

### **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

1125-22

KEYS FUNDING LL	C 6022						
Applicant Name Applicant Address PO BOX 71540 PHILADELPHIA, PA 19176-1540				Application date		Apr 21, 2025	
RUSHING EDWARD L & RUSHING MICHELE I				Certific	ate#	2023 / 3184	
PO BOX 4634 PENSACOLA, FL 32507 26 NORWOOD DR 07-1786-000 LT 46 BLK 6 1ST ADDN TO PEN HAVEN PB 3 P 14 OR 6630 P 1939 CA 173			Date certificate issued		06/01/2023		
				Applica			
						Column 5: Total (Column 3 + Column 4)	
06/01/20	023		1,276.45	63.82		1,340.27	
					→Part 2: Total*	1,340.27	
tificates Redeeme	ed by App	licant (O	ther than Co	unty)			
Column 2 Date of Other Certificate Sale	Face Am	nount of	Column 4 Tax Collector's I	Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)	
06/01/2024		1,402.72		6.25 93.22		1,502.19	
					Part 3: Total*	1,502.19	
ctor Certified Am	ounts (Lin	nes 1-7)					
ficates in applicant's	possession	and other				2,842.46	
2. Delinquent taxes paid by the applicant					0.00		
3. Current taxes paid by the applicant				1,340.61			
Property information report fee				200.00			
cation fee						175.00	
d by tax collector und	der s.197.54	12, F.S. (s	ee Tax Collecto	r Instruc	tions, page 2)	0.00	
			4,558.07				
				- to	Escambia, Florid	a	
ture Tay Collector or Desi	nnee			Dat	e April 24th, 2	2025_	
	RUSHING MICHELI PO BOX 4634 PENSACOLA, FL 26 NORWOOD DR 07-1786-000 LT 46 BLK 6 1ST AI OR 6630 P 1939 CA  S Owned by App  Column Date of Certific  06/01/20  tificates Redeeme  Column 2 Date of Other Certificate Sale 06/01/2024  ctor Certified Am ficates in applicant's as paid by the applicant ation report fee cation fee d by tax collector und formation is true and that the property inf	RUSHING MICHELE I PO BOX 4634 PENSACOLA, FL 32507 26 NORWOOD DR 07-1786-000 LT 46 BLK 6 1ST ADDN TO PE OR 6630 P 1939 CA 173  SOwned by Applicant and Column 2 Date of Certificate Sale 06/01/2023  Column 2 Date of Other Certificate Sale 06/01/2024  Ctor Certified Amounts (Line Column 2 Column 3 Column 4 Column 5 Column 6 Column 1 Face Am Column 6 Column 1 Face Am Column 7 Column 1 Face Am Column 1 Face Am Column 2 Column 2 Column 2 Column 2 Column 1 Face Am Column 2 Colu	RUSHING MICHELE I PO BOX 4634 PENSACOLA, FL 32507 26 NORWOOD DR 07-1786-000 LT 46 BLK 6 1ST ADDN TO PEN HAVEN OR 6630 P 1939 CA 173  SOwned by Applicant and Filed wi Column 2 Date of Certificate Sale 06/01/2023  Column 2 Date of Other Certificate Sale 06/01/2024  Column 3 Face Amount of Other Certificate 06/01/2024  1,402.72  Cotor Certified Amounts (Lines 1-7) Cotor Certified Amounts (Lines 1-7) Cotor Certified Amounts Column 2 Column 3 Face Amount of Other Certificate Certificate Sale Official Sale	RUSHING MICHELE I PO BOX 4634 PENSACOLA, FL 32507 26 NORWOOD DR 07-1786-000 LT 46 BLK 6 1ST ADDN TO PEN HAVEN PB 3 P 14 OR 6630 P 1939 CA 173  SOwned by Applicant and Filed with Tax Deed Column 2 Date of Certificate Sale 06/01/2023  Column 3 Face Amount of Certificate 06/01/2023  Column 3 Face Amount of Certificate 06/01/2024  Column 3 Face Amount of Other Certificate 06/01/2024  1,402.72  Column 4 Tax Collector's income and other certificates received by the applicant and the tax certificates, interest, property that the property information statement is attached.	RUSHING MICHELE I PO BOX 4634 PENSACOLA, FL 32507 26 NORWOOD DR 07-1786-000 LT 46 BLK 6 1ST ADDN TO PEN HAVEN PB 3 P 14 OR 6630 P 1939 CA 173  SOWned by Applicant and Filed with Tax Deed Applicated of Column 2 Date of Certificate Sale 06/01/2023 T,276.45  Column 2 Date of Other Certificate Column 3 Face Amount of Certificate 06/01/2024 T,402.72 Column 4 Tax Collector's Fee 06/01/2024 T,402.72 Column 4 Tax Collector's Fee 06/01/2024 T,402.72 Column 4 Tax Collector's Fee 06/01/2024 Column 4 Tax Collector's Fee 06/01/2024 T,402.72 Column 4 Tax Collector's Fee 06/01/2024 Total of the column 4 Tax Collector Instruction fee 05/01/2024 Total of the column 4 Tax Co	RUSHING MICHELE I PO BOX 4634 PENSACOLA, FL 32507 26 NORWOOD DR 07-1786-000 LT 46 BLK 6 1ST ADDN TO PEN HAVEN PB 3 P 14 OR 6630 P 1939 CA 173  IS Owned by Applicant and Filed with Tax Deed Application  Column 2 Date of Certificate Sale 06/01/2023 1,276.45 Column 3 Part 2: Total*  Column 1 Column 2 Column 3 Date of Other Certificate Certificate Sale 06/01/2024 1,402.72 Column 4 Tax Collector's Fee Certificate Sale 06/01/2024 1,402.72 Column 4 Tax Collector's Fee Certificate Sale 06/01/2024 1,402.72 Column 4 Tax Collector's Fee Certificate Sale 06/01/2024 1,402.72 Column 4 Tax Collector's Fee Column 5 Interest Certificates in applicant (*Total of Parts 2 + 3 above) Total by the applicant Certificate Sale Certificate sale Column 4 Tax Collector Instructions, page 2) Total Paid (Lines 1-6) Certificates in attached.  Escambia, Florid Certificates in Interest instruction report fee, and that the property information statement is attached.  Escambia, Florid Date April 24th.	

