



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

1025-60

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	KEYS FUNDING LLC - 6023 PO BOX 71540 PHILADELPHIA, PA 19176-1540	Application date	Apr 21, 2025
Property description	RUSHING EDWARD L RUSHING MICHELE I PO BOX 4634 PENSACOLA, FL 32507 4510 LEMOYNE LN 05-3401-000 LT 5 BLK 19 OR 1800 P 831 MONTCLAIR UNIT NO 2 PB 4 P 100 SEC 10/12 T 2S R 30 W	Certificate #	2023 / 2139
		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)
# 2023/2139	06/01/2023	985.70	49.29	1,034.99
→ Part 2: Total*				1,034.99

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

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2024/2326	06/01/2024	1,150.48	6.25	84.37	1,241.10
Part 3: Total*					1,241.10

Part 4: Tax Collector Certified Amounts (Lines 1-7)

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	2,276.09
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,076.09
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)	3,727.18

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>10/01/2025</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

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

Total. Add the amounts in Columns 3, 4 and 5

Part 4: Tax Collector Certified Amounts (Lines 1-7)

Line 1, enter the total of Part 2 plus the total of Part 3 above.

Total Paid, Line 7: Add the amounts of Lines 1-6

Line 6, Interest accrued by tax collector. Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on Line 6. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

Clerk of Court (complete Part 5)

Line 13: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of Line 7, minus Line 6, plus Lines 8 through 12. Enter the amount on Line 13.

Line 14: Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2500214

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

KEYS FUNDING LLC - 6023

PO BOX 71540

PHILADELPHIA, PA 19176-1540,

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

Account Number	Certificate No.	Date	Legal Description
05-3401-000	2023/2139	06-01-2023	LT 5 BLK 19 OR 1800 P 831 MONTCLAIR UNIT NO 2 PB 4 P 100 SEC 10/12 T 2S R 30 W

I agree to:

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

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

Electronic signature on file

KEYS FUNDING LLC - 6023

PO BOX 71540

PHILADELPHIA, PA 19176-1540

04-21-2025

Application Date

Applicant's signature



Gary "Bubba" Peters

Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List


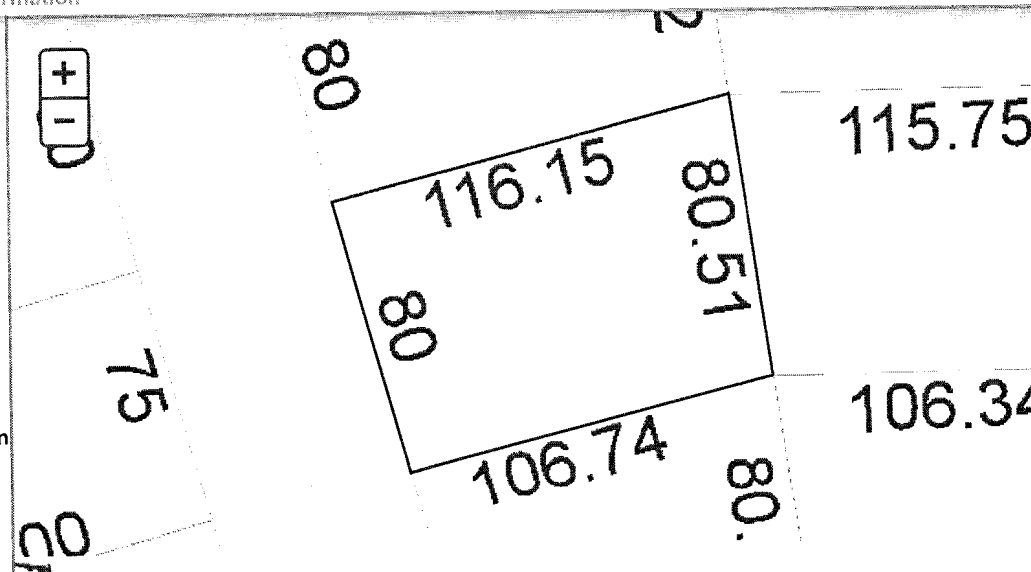

[Back](#)

◀ Nav. Mode ☒ Account ☐ Parcel ID ▶

[Printer Friendly Version](#)

General Information		Assessments				
Parcel ID:	102S301000005019	Year	Land	Imprv	Total	Cap Val
Account:	053401000	2024	\$20,000	\$84,474	\$104,474	\$51,076
Owners:	RUSHING EDWARD L RUSHING MICHELE I	2023	\$20,000	\$79,964	\$99,964	\$46,433
Mail:	PO BOX 4634 PENSACOLA, FL 32507	2022	\$10,000	\$65,504	\$75,504	\$42,212
Situs:	4510 LEMOYNE LN 32505	Disclaimer				
Use Code:	SINGLE FAMILY RESID	Tax Estimator				
Taxing Authority:	COUNTY MSTU	Change of Address				
Tax Inquiry:	Open Tax Inquiry Window	File for Exemption(s) Online				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		Report Storm Damage				

