

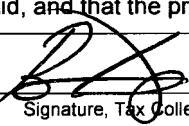


CERTIFICATION OF TAX DEED APPLICATION

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	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:			Escambia, Florida	
			Date April 24th, 2025	
Signature, Tax Collector or Designee				

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: _____	
Signature, Clerk of Court or Designee	
Date of sale <u>10/01/2025</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.

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
Account:	054201000	2024	\$19,420	\$94,624
Owners:	GIPSON DONNIE GIPSON BRIDGET	2023	\$19,420	\$89,581
Mail:	1880 BRENDA AVE PENSACOLA, FL 32506	2022	\$14,682	\$79,954
Situs:	1880 BRENDA AVE 32506			
Use Code:	SINGLE FAMILY RESID			
Taxing Authority:	COUNTY MSTU			
Tax Inquiry:	Open Tax Inquiry Window			
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector				

Sales Data		Type List:	Records		
Sale Date	Book	Page	Value	Type	Multi Parcel
09/2005	5761	187	\$31,300	WD	N
01/1999	4367	627	\$47,500	WD	N
01/1999	4367	621	\$100	SM	N
12/1985	2157	467	\$100	QC	N

Official Records Inquiry courtesy of Pam Childers
Escambia County Clerk of the Circuit Court and
Comptroller

[Assessments](#)

Year	Land	Imprv	Total	Cap Val
2024	\$19,420	\$94,624	\$114,044	\$71,297
2023	\$19,420	\$89,581	\$109,001	\$69,221
2022	\$14,682	\$79,954	\$94,636	\$67,205

[Disclaimer](#)

[Tax Estimator](#)

[Change of Address](#)

[File for Exemption\(s\) Online](#)

[Report Storm Damage](#)

[2024 Certified Roll Exemptions](#)

HOMESTEAD EXEMPTION

[Legal Description](#)

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...

[Extra Features](#)

FRAME SHED

[Parcel Information](#)

[Launch Interactive Map](#)

Section: 125.4
Map Id: 14-2S-30-2

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

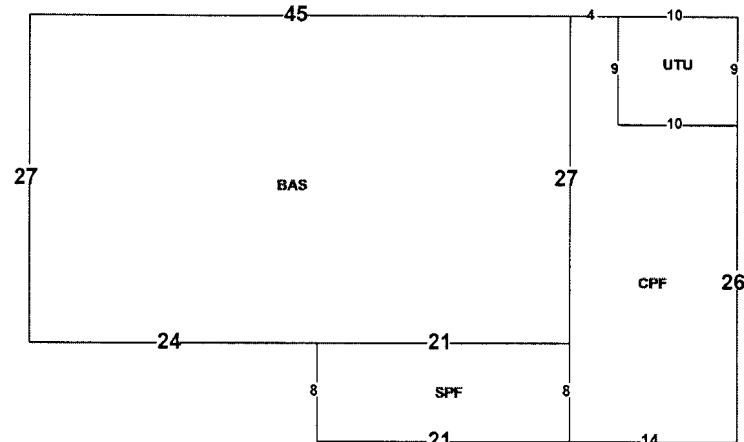
 Areas - 1873 Total SF

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 CHILDEERS
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

Notify City of Pensacola, P.O. Box 12910, 32521
 Notify Escambia County, 190 Governmental Center, 32502
 Homestead for 2024 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

21.00
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 Talarico
 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 who has produced current drivers license as identification.

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

(SEAL)

Notary Public State of Arizona
 Maricopa County
 Kathryn A. Soule
 Expires October 29, 2007

**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 () 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
ROBERT G. SISLOCK
Print name of witness Jesse Gipson

2) Kathryn A. Winfield KATHRYN A. WINFIELD
Print name of witness Kathryn A. Winfield

WITNESSES AS TO BUYER(S):

1) Carolyn R. Doss Donnie Gipson
Carolyn R. Doss
Print name of witness Donnie Gipson

2) Elizabeth Lyons Bridget Gipson
Elizabeth Lyons
Print name of witness Bridget Gipson

This form approved by the

Escambia County Board of

County Commissioners

Effective: 4/15/95

**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 of Mary M. Beverly.

Mary M. Beverly, REHS
Environmental Supervisor I

MMB/ms
Faxed to: Elizabeth, 438-9116

Two handwritten signatures, one above the other, belonging to Brian and 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

W/F DOB: 05/15/1964

VS

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

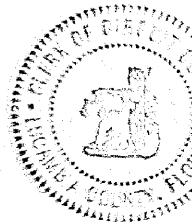
2009 NOV 12 P 3:32
 ERNIE LEE MAGAH
 CLERK OF CIRCUIT COURT
 ESCAMBIA COUNTY, FL

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: D. Huij
 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

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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

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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:

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1880 BRENDA AVE
PENSACOLA, FL 32506

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CLERK OF THE CIRCUIT COURT
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Personal Services:

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1880 BRENDA AVE
PENSACOLA, FL 32506

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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

9/2/2025



Clerk's Check

1

Clerk's Total

\$784.80

Postage

\$0.00

Tax Deed Court Registry

\$750.80

Payor Name

BRIDGET GIPSON
1880 BRENDA AVENUE
PENSACOLA FL 32506

Notes

850-449-4979



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

069034

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.

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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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ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

R
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:

A. Duda 920

A. DUDA, CPS

Service Fee: \$40.00

Receipt No: BILL

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Personal Services:

BRIDGET GIPSON
1880 BRENDA AVE
PENSACOLA, FL 32506

PAM CHILDEERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



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ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

R

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 924

A. DUDA, CPS

Service Fee: \$40.00

Receipt No: BILL

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

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

9171 9690 0935 0127 1892 34

9171 9690 0935 0127 1892 41

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

R

CERTIFIED MAIL

Pam Childers

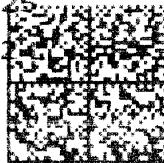
Clerk of the Circuit Court & Comptroller

Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502

9171 9690 0935 0127 1892 34

PENACOLA FL 325

23/AUG/2025AM 11



quadient

FIRST-CLASS MAIL

141

\$008 86¹⁰

08/22/2025 7:18:30

043M31219251

US POSTAGE

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

NIXIE 325 DH 3 0009/18/25

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

UNC

Feature	Definition	Value	Source
Frontal	Frontal	Frontal	Frontal
Posterior	Posterior	Posterior	Posterior
Left	Left	Left	Left
Right	Right	Right	Right
Up	Up	Up	Up
Down	Down	Down	Down
Left Up	Left Up	Left Up	Left Up
Left Down	Left Down	Left Down	Left Down
Right Up	Right Up	Right Up	Right Up
Right Down	Right Down	Right Down	Right Down

11. *Leucosia* (Leucosia) *leucostoma* (Fabricius) (Fig. 11)