Par	t 5: Clerk of Court Certified Amounts (Lines 8-14)
8.	
9.	
	Clerk of Court advertising, notice for newspaper, and electronic auction fees
	Recording fee for certificate of notice
	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 11/05/2025 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

Application Number: 2500268

To: Tax Collector of ES	SCAMBIA COUNTY	, Florida	
I, KEYS FUNDING LLC - 6023 PO BOX 71540 PHILADELPHIA, PA 19176	s-1540,		
hold the listed tax certificate	e and hereby surrender the	same to the Tax	Collector and make tax deed application thereon:
Account Number	Certificate No	Date	Legal Description
07-1786-000	2023/3184	06-01-2023	LT 46 BLK 6 1ST ADDN TO PEN HAVEN PB 3 P 14 OR 6630 P 1939 CA 173
<ul><li>pay all delinquen</li><li>pay all Tax Collection</li><li>Sheriff's costs, if an arrangement</li></ul>	inding tax certificates plus in t and omitted taxes, plus int ctor's fees, property informat applicable.	terest covering the	e property. Clerk of the Court costs, charges and fees, and
Attached is the tax sale ce which are in my possession		ation is based and	d all other certificates of the same legal description
Electronic signature on fi KEYS FUNDING LLC - 6 PO BOX 71540 PHILADELPHIA, PA 19	023		<u>04-21-2025</u> Application Date
Appli	cant's signature	<del></del>	



