

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

016.24

Applicant Name Applicant Address	KEYS FUNDING LLC - 2023 PO BOX 71540 PHILADELPHIA, PA 19176-1540			Application date		Apr 21, 2025	
Property description	CUSHON NORMAN W 7019 ALISO AVE			Certificate #		2023 / 7100	
	WEST PALM BEACH, FL 33413 1008 N 6TH AVE 13-3212-000					06/01/2023	
	N 40 FT OF W1/2 OF LT 2 AND N 40 FT OF LT 3 AND S 25 FT OF LT 4 AND OF W1/2 OF LT 5 BLK 47 EAST KING (Full legal attached.)			Date certificate issued		00/01/2023	
Part 2: Certificat	es Owned by Appl	icant and	l Filed wit	th Tax Deed.	Applica	ntion	
Column 1 Certificate Number	Column	Column 2 Column 3 te of Certificate Sale Face Amount of Certificate		Column 4 Interest		Column 5: Total (Column 3 + Column 4)	
# 2023/7100	06/01/20)23				70.99	1,490.72
						→Part 2: Total*	1,490.72
Part 3: Other Ce	rtificates Redeeme	d by Apr	olicant (O	ther than Co	unty)		
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Colu Face Ai	mn 3 mount of ertificate	Column 4 Tax Collector's		Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2024/7184	06/01/2024		1,519.40	·	6.25	121.87	1,647.52
						Part 3: Total*	1,647.52
Part 4: Tay Coll	ector Certified Am	ounts (Li	nes 1-7)			78 o	
	tificates in applicant's			certificates red	deemed Total of	by applicant Parts 2 + 3 above	3,138.24
2. Delinguent tax	kes paid by the applica	ant	······································				0.00
	paid by the applicant		· · · · · · · · · · · · · · · · · · ·				1,595.69
4. Property infor							200.00
5. Tax deed app							175.00
	ed by tax collector und	der s.197.5	542, F.S. (s	ee Tax Collecto	or Instru	ctions, page 2)	0.00
7.	ou by tax comocion and					I Paid (Lines 1-6)	5,108.93
I certify the above	information is true and	I the tax ce	ertificates, in	nterest, propert			nd tax collector's fees
						Escambia, Flori	da
1						Lacambia, 1 ion	

Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

D	4.5. Clark of Court Cartified Amounts // ines 8.14)
	rt 5: Clerk of Court Certified Amounts (Lines 8-14)
8.	
9.	
10.	Clerk of Court advertising, notice for newspaper, and electronic auction fees
11.	
12.	Sheriff's fees
13.	
14.	T-4-1 D-1-1 (1 i-a- 0 42)
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 I	here: Date of sale 01/07/2026 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.

N 40 FT OF W1/2 OF LT 2 AND N 40 FT OF LT 3 AND S 25 FT OF LT 4 AND OF W1/2 OF LT 5 BLK 47 EAST KING TRACT OR 1186 P 930 CA 66

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

Application Number: 2500448

CAMBIA COUNTY	_, Florida	
1540, and hereby surrender the	e same to the Tax	Collector and make tax deed application thereon
Certificate No	Date	Legal Description
2023/7100	06-01-2023	N 40 FT OF W1/2 OF LT 2 AND N 40 FT OF LT 3 AND S 25 FT OF LT 4 AND OF W1/2 OF LT 5 BLK 47 EAST KING TRACT OR 1186 P 930 CA 66
and omitted taxes, plus in or's fees, property information	nterest covering thation report costs, (e property. Clerk of the Court costs, charges and fees, and
incate on which this applic	cation is dased and	all other certificates of the same legal description
23 76-1540		04-21-2025 Application Date
	Certificate No. 2023/7100 ces, if due and ding tax certificates plus and omitted taxes, plus in or's fees, property informationable. dificate on which this applied.	Certificate No. Date 2023/7100 Date 2023/7100

