



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: _____ Signature, Clerk of Court or Designee	Date of sale <u>12/03/2025</u>

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 <p>Parcel ID: 263N323101000000</p> <p>Account: 122441000</p> <p>Owners: GINDL STEPHEN CHARLES</p> <p>Mail: 7312 GIBSON RD MOLINO, FL 32577</p> <p>Situs: 7312 GIBSON RD 32577</p> <p>Use Code: IMPROV. AGRICULTURAL-RESIDENTIAL </p> <p>Taxing Authority: COUNTY MSTU</p> <p>Tax Inquiry: Open Tax Inquiry Window</p> <p>Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector</p>	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>	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																																						
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Tax Estimator																																																											
Change of Address																																																											
File for Exemption(s) Online																																																											
Report Storm Damage																																																											
2024 Certified Roll Exemptions																																																											
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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</th> <th>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> <tr> <td colspan="8">Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller</td></tr> </tbody> </table>	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		Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller								Legal Description COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 32...
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Section
Map Id:
26-3N-32



Approx.
Acreage:
21.6654

Zoned:
Agr

Evacuation
& Flood
Information
Open
Report

5.64



[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

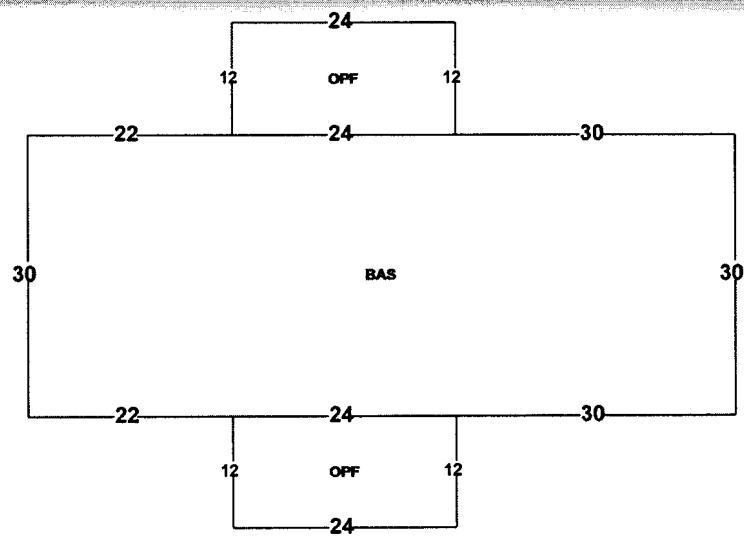
MH ROOF FRAMING-GABLE HIP

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.

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025038380 5/23/2025 1:40 PM
OFF REC BK: 9322 PG: 893 Doc Type: TDN

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

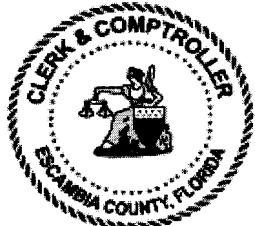
STEPHEN CHARLES GINDL

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

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 #: 12-2441-000 CERTIFICATE #: 2023-6707

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: September 12, 2005 to and including September 12, 2025 Abstractor: Andrew Hunt

BY



Michael A. Campbell,
As President
Dated: September 15, 2025

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

September 15, 2025
Tax Account #: **12-2441-000**

1. The Grantee(s) of the last deed(s) of record is/are: **STEPHEN CHARLES GINDL**

By Virtue of Warranty Deed recorded 12/26/2019 in OR 8220/1838

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. **Judgment in favor of Midland Funding LLC recorded 4/21/2016 – OR 7511/978**

4. Taxes:

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

Tax Account #: 12-2441-000

Assessed Value: \$139,971.00

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: DEC 3, 2025

TAX ACCOUNT #: 12-2441-000

CERTIFICATE #: 2023-6707

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

Notify City of Pensacola, P.O. Box 12910, 32521

Notify Escambia County, 190 Governmental Center, 32502

Homestead for 2024 tax year.