# Gary "Bubba" Peters Escambia County Property Appraiser

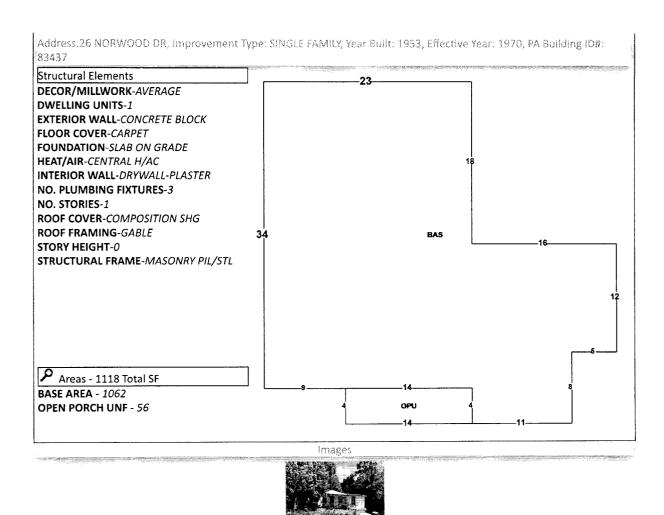
**Real Estate Search** 

**Tangible Property Search** 

Sale List

Back

		7				Printer Frie	endly Version
General Inform	ation		Assessi	ments			
Parcel ID:	3425301151047006		Year	Land	Imprv	Total	<u>Cap Val</u>
Account:	071786000		2024	\$12,500	\$86,429	\$98,929	\$86,158
Owners:	RUSHING EDWARD L &		2023	\$12,500	\$81,813	\$94,313	\$78,326
	RUSHING MICHELE I		2022	\$7,000	\$74,092	\$81,092	\$71,206
Mail:	PO BOX 4634 PENSACOLA, FL 32507				Disclaime	er	
Situs:	26 NORWOOD DR 32506 SINGLE FAMILY RESID P COUNTY MSTU						
Use Code:					Tax Estima	tor	
Taxing Authority:					hange of Ad	Idress	
<b>Tax Inquiry:</b> Tax Inquiry link	Open Tax Inquiry Windo courtesy of Scott Lunsford	<u>w</u>		File fo	or Exemption	n(s) Online	
	ty Tax Collector			<u>Re</u>	port Storm [	<u>Damage</u>	
Sales Data Ty	oe list: P		2024 C	ertified Roll t	emptions		NEW YORK STONE WITH
	ook Page Value Type Mult	i Parcel Records	None		4		na v sestalolisti ilizi
	530 1939 \$9,000 WD	N 🖺		Description			
	114 317 \$26,000 WD	N []	II.		N TO PEN HAV	/FN PR 3 P 14	OR 6630 P
•			1939 0		IN TO PENTIA	CIVIDSI 14	011 00001
•	067 742 \$20,000 WD	N C					
	s Inquiry courtesy of Pam Ch		Extra f	eatures			***
Escambia Cour Comptroller	ity Clerk of the Circuit Court	disu	None		Management of the Williams	Security and a second	COMP. N. C. A. Arcitest velocity
COMPRIONE			<u> </u>			i nunch int	eractive Ma
F2	Aug on the						
Parcel Informa							
Parcel Informa	52.6 46.	4 33.	1	6	Λ		PRODU
ection				6			
ection Nap Id:		4 33. <sup>-</sup> 64.1		6 8.6 ]	0 58.6		58.4
ection Map Id:							58.4
ection Map Id: A173							58.4
ection Map Id: A173 Approx. Acreage:							58.4
ection Map Id: A173 Approx. Acreage: .1557					58.6		58.4
ection Map Id: A173 Approx. Acreage: .1557				8.6	58.6	3.8	58.4
ection Map Id: A173 Approx. Acreage: .1557 Coned:				8.6  a	58.6	19.8	58.4
ection Map Id: A173  Approx. Acreage: .1557  Oned: ADR	52.6 + 71 - 704.3			8.6  a	58.6	119.8	58.4
ection Map Id: (A173) Approx. Acreage: (J.1557) Coned: MDR Evacuation	71.9	64.1		8.6  a	58.6	119.8	58.4
ection Map Id: (A173 Approx. Acreage: 0.1557 Coned: VIDR Evacuation & Flood	71.9	64.1	5	8.6  a	58.6	119.8	58.4
ection Map Id: A173 Approx. Acreage: 0.1557 Coned: MDR Evacuation & Flood Information	52.6 + 71 - 704.3	64.1		8.6  a	58.6	119.8	58.4
ection Map Id: A173 Approx. Acreage: .1557 ADR Avacuation & Flood	71.9	64.1	5	8.6  a	58.6	119.	; ; ; ;
ection flap Id: A173  approx. acreage: .1557  oned: ADR  vacuation a Flood information open	71.9	64.1	5	8.6  a	58.6	119.8	· · · · · · · · · · · · · · · · · · ·
ection flap Id: A173  approx. acreage: .1557  oned: ADR  vacuation a Flood information open	71.9	64.1	5	8.6  a	58.6	119.	· · · · · · · · · · · · · · · · · · ·
pprox. creage: .1557  oned: ATR  vacuation a Flood nformation open	71.9	64.1	5.	8.6	58.6	119.	· · · · · · · · · · · · · · · · · · ·



4/15/2024 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:05/14/2025 (tc.9561)

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025035973 5/16/2025 9:25 AM
OFF REC BK: 9318 PG: 1273 Doc Type: TDN

### NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 03184**, 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 46 BLK 6 1ST ADDN TO PEN HAVEN PB 3 P 14 OR 6630 P 1939 CA 173

**SECTION 34, TOWNSHIP 2 S, RANGE 30 W** 

TAX ACCOUNT NUMBER 071786000 (1125-22)

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 November, which is the 5th day of November 2025.

Dated this 16th 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.

