Y</td> <td>📄</td> </tr> <tr> <td>05/30/2013</td> <td>7023</td> <td>1648</td> <td>\$100</td> <td>OT</td> <td>Y</td> <td>📄</td> </tr> <tr> <td>03/1979</td> <td>1308</td> <td>160</td> <td>\$100</td> <td>WD</td> <td>Y</td> <td>📄</td> </tr> </tbody> </table> Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller							Sale Date	Book	Page	Value	Type	Multi Parcel	Records	12/18/2019	8220	1838	\$100	WD	N	📄	06/28/2018	7928	1784	\$100	TR	N	📄	02/13/2015	7300	75	\$100	OT	Y	📄	08/21/2013	7065	25	\$100	QC	Y	📄	05/30/2013	7023	1648	\$100	OT	Y	📄	03/1979	1308	160	\$100	WD	Y	📄	2024 Certified Roll Exemptions None Legal Description COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 32... 🔑 Extra Features FRAME SHED				
Sale Date	Book	Page	Value	Type	Multi Parcel	Records																																																						
12/18/2019	8220	1838	\$100	WD	N	📄																																																						
06/28/2018	7928	1784	\$100	TR	N	📄																																																						
02/13/2015	7300	75	\$100	OT	Y	📄																																																						
08/21/2013	7065	25	\$100	QC	Y	📄																																																						
05/30/2013	7023	1648	\$100	OT	Y	📄																																																						
03/1979	1308	160	\$100	WD	Y	📄																																																						
Parcel Information							Launch Interactive Map																																																					

Section
Map Id:
26-3N-32



Approx.
Acreage:
21.6654

Zoned: 
Agr

Evacuation
& Flood
Information
[Open](#)
[Report](#)

6.64



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

Buildings

Improvement Type: MOBILE HOME, Year Built: 2012, Effective Year: 2012, PA Building ID#: 125512

Structural Elements

DWELLING UNITS-1

MH EXTERIOR WALL-VINYL/METAL

MH FLOOR FINISH-CARPET

MH FLOOR SYSTEM-TYPICAL

MH HEAT/AIR-HEAT & AIR

MH INTERIOR FINISH-DRYWALL/PLASTER

MH MILLWORK-TYPICAL

MH ROOF COVER-COMP SHINGLE/WOOD

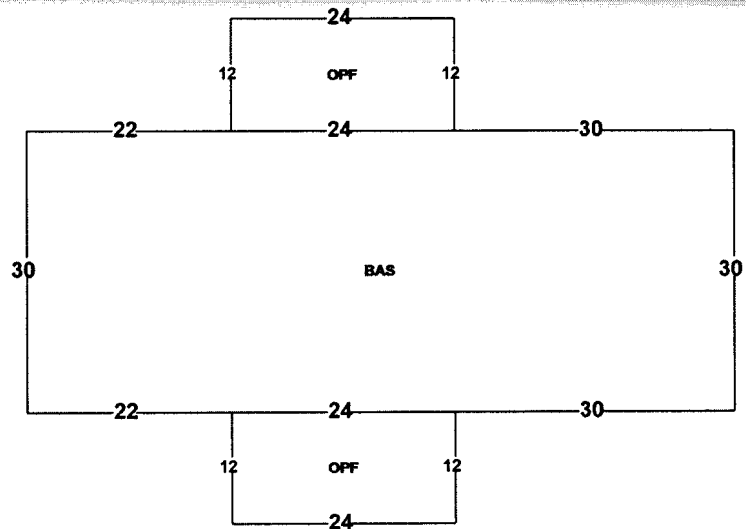
MH ROOF FRAMING-GABLE HIP


MH STRUCTURAL FRAME-TYPICAL

NO. PLUMBING FIXTURES-6

NO. STORIES-1

STORY HEIGHT-0



 Areas - 2856 Total SF

BASE AREA - 2280

OPEN PORCH FIN - 576

Images



5/1/2017 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:05/22/2025 (tc.5308)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 06707**, 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:

(see attached)

SECTION 26, TOWNSHIP 3 N, RANGE 32 W

TAX ACCOUNT NUMBER 122441000 (1225-76)

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

STEPHEN CHARLES GINDL

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

Dated this 22nd 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

LEGAL DESCRIPTION

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE GO SOUTH 87 DEG 20 MIN 33 SEC EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 26 A DISTANCE OF 1316.47 FEET TO THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 26; THENCE GO SOUTH 03 DEG 19 MIN 09 SEC WEST ALONG SAID EAST LINE A DISTANCE OF 227.03 FEET TO THE EASTERLY RIGHT OF WAY LINE OF GIBSON ROAD (66 FOOT RIGHT OF WAY); THENCE GO SOUTH 01 DEG 43 MIN 31 SEC WEST FOR A DISTANCE OF 884.55 FEET; THENCE GO SOUTH 01 DEG 22 MIN 37 SEC WEST FOR A DISTANCE OF 850.39 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01 DEG 22 MIN 37 SEC WEST FOR A DISTANCE OF 683.93 FEET; THENCE GO SOUTH 04 DEG 05 MIN 39 SEC WEST ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 6.64 FEET; THENCE DEPARTING SAID RIGHT OF WAY GO SOUTH 87 DEG 28 MIN 08 SEC EAST FOR A DISTANCE OF 1382.23 FEET; THENCE GO NORTH 01 DEG 22 MIN 37 SEC EAST FOR A DISTANCE OF 630.56 FEET; THENCE CONTINUE NORTH. 01 DEG 22 MIN 37 SEC EAST FOR A DISTANCE OF 60.12 FEET; THENCE GO NORTH 87 DEG 28 MIN 08 SEC WEST FOR A DISTANCE OF 1381.91 FEET TO THE POINT OF BEGINNING. OR 8220 P 1838 LESS MINERAL RIGHTS