



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

1025-64

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	GIPSON DONNIE GIPSON BRIDGET 1880 BRENDA AVE PENSACOLA, FL 32506 1880 BRENDA AVE 05-4201-000 BEG AT NW COR OF LT 27 ELY ALG N LI 125 40/100 FT 90 DEG 0 MIN 0 SEC RT 20 FT 90 DEG 0 MIN 0 SEC LEF (Full legal attached.)	Certificate #	2023 / 2293
		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)
# 2023/2293	06/01/2023	363.73	18.19	381.92
→ Part 2: Total*				381.92


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)	381.92
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	621.66
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)	1,378.58

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.	35,648.50
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.

BEG AT NW COR OF LT 27 ELY ALG N LI 125 40/100 FT 90 DEG 0 MIN 0 SEC RT 20 FT 90 DEG 0 MIN 0 SEC LEFT 100 FT 90 DEG 0 MIN 0 SEC RT 20 FT 59 DEG 02 MIN 10 SEC RT 192 FT TO PT ON CURVE HAVING A RADIUS OF 307 FT DELTA ANG 28 DEG 34 MIN 11 SEC NLY ALG ELY R/W LI OF BRENDA AVE (66 FT R/W) CHD DIST 151 50/100 FT TO POB PART OF LT 26 & ALL LT 27 BLK 1 PARISH HEIGHTS S/D PB 3 P 71 OR 5761 P 187

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2500282

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
05-4201-000	2023/2293	06-01-2023	BEG AT NW COR OF LT 27 ELY ALG N LI 125 40/100 FT 90 DEG 0 MIN 0 SEC RT 20 FT 90 DEG 0 MIN 0 SEC LEFT 100 FT 90 DEG 0 MIN 0 SEC RT 20 FT 59 DEG 02 MIN 10 SEC RT 192 FT TO PT ON CURVE HAVING A RADIUS OF 307 FT DELTA ANG 28 DEG 34 MIN 11 SEC NLY ALG ELY R/W LI OF BRENDA AVE (66 FT R/W) CHD DIST 151 50/100 FT TO POB PART OF LT 26 & ALL LT 27 BLK 1 PARISH HEIGHTS S/D PB 3 P 71 OR 5761 P 187

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:	142S305000190001	Year	Land	Imprv	Total	Cap Val
Account:	054201000	2024	\$19,420	\$94,624	\$114,044	\$71,297
Owners:	GIPSON DONNIE GIPSON BRIDGET	2023	\$19,420	\$89,581	\$109,001	\$69,221
Mail:	1880 BRENDA AVE PENSACOLA, FL 32506	2022	\$14,682	\$79,954	\$94,636	\$67,205
Situs:	1880 BRENDA AVE 32506	Disclaimer				
Use Code:	SINGLE FAMILY RESID 🔑	Tax Estimator				
Taxing Authority:	COUNTY MSTU	Change of Address				
Tax Inquiry:	Open Tax Inquiry Window	File for Exemption(s) Online				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		Report Storm Damage				

Sales Data Type List: 🔑							2024 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	Multi Parcel	Records	HOMESTEAD EXEMPTION	
09/2005	5761	187	\$31,300	WD	N	📄	Legal Description	
01/1999	4367	627	\$47,500	WD	N	📄	BEG AT NW COR OF LT 27 ELY ALG N LI 125 40/100 FT 90	
01/1999	4367	621	\$100	SM	N	📄	DEG 0 MIN 0 SEC RT 20 FT 90 DEG 0 MIN 0 SEC LEFT 100 FT	
12/1985	2157	467	\$100	QC	N	📄	90 DEG... 🔑	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller							Extra Features	
							FRAME SHED	

Parcel Information		Launch Interactive Map	
Section Map Id: 14-2S-30-2	<input checked="" type="radio"/> + <input type="radio"/> -		
Approx. Acreage: 0.3884			
Zoned: 🔑 MDR			
Evacuation & Flood Information Open Report			
View Florida Department of Environmental Protection (DEP) Data			
		Buildings	

Address: 1880 BRENDA AVE, Improvement Type: SINGLE FAMILY, Year Built: 1959, Effective Year: 1959, PA Building ID#: 76306

