

# **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

1125-43

Part 1: Tax Deed	Application Infor	mation					
Applicant Name Applicant Address	KEYS FUNDING LI PO BOX 71540 PHILADELPHIA, P.		15 <del>4</del> 0		Applicati	on date	Apr 21, 2025
Property description	RUSHING EDWAR RUSHING MICHEL PO BOX 4634				Certificat	te #	2023 / 3550
	PENSACOLA, FL 110 BRANDON AV 08-1225-000 LT 22 BLK 6 CORF 30 OR 2661 P 53 C	E RY S/D PB	1 P 55 SEC	C 50/51 T 2S R	Date cer	tificate issued	06/01/2023
Part 2: Certificat	es Owned by App	licant an	d Filed wi	th Tax Deed	Applicat	ion	2 4 Hz
Column 1 Certificate Numbe	Colum r Date of Certif			olumn 3 unt of Certificate	1 -	olumn 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2023/3550	06/01/2	023		1,216.36		60.82	1,277.18
					-	Part 2: Total*	1,277.18
Part 3: Other Cei	tificates Redeem	ed by Ap	plicant (C	ther than Co	unty)		
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Face A	umn 3 mount of Certificate	Column 4 Tax Collector's	Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2024/3738	06/01/2024		1,309.31		6.25	93.02	1,408.58
						Part 3: Total*	1,408.58
Part 4: Tax Colle	ector Certified An	nounts (L	ines 1-7)				
Cost of all cert	ificates in applicant's	possessio	n and other			/ applicant arts 2 + 3 above)	2,685.76
2. Delinquent tax	es paid by the applic	ant					0.00
3. Current taxes	oaid by the applicant						1,315.04
4. Property inform	nation report fee						200.00
5. Tax deed appli	cation fee						175.00
6. Interest accrue	d by tax collector un	der s.197.5	542, F.S. (s	ee Tax Collecto	r Instruction	ons, page 2)	0.00
7.					Total I	Paid (Lines 1-6)	4,375.80
•	nformation is true and that the property in				y informati	on report fee, ar	nd tax collector's fees
D	X					E <u>scambia</u> , Florid	a
Sign here:	ature, Tax opliector or Des				Date	April 24th, 2	<u> 2025                                   </u>

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	As a Target Service Service Service
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)	
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	
8. 9. 10. 11. 12. 13. 14. 15.	Certified or registered mail charge  Clerk of Court advertising, notice for newspaper, and electronic auction fees  Recording fee for certificate of notice  Sheriff's fees  Interest (see Clerk of Court Instructions, page 2)  Total Paid (Lines 8-13)  Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.  Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)  Date of sale 11/05/2025

#### **INSTRUCTIONS**

#### Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

#### Clerk of Court (complete Part 5)

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

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

# **APPLICATION FOR TAX DEED**

Section 197.502, Florida Statutes

Application Number: 2500187

To: Tax Collector of Es	SCAMBIA COUNTY	_, Florida	
I, KEYS FUNDING LLC - 6023 PO BOX 71540 PHILADELPHIA, PA 19176 hold the listed tax certificate	S-1 <b>540</b> ,	e same to the Tax	Collector and make tax deed application thereon
Account Number	Certificate No.	Date	Legal Description
08-1225-000	2023/3550	06-01-2023	LT 22 BLK 6 CORRY S/D PB 1 P 55 SEC 50/51 T 2S R 30 OR 2661 P 53 CA 207
<ul> <li>pay all delinquen</li> <li>pay all Tax Collection</li> <li>Sheriff's costs, if an arrangement</li> </ul>	anding tax certificates plus t and omitted taxes, plus in ctor's fees, property informat applicable.	nterest covering thation report costs, (	
which are in my possession		Cation is based and	an other certificates of the same legal description
Electronic signature on fil KEYS FUNDING LLC - 6 PO BOX 71540 PHILADELPHIA, PA 19	023		<u>04-21-2025</u> Application Date
Appli	cant's signature		



