

# 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

	Application Infor	35, 78, 38, 7, 7, 7, 19, 21, 21, 21	January San Communication of the Communication of t	The second secon		S		
Applicant Name PO BOX 71540				Application date		Apr 21, 2025		
Applicant Address	PHILADELPHIA, PA 19176-1540							
Property description	cription 7312 GIBSON RD				Certificate #		2023 / 6707	
·	MOLINO, FL 325	77						
	7312 GIBSON RD 12-2441-000							
	COMMENCE AT TH						06/01/2023	
	THE SOUTHWEST				Date	certificate issued		
	TOWNSHIP 3 NOR attached.)	IH, KANG	3E 32 (Full	i iegai				
Part 2: Certificat	es Owned by App	licant an	d Filed w	ith Tax Deed	Appli	cation		
Column 1 Certificate Numbe	Colum	n <b>2</b>	С	column 3 count of Certificate		Column 4 Interest	Column 5: Total (Column 3 + Column 4)	
# 2023/6707	06/01/2	023		1,805.12	90.26		1,895.38	
			·····			→Part 2: Total*	1,895.38	
Part 3: Other Ce	rtificates Redeem	ed by Ap	plicant (C	Other than Co	unty)			
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Face A	umn 3 Amount of Certificate	Column 4 Tax Collector's I	Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)	
# /	Cortinoato Galo	0	30.1					
				J		Part 3: Total*	0.00	
Part 4: Tax Colle	ector Certified Am	ounts (L	ines 1-7)					
1. Cost of all cert	ificates in applicant's	possessio	n and othe	er certificates rec	deeme Total o	d by applicant of Parts 2 + 3 above)	1,895.38	
2. Delinquent tax	es paid by the applic	ant					0.00	
3. Current taxes	paid by the applicant						1,927.11	
4. Property inform	nation report fee						200.00	
5. Tax deed appl	ication fee						175.00	
6. Interest accrue	ed by tax collector un	der s.197.5	542, F.S. (s	see Tax Collecto	r Instr	uctions, page 2)	0.00	
7.					To	tal Paid (Lines 1-6)	4,197.49	
	nformation is true and				y infon	mation report fee, ar	nd tax collector's fees	
Zio zoon paid, an	2 Indiano property in					Escambia, Florid	la	
Sign here:	-25			_	Г	Pate April 24th, 2		
Sign	ature, Tax collector or Des	ignee						

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

Par	rt 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 I	here:    Date of sale   12/03/2025

### **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 6850.39 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

Application Number: 2500442

To:	Tax Collector of	ESCAMBIA COUNTY	, Florida
IU.	Tax Collector of	ESCAMBIA COUNTY	, i londa

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
Account Number 12-2441-000	Certificate No. 2023/6707	Date 06-01-2023	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
			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

- 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			
<b>KEYS FUNDING LLC</b>	- 2023		
PO BOX 71540			
PHILADELPHIA, PA	19176-1540		