Structural Elements

DECOR/MILLWORK-AVERAGE

DWELLING UNITS-1

EXTERIOR WALL-STUCCO OV BLOCK

FLOOR COVER-VINYL ASBESTOS

FOUNDATION-WOOD/SUB FLOOR

HEAT/AIR-CENTRAL H/AC

INTERIOR WALL-DRYWALL-PLASTER

NO. PLUMBING FIXTURES-3

NO. STORIES-1

ROOF COVER-DIMEN/ARCH SHNG

ROOF FRAMING-GABLE

STORY HEIGHT-0

STRUCTURAL FRAME-WOOD FRAME

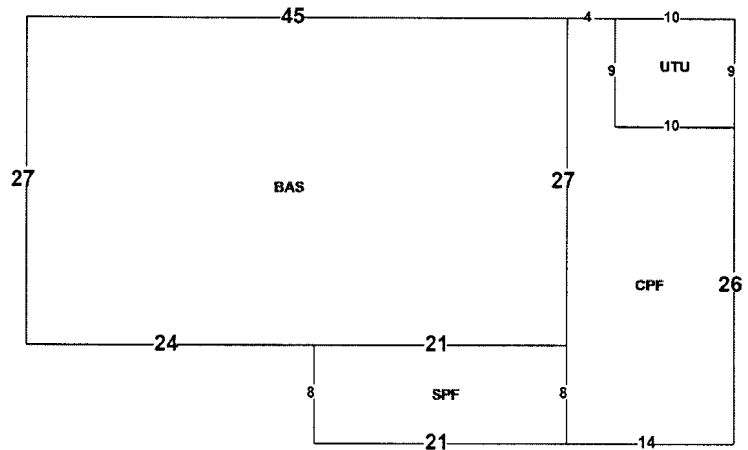
Areas - 1873 Total SF

BASE AREA - 1215

CARPORT FIN - 400

SCRN PORCH FIN - 168

UTILITY UNF - 90



Images



8/1/2024 12:00:00 AM

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

Last Updated: 05/12/2025 (tc.5372)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 02293**, 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:

BEG AT NW COR OF LT 27 ELY ALG N LI 125 40/100 FT 90 DEG 0 MIN 0 SEC RT 20 FT 90 DEG 0 MIN 0 SEC LEFT 100 FT 90 DEG 0 MIN 0 SEC RT 20 FT 59 DEG 02 MIN 10 SEC RT 192 FT TO PT ON CURVE HAVING A RADIUS OF 307 FT DELTA ANG 28 DEG 34 MIN 11 SEC NLY ALG ELY R/W LI OF BRENDA AVE (66 FT R/W) CHD DIST 151 50/100 FT TO POB PART OF LT 26 & ALL LT 27 BLK 1 PARISH HEIGHTS S/D PB 3 P 71 OR 5761 P 187

SECTION 14, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 054201000 (1025-64)

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

DONNIE GIPSON and BRIDGET GIPSON

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

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 #: 05-4201-000 CERTIFICATE #: 2023-2293

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 #: **05-4201-000**

1. The Grantee(s) of the last deed(s) of record is/are: **DONNIE GIPSON AND BRIDGET GIPSON**
By Virtue of Warranty Deed recorded 10/25/2005 in OR 5761/187
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 Escambia County recorded 11/13/2009 – OR 6528/1368**
4. Taxes:

Taxes for the year(s) 2022-2024 are delinquent.
Tax Account #: 05-4201-000
Assessed Value: \$71,297.00
Exemptions: HOMESTEAD EXEMPTION
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 #: 05-4201-000
CERTIFICATE #: 2023-2293

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

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

DONNIE GIPSON AND
BRIDGET GIPSON
1880 BRENDA AVE
PENSACOLA, FL 32506

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 #:05-4201-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

BEG AT NW COR OF LT 27 ELY ALG N LI 125 40/100 FT 90 DEG 0 MIN 0 SEC RT 20 FT 90 DEG 0 MIN 0 SEC LEFT 100 FT 90 DEG 0 MIN 0 SEC RT 20 FT 59 DEG 02 MIN 10 SEC RT 192 FT TO PT ON CURVE HAVING A RADIUS OF 307 FT DELTA ANG 28 DEG 34 MIN 11 SEC NLY ALG ELY R/W LI OF BRENDA AVE (66 FT R/W) CHD DIST 151 50/100 FT TO POB PART OF LT 26 & ALL LT 27 BLK 1 PARISH HEIGHTS S/D PB 3 P 71 OR 5761 P 187

SECTION 14, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 05-4201-000(1025-64)

Recorded in Public Records 10/25/2005 at 11:47 AM OR Book 5761 Page 187,
Instrument #2005436506, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$27.00 Deed Stamps \$219.10

2700
219 10
PREPARED BY AND

Elizabeth Lyons

Lawyers Title Agency of North Florida, Inc.