# Gary "Bubba" Peters

# Escambia County Property Appraiser

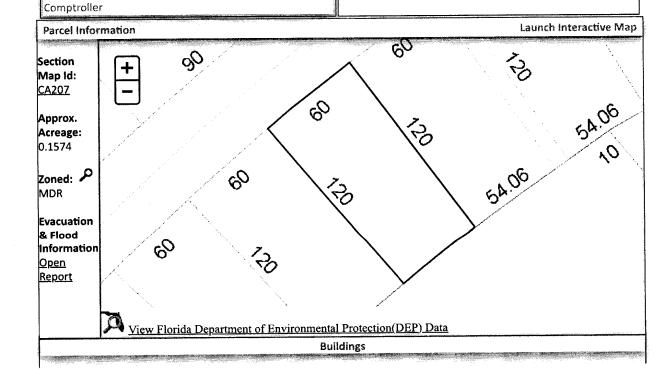
**Real Estate Search** 

Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and **Tangible Property Search** 

Sale List

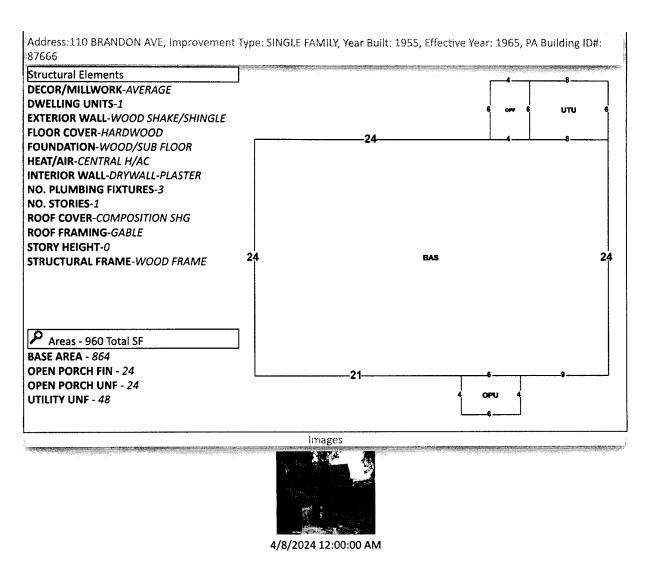
**Back** 

Printer Friendly Version Nav. Mode Account OParcel ID **General Information** Assessments Land Imprv Total Cap Val Parcel ID: 5025305060022006 Year \$81,813 Account: 081225000 2024 \$25,000 \$76,055 \$101,055 \$74,376 2023 \$71,994 \$83,994 RUSHING EDWARD L \$12,000 Owners: **RUSHING MICHELE I** \$67,615 \$64,241 \$76,241 2022 \$12,000 Mail: PO BOX 4634 PENSACOLA, FL 32507 Disclaimer Situs: 110 BRANDON AVE 32507 SINGLE FAMILY RESID 🔑 **Tax Estimator** Use Code: **Taxing COUNTY MSTU Change of Address Authority: Open Tax Inquiry Window** Tax Inquiry: File for Exemption(s) Online Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector Report Storm Damage 2024 Certified Roll Exemptions Sales Data Type List: 🔑 None Sale Date Book Page Value Type Multi Parcel Records 02/1989 2661 53 \$17,100 WD Legal Description 02/1989 2661 51 \$100 WD LT 22 BLK 6 CORRY S/D PB 1 P 55 SEC 50/51 T 25 R 30 OR 07/1988 2592 692 \$1,000 CT 2661 P 53 CA 207 02/1986 2179 645 \$31,200 WD



Extra Features

None



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:05/15/2025 (tc.3086)

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025036029 5/16/2025 10:10 AM
OFF REC BK: 9318 PG: 1397 Doc Type: TDN

# NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That KEYS FUNDING LLC holder of Tax Certificate No. 03550, 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 22 BLK 6 CORRY S/D PB 1 P 55 SEC 50/51 T 2S R 30 OR 2661 P 53 CA 207

**SECTION 50, TOWNSHIP 2 S, RANGE 30 W** 

TAX ACCOUNT NUMBER 081225000 (1125-43)

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.