Sales Data Type List:								2024 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	Multi	Parcel	Records	None	
08/1983	1800	831	\$19,400	WD	N			Legal Description	
01/1970	472	481	\$14,900	WD	N			LT 5 BLK 19 OR 1800 P 831 MONTCLAIR UNIT NO 2 PB 4 P	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller								Extra Features	
								None	

Parcel Information		Launch Interactive Map	
Section Map Id: <u>46-15-30-2</u>			
Approx. Acreage: 0.2132			
Zoned:  MDR			
Evacuation & Flood Information			
Open Report			
View Florida Department of Environmental Protection(DEP) Data			

Buildings

Address: 4510 LEMOYNE LN, Improvement Type: SINGLE FAMILY, Year Built: 1959, Effective Year: 1959, PA Building ID#: 74121

Structural Elements

DECOR/MILLWORK-AVERAGE

DWELLING UNITS-1

EXTERIOR WALL-CONCRETE BLOCK

FLOOR COVER-CARPET

FOUNDATION-SLAB ON GRADE

HEAT/AIR-WALL/FLOOR FURN

INTERIOR WALL-DRYWALL-PLASTER

NO. PLUMBING FIXTURES-3

NO. STORIES-1

ROOF COVER-BLT UP ON WOOD

ROOF FRAMING-GABLE

STORY HEIGHT-0

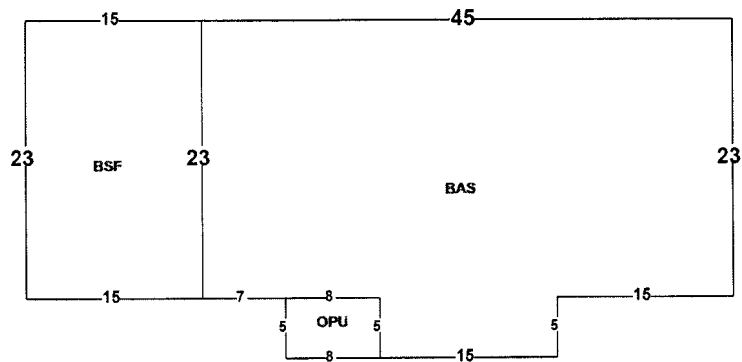
STRUCTURAL FRAME-MASONRY PIL/STL

🔍 Areas - 1495 Total SF

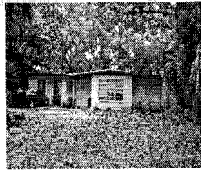
BASE AREA - 1110

BASE SEMI FIN - 345

OPEN PORCH UNF - 40



Images



4/11/2024 12:00:00 AM

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

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 02139**, issued the **1st** day of **June, A.D., 2023** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LT 5 BLK 19 OR 1800 P 831 MONTCLAIR UNIT NO 2 PB 4 P 100 SEC 10/12 T 2S R 30 W

SECTION 10, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 053401000 (1025-60)

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

EDWARD L RUSHING and MICHELE I RUSHING

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 October, which is the **1st day of October 2025**.

Dated this 13th 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

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: 053401000 Certificate Number: 002139 of 2023

Date Of Redemption

Clerk's Check Clerk's Total \$784.80

Postage Tax Deed Court Registry \$750.80

Payor Name
500 SOUTH PALAFOX STREET SUITE 100
PENSACOLA FL 32502

Notes

Commit Redemption ☒

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 #: 05-3401-000 CERTIFICATE #: 2023-2139

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: July 15, 2005 to and including July 15, 2025 Abstractor: Andrew Hunt

BY



Michael A. Campbell,
As President
Dated: July 16, 2025

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

July 16, 2025

Tax Account #: **05-3401-000**

1. The Grantee(s) of the last deed(s) of record is/are: **EDWARD L RUSHING AND MICHELE I RUSHING**

By Virtue of Warranty Deed recorded 8/18/1983 in OR 1800/831

2. The land covered by this Report is: **See Attached Exhibit "A"**
3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:

a. NONE

4. Taxes:

Taxes for the year(s) NONE are delinquent.

Tax Account #: 05-3401-000

Assessed Value: \$51,076.00

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: OCT 1, 2025
TAX ACCOUNT #: 05-3401-000
CERTIFICATE #: 2023-2139

In compliance with Section 197.522, Florida Statutes, the following is a list of names and addresses of those persons, firms, and/or agencies having legal interest in or claim against the above-described property. The above-referenced tax sale certificate is being submitted as proper notification of tax deed sale.