721 East Gregory Street

Pensacola, FL 32502

File No: PNS-05-09680

This Warranty Deed

Made this 28th day of September, 2005 by **Jesse Gipson, an unmarried man,**

hereinafter called the grantor, to **Donnie Gipson and Bridget Gipson, husband and wife**

whose post office address is: **1880 Brenda Avenue, Pensacola, FL 32506**, hereinafter called the grantee:

(Whenever used herein the term "grantor and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

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

Beginning at the Northwest corner of Lot 27, Block 1 of Parish Heights, a Subdivision in Section 14, Township 2 South, Range 30 West, and recorded in Plat Book 3, Page 71, of the Public Records of Escambia County, Florida; thence Easterly along the North line of said Lot 27 a distance of 125.40 feet; thence deflect 90°00'00" right a distance of 20.00 feet; thence deflect 90°00'00" left a distance of 100.0 feet; thence deflect 90°00'00" right a distance of 20.00 feet; thence deflect 59°02'10" right a distance of 192.00 feet to a point on a curve having a radius of 307.00 feet and a Delta of 28°34'11"; thence Northerly along the Easterly right-of-way line of Brenda Avenue (66.00' R/W) a chord distance of 151.50 feet to the Point of Beginning.

SUBJECT TO covenants, restrictions, easements of record and taxes for the current year.

Parcel Identification Number: 14-2S-30-5000-190-001

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to **December 31, 2004**.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

1st Witness Sign: Patrick Tal
Print Name: PATRICK TALARICO

Jesse Gipson
Jesse Gipson

2nd Witness Sign: Robert G. Sislock
Print Name: ROBERT G. SISLOCK

12010 N. Thunderbird Road
Sun City, AZ 85351

State of Arizona

County of MARICOPA

The foregoing instrument was acknowledged before me this 28 day of September, 2005, by Jesse Gipson, an unmarried man who: (Check One) is personally known to me or (X) who has produced current drivers license as identification.

Notary Signature: Kathryn A. Soule
Print Name: KATHRYN A. SOULE
My Commission Expires: Oct. 29, 2007



BK: 5761 PG: 188

**RESIDENTIAL SALES
ABUTTING ROADWAY
MAINTENANCE DISCLOSURE**

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

Name of Roadway: 1880 Brenda Avenue

Legal Address of Property: 1880 Brenda Avenue

The County (X) has accepted () has not accepted the abutting roadway for maintenance.

This form completed by: Jesse Gipson

12010 N. Thunderbird Road

Sun City, AZ 85351

WITNESSES AS TO SELLER(S):

- 1) *Robert G. Sislock* *Jesse Gipson*
Print name of witness ROBERT G. SISLOCK Jesse Gipson
- 2) *Kathryn A. Winfield* _____
Print name of witness KATHRYN A. WINFIELD

WITNESSES AS TO BUYER(S):

- 1) *Carolyn R. Doss* *Donnie Gipson*
Print name of witness Carolyn R. Doss Donnie Gipson
- 2) *Elizabeth Lyons* *Bridget Gipson*
Print name of witness Elizabeth Lyons Bridget Gipson

This form approved by the

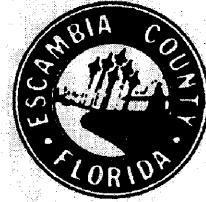
Escambia County Board of

County Commissioners

Effective: 4/15/95

BK: 5761 PG: 189 Last Page

**ESCAMBIA COUNTY HEALTH DEPARTMENT
ENVIRONMENTAL HEALTH SERVICES
1300 WEST GREGORY STREET
PENSACOLA, FLORIDA 32501**



September 15, 2005

Jesse Gipson
c/o Lawyers Title Agency of Northwest Florida
721 East Gregory Street
Pensacola, FL 32501

RE: EXEMPTION/Family Transfer
1880 Brenda Avenue
Pensacola, FL 32506
Parcel ID: 14-2S-30-5000-190-001

Dear Mr. Gipson:

In accordance with Section 2, Chapter 1-29, Article V, Division 3, Section 1-29.179 of the Code of Ordinances of Escambia County, Florida, the above property is exempt from inspection of the OSTDS by the Escambia County Health Department. This exemption is authorized because the transfer of the above referenced property is being made to a person related by consanguinity to the transferor.