COUNT TURN

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 REP	PORT IS ISSUED TO:			
SCOTT LUNSFORD, I	ESCAMBIA COUNTY TAX	COLLECTOR		
TAX ACCOUNT #:	08-1225-000	CERTIFICATE #: _	2023-35	50
REPORT IS LIMITED	T TITLE INSURANCE. THI TO THE PERSON(S) EXPI ORT AS THE RECIPIENT(S	RESSLY IDENTIFIED I	BY NAME IN THE	PROPERTY
listing of the owner(s) of tax information and a li	epared in accordance with the of record of the land describe sting and copies of all open of in the Official Record Bookage 2 herein.	d herein together with coor unsatisfied leases, mor	arrent and delinquents	nt ad valorem and
and mineral or any subs	to: Current year taxes; taxes surface rights of any kind or as, boundary line disputes.		-	
	sure or guarantee the validity ince policy, an opinion of titl			
Use of the term "Report	t" herein refers to the Proper	ty Information Report an	nd the documents at	tached hereto.
Period Searched: A	august 8, 2005 to and includ	ling August 8, 2025	Abstractor:	Pam Alvarez
ВҮ				
Malphe				

As President Dated: August 11, 2025

Michael A. Campbell,

#### PROPERTY INFORMATION REPORT

**CONTINUATION PAGE** 

August 11, 2025

Tax Account #: 08-1225-000

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 2/10/1989 in OR 2661/53

- 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 #: 08-1225-000 Assessed Value: \$81,813.00

**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	J: PROPERTY	INFORMATION	REPORT FOR TDA
	WILL TO LETTER		INDI OINI I OIN I DIN

TAX DEED SALE DATE:	NOV 5, 2025
TAX ACCOUNT #:	08-1225-000
CERTIFICATE #:	2023-3550
those persons, firms, and/or agencies having	Statutes, the following is a list of names and addresses of glegal interest in or claim against the above-described tificate is being submitted as proper notification of tax deed
YES NO  ☐ ☐ Notify City of Pensacola, P.O. ☐ Notify Escambia County, 190 ☐ Homestead for 2024 tax yea	Governmental Center, 32502
EDWARD L RUSHING AND MICHELE I RUSHING 110 BRANDON AVE	EDWARD L RUSHING AND MICHELE I RUSHING PO BOX 4634
PENSACOLA, FL 32507	PENSACOLA, FL 32507

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 #:08-1225-000

# LEGAL DESCRIPTION EXHIBIT "A"

LT 22 BLK 6 CORRY S/D PB 1 P 55 SEC 50/51 T 2S R 30 OR 2661 P 53 CA 207

**SECTION 50, TOWNSHIP 2 S, RANGE 30 W** 

TAX ACCOUNT NUMBER 08-1225-000(1125-43)

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	of SHELL, FLEXUAGO, DAVIS & MENGE Food Office Box 1831 Personola, Florida 32274		34.1	05 St Stamp	
		WARRANTY D		ER_TOTAL	
	State of Florida	(Individual Form	1)		
	Sounty of ESCAMBIA				
٠ .	CATALOGICAL SECTION	on the table of the control of			
	Pensacola, FL 32506	267-43-0677 263-45-9768	- Donnets	Appraiser's Parcel.	
	Grantee's Mailing Address	Social Security (Tax ID if	a corp- Identili	ication Number	
		oration) numbers of Gran respective order back	tees by (Accr	ount Number)	
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orași.	REAL STREET AND A TOTAL CONTROL OF THE TOTAL CONTRO	THE P. P. L.	4		i i
	Ten Dullars and other good and valu	able considerations, the receipt	l Whereof is hereby acknow	dadned done haranta	
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	if the context so parmits or require described real property:	a), end the tiers, successors	and assigns of Granica.	a wex as the singular forever, the following	<b>*</b> ***********************************
	Lot 22, Block 6, Co Sl, Township 2 Sout	n. Ranca 30 Waa+ T	Commonly Comment	253 min 6 May	×
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	of Arman Justin	<b>C</b> **	T. RBG. #59-2048328-27-		
	Contract to the second			•	
	Subject to taxes for the current y which are not hereby reimposed; an instrument meanwhile convenies to				
••.					
	And Granter does hereby fully voi as parsons whomsoever, subject			nst, the lawful claims	
	IN WITNESS WHEREOF, Gran	for has executed this instrumi	ant this	day of	
	AND THE PROPERTY OF THE PARTY O		DU 10. 1	_	
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Order: 2025-NOV-5 Doc: FLESCA:2661-00053