STEPHEN CHARLES GINDL
7312 GIBSON RD
MOLINO, FL 32577

MIDLAND FUNDING LLC
PO BOX 290335
TAMPA, FL 32533

Certified and delivered to Escambia County Tax Collector, this 15th day of September 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

September 15, 2025
Tax Account #:**12-2441-000**

LEGAL DESCRIPTION EXHIBIT "A"

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

SECTION 26, TOWNSHIP 3 N, RANGE 32 W

TAX ACCOUNT NUMBER 12-2441-000(1225-76)

Recorded in Public Records 12/26/2019 12:36 PM OR Book 8220 Page 1838,
Instrument #2019111953, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$35.50 Deed Stamps \$0.70

THIS DOCUMENT WAS PREPARED WITHOUT
BENEFIT OF TITLE SEARCH

Prepared by and return to:
Robert L. Jones, III, Esq.
Beggs & Lane, RLLP
501 Commendencia Street
Pensacola, FL 32502

Note to Recording Clerk: This deed evidences a gratuitous transfer. There has been no exchange of value or consideration paid, and the property is not subject to the lien of any mortgage. Accordingly, pursuant to Florida Administrative Code Section 12B-4.013, no documentary stamp taxes are due on transfer.

SPECIAL WARRANTY DEED

THIS INDENTURE is made the 18th day of December, 2019, by the undersigned, **LESA G. MORGAN** (also known as "Lesa Kay Morgan"), a married woman, whose address is 2636 Pleasant Valley Drive, Cantonment, FL 32533; **KAREN KING HALL**, a married woman, whose address is 10430 Highway 97A, McDavid, FL 32568; **NANCY G. PERRY**, a married woman, whose address is 360 Rose Lane, Molino, FL 32577; and **CALEB CHARLES GINDL**, a married man, whose address is 5601 Molino Road, Molino, FL 32577 (the "Grantors"), to **STEPHEN CHARLES GINDL**, a married man, whose address is 7312 Gibson Road, Molino, FL 32577 (the "Grantee").

WITNESSETH, that the said Grantors, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), in hand paid by the Grantee, and other good and valuable consideration the receipt whereof is hereby acknowledged, does hereby remise, release and convey unto the Grantee forever, all the right, title interest, claim and demand which the Grantors have in and to the following described lot, piece or parcel of land, situate, lying and being in Escambia County, Florida, as follows:

SEE ATTACHED EXHIBIT A

Together with all the rights, tenements, improvements, hereditaments, easements and appurtenances thereto belonging or in anywise appertaining, to have and to hold the same in fee simple forever.

The benefits and obligations hereunder shall inure to and be binding upon the successors and assigns of the respective parties hereto, and the Grantors do hereby fully warrant title to Grantors' interest in the Property that is being conveyed hereunder and will defend the same against the lawful claims of all persons claiming by, through or under the Grantors, but against none other.

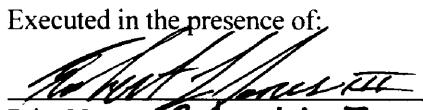
This conveyance is subject to taxes and assessments for the year 2019 and thereafter, zoning and other governmental regulations, and all conditions, restrictions, limitations, easements and matters of record, if any, but this provision shall not operate to reimpose same.

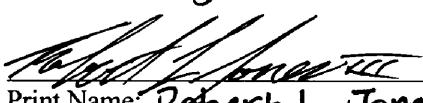
BK: 8220 PG: 1839

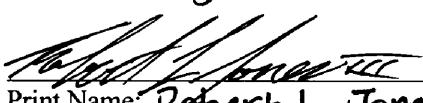
The property conveyed hereby is not the homestead of the Grantors as determined under the laws of the State of Florida.

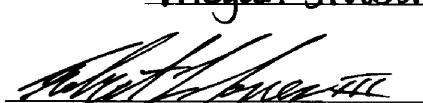
IN WITNESS WHEREOF, the Grantors have hereunto set Grantors' hands and seals the day and year first above written.