If we can be of further assistance, please do not hesitate to call us at (850) 595-6786.

Sincerely,

A handwritten signature in black ink, appearing to read "Mary M. Beverly".

Mary M. Beverly, REHS
Environmental Supervisor I

MMB/ms
Faxed to: Elizabeth, 438-9116

A handwritten signature in black ink, appearing to read "Donnie Gipson".



Recorded in Public Records 11/13/2009 at 03:28 PM OR Book 6528 Page 1368,
Instrument #2009077860, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL

IN THE COUNTY COURT IN AND
FOR ESCAMBIA COUNTY
190 GOVERNMENTAL CENTER
PENSACOLA, FLORIDA

STATE OF FLORIDA

CASE NO: 2009 CO 026853 A

CITATION NO: 18826

VS

W/F DOB: 05/15/1964

BRIDGET ANNE GIPSON
1880 BRENDA AVE
PENSACOLA FL 32506

Case: 2009 CO 026853 A
00087176670
Dkt: ACLIEN Pg#:

JUDGMENT AGAINST DEFENDANT FOR ANIMAL CONTROL FINES AND COSTS

It is hereby ordered and adjudged that the above-named defendant shall pay to ESCAMBIA COUNTY, a political subdivision of the State of Florida, the sum of \$70.00, plus \$10.00 delinquent fee payable to the Clerk of the Court, for a total of \$80.00, which the Court has determined to be the defendant's liability for civil infraction under animal control law per FS 828.27, and related costs.

It is further ordered and adjudged that, in accordance with Section 828.27, Florida Statutes, a lien is hereby created against all of the property, both real and personal, of the defendant and his/her estate, in the amount aforesaid, in favor of the aforesaid county and shall bear interest at the rate set out in s.55.03 Florida Statutes, for which let execution issue.

DONE AND ORDERED this 6 day of Nov 09.

Judge

ONE OF THE FOLLOWING MUST BE EXECUTED

I hereby acknowledge receipt of a copy of this judgment.

Defendant's Signature

I do hereby certify that copy of hereof had been furnished to defendant by delivery mail, this 13th day of Nov., 2009.



Ernie Lee Magaha
Clerk of the Circuit Court
Escambia County Florida

By: [Signature]
Deputy Clerk

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

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

CERTIFICATE # 02293 of 2023

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on August 14, 2025, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

DONNIE GIPSON 1880 BRENDA AVE PENSACOLA, FL 32506	BRIDGET GIPSON 1880 BRENDA AVE PENSACOLA, FL 32506
---	--

ESCAMBIA COUNTY / STATE OF FLORIDA
190 GOVERNMENTAL CENTER
PENSACOLA FL 32502

WITNESS my official seal this 14th day of August 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 October 1, 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. 02293**, 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:

BEG AT NW COR OF LT 27 ELY ALG N LI 125 40/100 FT 90 DEG 0 MIN 0 SEC RT 20 FT 90 DEG 0 MIN 0 SEC LEFT 100 FT 90 DEG 0 MIN 0 SEC RT 20 FT 59 DEG 02 MIN 10 SEC RT 192 FT TO PT ON CURVE HAVING A RADIUS OF 307 FT DELTA ANG 28 DEG 34 MIN 11 SEC NLY ALG ELY R/W LI OF BRENDA AVE (66 FT R/W) CHD DIST 151 50/100 FT TO POB PART OF LT 26 & ALL LT 27 BLK 1 PARISH HEIGHTS S/D PB 3 P 71 OR 5761 P 187

SECTION 14, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 054201000 (1025-64)

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

DONNIE GIPSON and BRIDGET GIPSON

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

Dated this 11th day of August 2025.