SAL COMPTRO

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 LUNSFO	RD, ESCAMBIA COUNTY TAX	COLLECTOR		
TAX ACCOUNT	#: 07-1786-000	CERTIFICATE #: _	2023-3	184
REPORT IS LIMI	NOT TITLE INSURANCE. THE TED TO THE PERSON(S) EXPE REPORT AS THE RECIPIENT(S	RESSLY IDENTIFIED I	BY NAME IN TH	E PROPERTY
listing of the owne tax information an	ort prepared in accordance with the er(s) of record of the land described a listing and copies of all open corded in the Official Record Books on page 2 herein.	d herein together with cu or unsatisfied leases, mor	rrent and delinqu tgages, judgment	ent ad valorem s and
and mineral or any	bject to: Current year taxes; taxes subsurface rights of any kind or rerlaps, boundary line disputes.			
	not insure or guarantee the validity nsurance policy, an opinion of title			
Use of the term "R	Report" herein refers to the Propert	y Information Report an	d the documents	attached hereto.
Period Searched:	August 8, 2005 to and includ	ing August 8, 2025	_ Abstractor:	Andrew Hunt
ВҮ				
Malph				

Michael A. Campbell, As President

Dated: August 11, 2025

### PROPERTY INFORMATION REPORT

**CONTINUATION PAGE** 

August 11, 2025

Tax Account #: 07-1786-000

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 9/1/2010 in OR 6630/1939

- 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 #: 07-1786-000 Assessed Value: \$86,158.00

**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

<b>CERTIFICATION:</b>	PROPERTY INFORMATION REP	ORT FOR TDA
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TAX DEED SALE DAT	TE: NOV 5, 2025
TAX ACCOUNT #:	07-1786-000
CERTIFICATE #:	2023-3184
those persons, firms, an	ion 197.522, Florida Statutes, the following is a list of names and addresses of d/or agencies having legal interest in or claim against the above-described ferenced tax sale certificate is being submitted as proper notification of tax deed
Notify Es	ty of Pensacola, P.O. Box 12910, 32521 cambia County, 190 Governmental Center, 32502 d for <u>2024</u> tax year.
EDWARD L RUSHING MICHELE I RUSHING PO BOX 4634 PENSACOLA, FL 325	MICHELE I RUSHING 26 NORWOOD DR

Certified and delivered to Escambia County Tax Collector, this 11th day of August 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

August 11, 2025 Tax Account #:07-1786-000

## LEGAL DESCRIPTION EXHIBIT "A"

LT 46 BLK 6 1ST ADDN TO PEN HAVEN PB 3 P 14 OR 6630 P 1939 CA 173

SECTION 34, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 07-1786-000(1125-22)

Recorded in Public Records 09/01/2010 at 01:39 PM OR Book 6630 Page 1939, Instrument #2010057100, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$18.50 Deed Stamps \$63.00

Sales Price: \$9,000.00 Rec 18 50 Doc 63.09

Prepared by: Lara Shields, an employee of Citizens Title Group, Inc., 4300 Bayou Blvd., Suite 34 Pensacola Florida 32503

Incident to the issuance of a title insurance policy Fle Number: 10-082401

Parcel ID #: 342S30-1151-047-006

# WARRANTY DEED (INDIVIDUAL)

This WARRANTY DEED, dated August 31, 2010 by Charles L. Holcomb and Kimberly R. Holcomb, husband and wife, whose post office address is 1003 Houston valley Road Ringgold, GA 30736 hereinafter called the GRANTOR, to Edward L. Rushing and Michele I. Rushing, husband and wife whose post office address is PO BOX 4634 PENSACOLA, FLORIDA 32507 hereinafter called the GRANTEE:

(Wherever used herein the terms "Grantor" and "Grantee" include all 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:

#### SEE ATTACHED EXHIBIT "A" AND BY THIS REFERENCE MADE A PART HEREOF

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the current year and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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 except as above noted, 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.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Witness Print Name:

Witness

Print Name: En

Charles L. Holcomb

Kimberly R. Holcomb

STATE OF FLORIDA COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this August 31, 2010 by Charles L. Holcomb and Kimberly R. Holcomb, husband and wife who is either personally known to me or who produced a driver's license as identification.

(SEAL)

LARA SHIELDS

MY COMMISSION # DD970765

EXPIRES: MARCH 14, 2014

Notary Public

Print Name:

My Commission Expires:

7/14/25, 2:21 PM

BK: 6630 PG: 1940 Last Page

### Schedule A

Lot 46, Block 6, First Addition to Pen Haven, according to the plat thereof recorded in Plat Book 3, Page 14, of the Public Records of Escambia County, Florida.