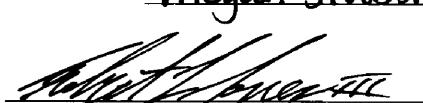
Executed in the presence of:

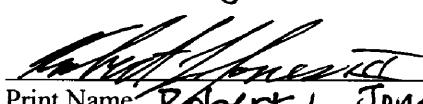

Print Name: Robert L. Jones III

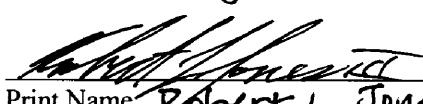

Print Name: megan Stubblefield

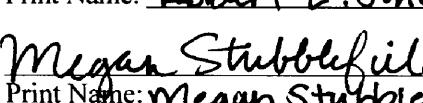

Print Name: Robert L. Jones III


Print Name: Megan Stubblefield


Print Name: Robert L. Jones III


Print Name: Megan Stubblefield


Print Name: Robert L. Jones III


Print Name: Megan Stubblefield

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me on this 18th day of December, 2019, by LESA G. MORGAN (also known as "Lesa Kay Morgan"), who is personally known to me or produced FL Drivers License, as identification.

(SEAL)



ANGELA M. CUTTS
Notary Public, State of Florida
My Comm. Expires Feb 3, 2023
Commission No. GG 295278


LESA G. MORGAN

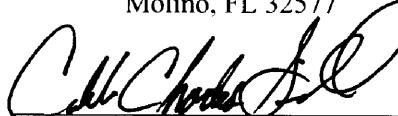
Address: 2636 Pleasant Valley Drive
Cantonment, FL 32533


KAREN KING HALL

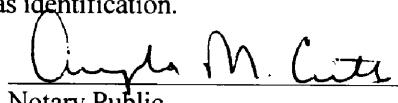
Address: 10430 Highway 97A
McDavid, FL 32568


NANCY G. PERRY

Address: 360 Rose Lane
Molino, FL 32577


CALEB CHARLES GINDL

Address: 5601 Molino Road
Molino, FL 32577


Notary Public

BK: 8220 PG: 1840

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me on this 18th day of December, 2019, by KAREN KING HALL, who is personally known to me or produced FL Drivers License, as identification.

(SEAL)



ANGELA M. CUTTS
Notary Public, State of Florida
My Comm. Expires Feb 3, 2023
Commission No. GG 295278

Angela M. Cutts

Notary Public

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me on this 18th day of December, 2019, by NANCY G. PERRY, who is personally known to me or produced FL Drivers License, as identification.

(SEAL)



ANGELA M. CUTTS
Notary Public, State of Florida
My Comm. Expires Feb 3, 2023
Commission No. GG 295278

Angela M. Cutts

Notary Public

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me on this 18th day of December, 2019, by CALEB CHARLES GINDL, who is personally known to me or produced FL Drivers License, as identification.

(SEAL)



ANGELA M. CUTTS
Notary Public, State of Florida
My Comm. Expires Feb 3, 2023
Commission No. GG 295278

Angela M. Cutts

Notary Public

EXHIBIT A

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°20'33" 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°19'09" 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°43'31" WEST FOR A DISTANCE OF 884.55 FEET; THENCE GO SOUTH 01°22'37" WEST FOR A DISTANCE OF 850.39 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°22'37" WEST FOR A DISTANCE OF 683.93 FEET; THENCE GO SOUTH 04°05'39" WEST ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 6.64 FEET; THENCE DEPARTING SAID RIGHT OF WAY GO SOUTH 87°28'08" EAST FOR A DISTANCE OF 1382.23 FEET; THENCE GO NORTH 01°22'37" EAST FOR A DISTANCE OF 630.56 FEET; THENCE CONTINUE NORTH 01°22'37" EAST FOR A DISTANCE OF 60.12 FEET; THENCE GO NORTH 87°28'08" WEST FOR A DISTANCE OF 1381.91 FEET TO THE POINT OF BEGINNING.

SUBJECT TO A 30.00 FOOT WIDE INGRESS/EGRESS EASEMENT ALONG THE SOUTH 30.00 FOOT THEREOF.

ALL LYING AND BEING IN SECTION 26, TOWNSHIP 3 NORTH, RANGE 32 WEST AND CONTAINING 21.91 ACRES MORE OR LESS.