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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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SECTION 14, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 054201000 (1025-64)

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

DONNIE GIPSON and BRIDGET GIPSON

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Post Property:

1880 BRENDA AVE 32506



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
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Personal Services:

DONNIE GIPSON
1880 BRENDA AVE
PENSACOLA, FL 32506

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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Personal Services:

BRIDGET GIPSON
1880 BRENDA AVE
PENSACOLA, FL 32506

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIIA COUNTY, FLORIDA



By:
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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: 054201000 Certificate Number: 002293 of 2023

Date Of Redemption

Clerk's Check Clerk's Total \$784.80

Postage Tax Deed Court Registry \$750.80

Payor Name

Notes



ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE 1025.64

Document Number: ECSO25CIV033718NON

Agency Number: 25-009034

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 02293 2023

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: DONNIE GIPSON AND BRIDGET GIPSON

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Substitute

Received this Writ on 8/22/2025 at 8:59 AM and served same on DONNIE GIPSON , in ESCAMBIA COUNTY, FLORIDA, at 9:48 AM on 8/26/2025 by leaving 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, at the within named individual's usual place of abode, with a person residing therein who is 15 years of age, or older, to wit: BRIDGET GIBSON, WIFE, as a member of the household and informing said person of their contents.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: A. Duda 926
A. DUDA, CPS

Service Fee: \$40.00
Receipt No: BILL

Printed By: CNMORTON

009034

WARNING

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Personal Services:

DONNIE GIPSON
1880 BRENDA AVE
PENSACOLA, FL 32506

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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2025 AUG 22 PM 8:53
ESCAMBIA COUNTY FL
SHERIFFS OFFICE
CRIMINAL UNIT

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

102564

Document Number: ECSO25CIV033724NON

Agency Number: 25-009035

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 02293 2023

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: DONNIE GIPSON AND BRIDGET GIPSON

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Individual

Received this Writ on 8/22/2025 at 8:59 AM and served same on BRIDGET GIPSON , at 9:48 AM on 8/26/2025 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.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: Adu Duda 926
A. DUDA, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: CNMORTON

009035

WARNING

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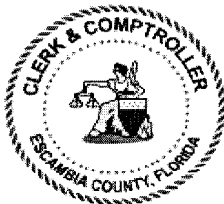
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Personal Services:

BRIDGET GIPSON
1880 BRENDA AVE
PENSACOLA, FL 32506

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

2025 AUG 22 AM 0:59
 ESCAMBIA COUNTY, FL
 CLERK'S OFFICE
 CIVIL UNIT

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ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

R

NON-ENFORCEABLE RETURN OF SERVICE

1025.64

Document Number: ECSO25CIV033604NON

Agency Number: 25-008988

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 02293 2023

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: DONNIE GIPSON AND BRIDGET GIPSON

Defendant:

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

Received this Writ on 8/22/2025 at 8:57 AM and served same at 9:48 AM on 8/26/2025 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER CLERKS OFFICE INSTRUCTIONS

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: A. Duda 920
A. DUDA, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: CNMORTON

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CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
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2025 AUG 22 AM 8:57
ESCAMBIA COUNTY, FL
CLERK'S OFFICE
CIVIL UNIT

RECORDED

DONNIE GIPSON [1025-64]
1880 BRENDA AVE
PENSACOLA, FL 32506

9171 9690 0935 0127 1892 34

BRIDGET GIPSON [1025-64]
1880 BRENDA AVE
PENSACOLA, FL 32506

9171 9690 0935 0127 1892 41

ESCAMBIA COUNTY / STATE OF
FLORIDA [1025-64]
190 GOVERNMENTAL CENTER
PENSACOLA FL 32502

R

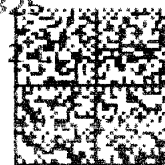
Official Records
Tallahassee, Florida
Tallahassee, FL 32309

2025 SEP 22 PM 3:18
ESCAMBIA COUNTY, FL

DATE	TIME	STATION	TYPE	NO.	QTY	UNIT	PRICE	TOTAL	DATE	TIME	STATION	TYPE	NO.	QTY	UNIT	PRICE	TOTAL
10/10/10	10:00	100	100	100	100	100	100	100	10/10/10	10:00	100	100	100	100	100	100	100

PENNSAC
23 AUG

PENNA POLA FL 325
23 AUG 2025AM 14



FIRST-CLASS MAIL
[M]

06/22/2025 ZIP 32502
043M31219251

U.S. POSTAGE

C/N
A128

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	524	525	526	527	528	529	530	531	532	533	534	535	536	537	538	539	540	541	542	543	544	545	546	547	548	549	550	551	552	553
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GENERAL INVESTIGATIVE DIVISION