YES	NO	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2024</u> tax year.

EDWARD L RUSHING AND
MICHELE I RUSHING
PO BOX 4634
PENSACOLA, FL 32507

EDWARD L RUSHING AND
MICHELE I RUSHING
4510 LEMOYNE LN
PENSACOLA, FL 32505

Certified and delivered to Escambia County Tax Collector, this 16th day of July 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

July 16, 2025

Tax Account #:05-3401-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 5 BLK 19 OR 1800 P 831 MONTCLAIR UNIT NO 2 PB 4 P 100 SEC 10/12 T 2S R 30 W

SECTION 10, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 05-3401-000(1025-60)

RRC
DOC
TOT

5.00
94.50
99.50

1800 PAGE 831

State of Florida
COUNTY OF ESCAMBIA

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That

JEAN M. CRONK O'CONNOR F/K/A JEAN M. CRONK AND MARVIN LAMAR O'CONNOR, SR., HER HUSBAND

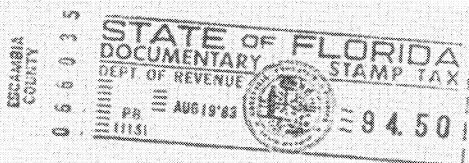
for and in consideration of Ten Dollars and other good and valuable considerations, the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto
EDWARD L. RUSHING AND MICHELE I. RUSHING, HUSBAND AND WIFE

4510 LEMOYNE LANE PENSACOLA, FLORIDA 32505

Grantee, of

LOT 5, BLOCK 19, MONTCLAIR UNIT #2, BEING A PORTION OF SECTIONS 10 & 12, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO PLAT RECORDED IN PLAT BOOK 4 PAGE 100 OF THE PUBLIC RECORDS OF SAID COUNTY.

THIS INSTRUMENT WAS PREPARED BY
WALTER C. SMITH, JR.
AN EMPLOYEE OF
LAWYERS FIRM INSURANCE CORPORATION
15 SOUTH BAYVIEW DRIVE
PENSACOLA, FLORIDA
INCIDENT TO THE INDEMNITY OF A



SUBJECT TO A MORTGAGE TO E. S. WATTS & CO., INC. DATED January 7, 1970 AND RECORDED IN OR BK 472 PAGE 482 PUBLIC RECORDS OF ESCAMBIA COUNTY FLORIDA, IN THE ORIGINAL PRINCIPAL SUM OF \$14900.00 WHICH SUM THE ABOVE NAMED GRANTEE(S) EXPRESSLY ASSUMES AND AGREES TO PAY ALL THE OBLIGATIONS OF JEAN M. CRONK UNDER THE TERMS OF THE INSTRUMENTS CREATING THE LOAN TO INDEMNIFY THE VETERANS ADMINISTRATION TO THE EXTENT OF ANY CLAIM PAYMENT ARISING FROM THE GUARANTY OF INSURANCE OF THE INDEBTEDNESS ABOVE MENTIONED, AS PROVIDED BY TITLE 38, CHAPTER 37, SECTION 1801, ET SEQ., U.S.C.A. AND THE REGULATIONS PROMULGATED PURSUANT THERETO. Subject to taxes for current year and to valid easements, mineral reservations and restrictions of record affecting the above property, if any. To have and to hold the same, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exactions and right of homestead. And the grantor covenants that he is well seized of an indefeasible estate in fee simple in the said property, and has a good right to convey the same, that it is free of lien or encumbrance, and that he, his heirs, executors and administrators, the said grantee, his heirs, executors, administrators and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons lawfully claiming the same, shall and will forever fully warrant and defend.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents this 15th day of Aug, 1983.

Signed, sealed and delivered in the presence of:

Blanche Blackman
Wicky R. Holland

Jean M. Cronk O'Connor (SEAL)

JEAN M. CRONK O'CONNOR F/K/A JEAN M. CRONK

Marvin Lamar O'Connor, Sr. (SEAL)

MARVIN LAMAR O'CONNOR, SR.

State of ~~Florida~~ Texas
COUNTY OF Kaufman

Before the subscriber personally appeared

JEAN M. CRONK O'CONNOR F/K/A JEAN M. CRONK AND MARVIN LAMAR O'CONNOR, SR., HER HUSBAND

known to me, and known to me to be the person(s) described by said name(s) in and who executed the foregoing instrument and acknowledged executing the same for the uses and purposes therein set forth.

Given under my hand and official seal this 15th day of August, 1983

James E. Rodgers Notary Public

My commission expires 4-4-85

SPACE BELOW FOR RECORDERS USE

FILED & RECORDED IN
THE PUBLIC RECORDS OF
ESCAMBIA COUNTY, FLORIDA
AUG 18 2 44 PM '83
JOE A. FLEMING
CLERK

231076