Recorded in Public Records 04/21/2016 at 01:00 PM OR Book 7511 Page 978,
Instrument #2016029098, Pam Childers Clerk of the Circuit Court Escambia
County, FL

Recorded in Public Records 11/24/2014 at 03:27 PM OR Book 7263 Page 1138,
Instrument #2014087998, Pam Childers Clerk of the Circuit Court Escambia
County, FL

MIDLAND FUNDING LLC
Plaintiff,

vs.

KAREN HALL
Defendant.

IN THE COUNTY COURT OF THE FIRST
JUDICIAL CIRCUIT IN AND FOR
ESCAMBIA COUNTY, FLORIDA
CASE NO.: 2014 SC 002593

FINAL JUDGMENT AGAINST DEFENDANT

THIS CAUSE was heard before the Court after hearing on October 08, 2014.

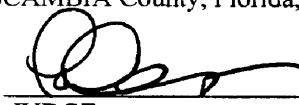
IT IS HEREBY ORDERED AND ADJUDGED THAT:

Plaintiff, MIDLAND FUNDING LLC, PO BOX 290335 TAMPA, FL 33687 shall recover from defendant KAREN HALL, 2515 PINE FOREST RD CANTONMENT, FL 32533 the sum of \$2,636.67 in principal, plus costs of \$363.00, less \$0.00 in payments, for a total of \$2,999.67. Plaintiff has waived the entry of pre-judgment interest and also waives post-judgment interest accrual, for all of which let execution issue.

IT IS FURTHER ORDERED AND ADJUDGED that the Defendant(s) shall complete Florida Small Claims Rules Form 7.343 (Fact Information Sheet) and return it to the Plaintiff's attorney within forty five (45) days from the date of this Final Judgment, unless the Final Judgment is satisfied or a motion for new trial or notice of appeal is filed.

Jurisdiction of this case is retained to enter further orders that are proper to compel the defendant(s) to complete form 7.343 and return it to the plaintiff's attorney.

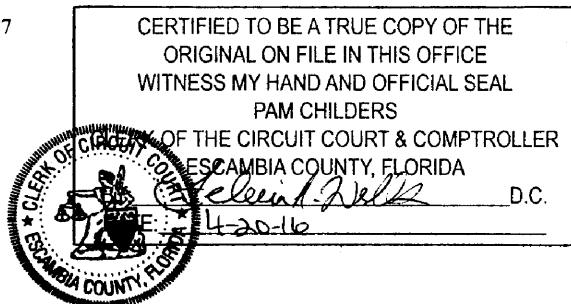
DONE AND ORDERED in chambers, at ESCAMBIA County, Florida, on this
21st day of November, 2014.


JUDGE

✓ 11-24-14 MW
Copies to:

MIDLAND FUNDING LLC, PO BOX 290335 TAMPA FL 33687
E-mail: IL_FL@mcmc.com

Defendant(s)
2515 PINE FOREST RD CANTONMENT FL 32533



**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

**CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED**

CERTIFICATE # 06707 of 2023

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on October 16, 2025, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

STEPHEN CHARLES GINDL 7312 GIBSON RD MOLINO, FL 32577	MIDLAND FUNDING LLC PO BOX 290335 TAMP A, FL 32533
---	--

WITNESS my official seal this 16th day of October 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 December 3, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE TAX COLLECTOR IMMEDIATELY AT 850-438-6500 EXT. 3324.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 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 10:00 A.M. on the **first Wednesday in the month of December, which is the 3rd day of December 2025.**

Dated this 17th day of October 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:

7312 GIBSON RD 32577



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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Personal Services:

STEPHEN CHARLES GINDL
7312 GIBSON RD
MOLINO, FL 32577

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE *b25.76*

Document Number: ECSO25CIV046731NON

Agency Number: 26-000698

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 06707 2023

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: STEPHEN CHARLES GINDL

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 10/24/2025 at 8:32 AM and served same at 8:14 AM on 10/27/2025 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY, the within named, to wit: , .