04-21-2025 Application Date

Applicant's signature



# Gary "Bubba" Peters Escambia County Property Appraiser

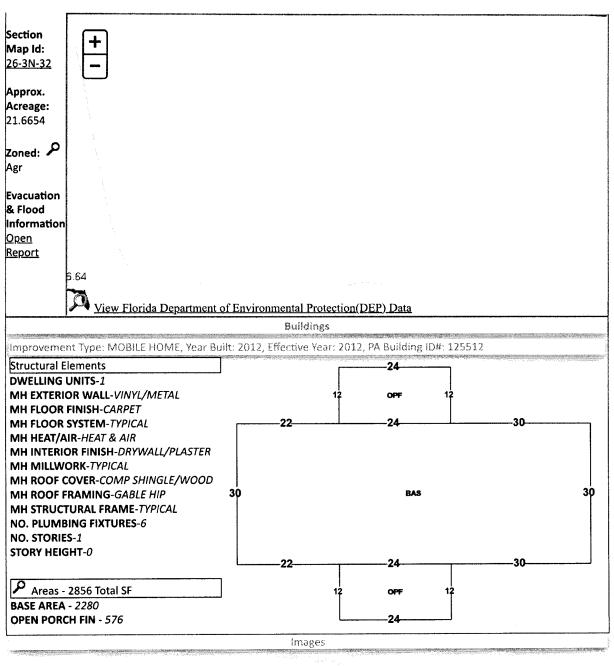
**Real Estate Search** 

**Tangible Property Search** 

Sale List

### <u>Back</u>

	ode   Accou			1				. white	endly Version
General Info					Assessr		· (228)		
Parcel ID:	263N32310	1000000		3 Barris 1944	Year	Land	Imprv	Total	<u>Cap Val</u>
Account:	122441000			1	2024	\$11,137	\$133,012	\$144,149	\$127,53
Owners:	GINDL STEP	HEN CHARLE	ES		2023	\$6,937	\$128,024	\$134,961	\$116,224
Mail:	7312 GIBSO MOLINO, FL				2022	\$6,937	\$109,037	\$115,974	\$105,94
Situs:	7312 GIBSON RD 32577				Disclaimer				
Use Code:	COUNTY MSTII			م ا	Tax Estimator				
Taxing Authority:									
Tax Inquiry:	Open Tax In	<u>quiry Windo</u>	<u>w</u>		Change of Address				
	nk courtesy o		ford		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	File fo	r Exemption	n(s) Online	
Escambia Co	unty Tax Coll	ector				Da	port Storm [	Jamaga	And the second s
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an X man	Type List: $ ho$	)			2024 C	ertified Roll E	xemptions		* 444
Sales Data	TAME PUBLICA		A STATE OF THE STA		None		<u> </u>	Common and Association of National Common and Association of States of State	tore and a week probability
Sales Data Sale Date	Book Page	Value Type	Multi Parcel R	ecoras					
Sale Date	Book Page 8220 1838	Value Type	Multi Parcel R N	ecoras Co					
Sale Date 12/18/2019	Book Page	Value Type \$100 WD		D <sub>o</sub>	Legal D	escription			
Sale Date 12/18/2019 06/28/2018	Book Page 8220 1838 7928 1784	Value Type \$100 WD \$100 TR	N N		Legal D	ENCE AT THE	NORTHWEST		
Sale Date 12/18/2019 06/28/2018 02/13/2015	Book Page 8220 1838 7928 1784 7300 75	Value Type \$100 WD \$100 TR \$100 OT	N N Y	라 라 라 라 라	Legal D COMM SOUTH	ENCE AT THE WEST QUART	ER OF SECTION		
Sale Date 12/18/2019 06/28/2018	Book Page 8220 1838 7928 1784 7300 75	Value Type \$100 WD \$100 TR	N N	C C C C C C C C C C C C C C C C C C C	Legal D COMM SOUTH	ENCE AT THE	ER OF SECTION		
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Sale Date 12/18/2019 06/28/2018 02/13/2015 08/21/2013 05/30/2013 03/1979 Official Reco	Book Page 8220 1838 7928 1784 7300 75 7065 25 7023 1648 1308 160	Value Type \$100 WD \$100 TR \$100 OT \$100 QC \$100 OT \$100 WD purtesy of P	N N Y Y Y Y	000000	Legal D COMM SOUTH NORTH	ENCE AT THE WEST QUART I, RANGE 32 eatures	ER OF SECTION		





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.

COMPTO

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 ATTACE	THE ATTACHED REPORT IS ISSUED TO:					
SCOTT LUNS	SFORD, ESCA	MBIA COUNTY TA	X COLLECTOR			
TAX ACCOU	NT #:	12-2441-000	_ CERTIFICATE #:	2023-670	)7	
REPORT IS L	IMITED TO T	HE PERSON(S) EXP	E LIABILITY FOR ER RESSLY IDENTIFIED S) OF THE PROPERTY	BY NAME IN THE	PROPERTY	
listing of the o tax information encumbrances	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.					
and mineral or	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.					
considered a ti	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	n "Report" here	ein refers to the Prope	rty Information Report a	and the documents at	tached hereto.	
Period Searched: September 12, 2005 to and including September 12, 2025 Abstractor: Andrew Hunt						
BY						
Maa	Pekl/					

As President Dated: September 15, 2025

Michael A. Campbell,

### 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

CERTIFICA	TION.	PROPERTY	INFORMATION	REPORT FOR TDA
CENTIFICE	MILLON.	INVIENTI	INTUNIMATION	NEI ONI FON IDA

TAX DEED SALE DATE:	<b>DEC 3, 2025</b>				
TAX ACCOUNT #:	12-2441-000				
CERTIFICATE #:	2023-6707				
those persons, firms, and/or agencies having	a Statutes, the following is a list of names and addresses of g legal interest in or claim against the above-described tificate is being submitted as proper notification of tax deed				
YES NO  ☐ Notify City of Pensacola, P.O ☐ Notify Escambia County, 190 ☐ Homestead for 2024 tax yes	Governmental Center, 32502				
STEPHEN CHARLES GINDL	MIDLAND FUNDING LLC				
7312 GIBSON RD	PO BOX 290335				
MOLINO, FL 32577	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

Malphel

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 OUARTER 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 OUARTER OF SECTION 26 A DISTANCE OF 1316.47 FEET TO THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST OUARTER 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.

Print Name: Robert L. Jones III

Print Name: Robert L. Jones III

Address: 2636 Pleasant Valley Drive Cantonment, FL 32533

Address: 10430 Highway 97A

McDavid, FL 32568

March Stubblefield

Address: 10430 Highway 97A

McDavid, FL 32568

MARCH STUBBLEFIELD

MARCH STUBBLEFIELD

MARCH STUBBLEFIELD

Address: 360 Rose Lane

Molino, FL 32577

March Stubblefield

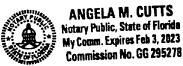
March Stubblefield

Address: 5601 Molino Road

STATE OF FLORIDA COUNTY OF ESCAMBIA

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

(SEAL)



Notary Public

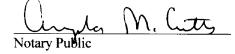
Molino, FL 32577

### 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)





### 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 Notary Public M. Cutty

### 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

Notary Public

BK: 8220 PG: 1841 Last Page

### **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 683.93 FEET; 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,

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

VS.

KAREN HALL

Defendant.

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, FC 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

214 day of Nevember , 2014.

VII-AHIUW Copies to:

MIDLAND FUNDING LLC, PO BOX 290335 TAMPA FL 33687 E-mail: IL\_FL@mcmcg.com

Defendant(s)
2515 PINE FOREST RD CANTONMENT FL 32533

CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL ON FILE IN THIS OFFICE WITNESS MY HAND AND OFFICIAL SEAL PAM CHILDERS

CIPCUIT COURT &

OF THE CIRCUIT COURT & COMPTROLLER
SESCAMBIA COUNTY, FLORIDA

elein/Jel/2 4-20-16

FL\_0424G File No.: 14-413167

FJ Against Defendant

### 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	MIDLAND FUNDING LLC
7312 GIBSON RD	PO BOX 290335
MOLINO, FL 32577	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

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PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

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# **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** 

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**Post Property:** 

7312 GIBSON RD 32577



PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

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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 125.76

Document Number: ECSO25CIV046731NON

Agency Number: 26-000698

andu 918

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

Ву:

A. HARDIN CP

Service Fee: Receipt No: \$40.00 BILL

Printed By: LCMITCHE

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