POSTED TO THE PROPERTY AS INSTRUCTED BY THE CLERKS OFFICE

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

A. Hardin 9/8
A. HARDIN, CPS

Service Fee: \$40.00

Receipt No: BILL

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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

225-76

Document Number: ECSO25CIV046784NON

Agency Number: 26-000733

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 06707 2023

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: STEPHEN CHARLES GINDL

Defendant:

Type of Process: WARNING/NOTICE OF APPLICATION FOR TAX DEED

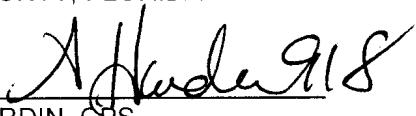
Individual

Received this Writ on 10/24/2025 at 8:33 AM and served same on STEPHEN CHARLES GINDL , at 4:31 PM on 11/3/2025 in ESCAMBIA COUNTY, FLORIDA, by delivering a true copy of this Writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me.

SERVED AT MOLINO RD(MEETING PLACE ONLY)

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____


A. HARDIN, CPS

Service Fee: \$40.00

Receipt No: BILL

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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 December 3, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE TAX COLLECTOR IMMEDIATELY AT 850-438-6500 EXT. 3324.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 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 10:00 A.M. on the **first Wednesday in the month of December, which is the 3rd day of December 2025.**

Dated this 17th day of October 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

Personal Services:

STEPHEN CHARLES GINDL
7312 GIBSON RD
MOLINO, FL 32577

PAM CHILDEERS
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.

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

STEPHEN CHARLES GINDL [1225-76]
7312 GIBSON RD
MOLINO, FL 32577

9171 9690 0935 0127 2037 70

MIDLAND FUNDING LLC [1225-76]
PO BOX 290335
TAMP A, FL 32533

9171 9690 0935 0127 2037 87

Intend

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 December 3, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE TAX COLLECTOR IMMEDIATELY AT 850-438-6500 EXT. 3324.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of Tax Certificate No. 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 10:00 A.M. on the **first Wednesday in the month of December, which is the 3rd day of December 2025.**

Dated this 17th day of October 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

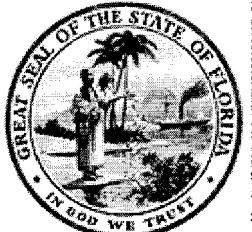


PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

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.

 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: 122441000 Certificate Number: 006707 of 2023

Date Of
Redemption

Clerk's Check Clerk's Total

Postage Tax Deed Court Registry

Payor Name

Notes



THE SUMMATION WEEKLY

A Weekly Publication of the Escambia-Santa Rosa Bar Association Since 2014

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 10:00 A.M. on the first Wednesday in the month of December, which is the 3rd day of December 2025.

Dated this 23rd day of October 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

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 EASTLY 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

Name:	Emily Hogg, Deputy Clerk
Order Number:	8348
Order Date:	10/23/2025
Number Issues:	4
Pub Count:	1
First Issue:	10/29/2025
Last Issue:	11/19/2025
Order Price:	\$200.00
Publications:	The Summation Weekly
Pub Dates:	The Summation Weekly 10/29/2025, 11/5/2025, 11/12/2025, 11/19/2025

Emily Hogg, Deputy Clerk

First Judicial Circuit, Escambia County
190 W. Government St.
Pensacola FL 32502
USA

Before the undersigned authority personally appeared Malcolm Ballinger who under oath says that he is the Legal Administrator and Publisher of The Summation Weekly Newspaper published at Pensacola in Escambia & Santa Rosa County, Florida; that the attached copy of the advertisement, being a notice in the matter of

2023 TD 06707 KEYS FUNDING LLC Gindl

was published in said newspaper in and was printed and released from 10/29/2025 until 11/19/2025 for a consecutive 4 weeks.

Affiant further says that the said Summation Weekly is a newspaper published at Pensacola, in said Escambia & Santa Rosa Counties, Florida, and that the said newspaper has heretofore been continuously published in said Escambia & Santa Rosa Counties, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia County, 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 of the said newspaper.

Malcolm Ballinger
X
MALCOLM BALLINGER,
PUBLISHER FOR THE SUMMATION WEEKLY
STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, on 11/19/2025, by MALCOLM BALLINGER, who is personally known to me.

Morgan S. Cole
NOTARY PUBLIC