Applicant's signature

Gary "Bubba" Peters Escambia County Property Appraiser

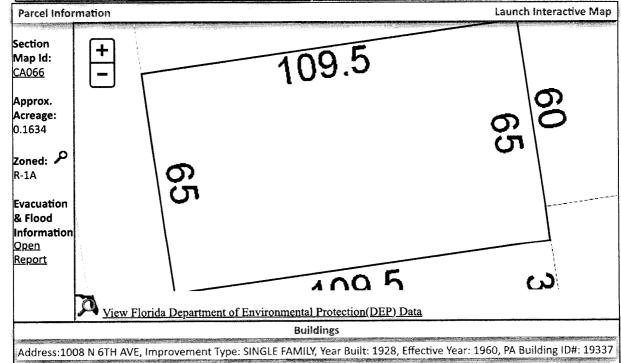
Real Estate Search

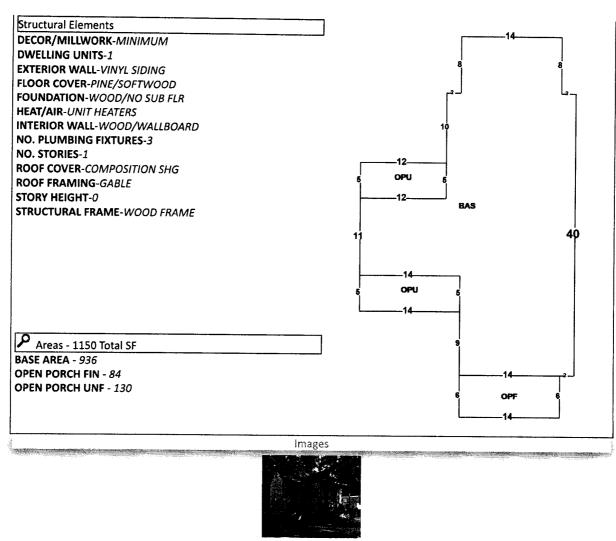
Tangible Property Search

Sale List

Back

Printer Friendly Version Nav. Mode Account OParcel ID General Information Assessments Total Parcel ID: 0005009020020047 Land **Imprv** Cap Val Account: 133212000 2024 \$64,062 \$53,481 \$117,543 \$76,772 2023 \$69,793 **CUSHON NORMAN W** \$42,708 \$50,627 \$93,335 **Owners:** 7019 ALISO AVE 2022 \$45,174 \$87,882 \$63,449 \$42,708 Mail: WEST PALM BEACH, FL 33413 Situs: 1008 N 6TH AVE 32501 Disclaimer SINGLE FAMILY RESID Use Code: **Tax Estimator Taxing** PENSACOLA CITY LIMITS **Authority: Change of Address** Tax Inquiry: **Open Tax Inquiry Window** Tax Inquiry link courtesy of Scott Lunsford File for Exemption(s) Online Escambia County Tax Collector **Report Storm Damage** Sales Data Type List: 🔑 2024 Certified Roll Exemptions None Sale Date Book Page Value Type Multi Parcel Records 12/27/2013 7119 483 \$100 OT **Legal Description** N 40 FT OF W1/2 OF LT 2 AND N 40 FT OF LT 3 AND S 25 FT 12/27/2013 7119 482 \$100 OT OF LT 4 AND OF W1/2 OF LT 5 BLK 47 EAST KING TRACT OR 01/1978 1186 930 \$100 WD 1186 P... 🔎 Official Records Inquiry courtesy of Pam Childers Extra Features Escambia County Clerk of the Circuit Court and None Comptroller





1/4/2019 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:05/19/2025 (tc.113849)

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025037168 5/20/2025 1:26 PM
OFF REC BK: 9320 PG: 700 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That KEYS FUNDING LLC holder of Tax Certificate No. 07100, 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:

N 40 FT OF W1/2 OF LT 2 AND N 40 FT OF LT 3 AND S 25 FT OF LT 4 AND OF W1/2 OF LT 5 BLK 47 EAST KING TRACT OR 1186 P 930 CA 66

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 133212000 (0126-24)

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

NORMAN W CUSHON

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 January, which is the 7th day of January 2026.

Dated this 20th 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.

COUNTY TOWN

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, E	SCAMBIA COUNTY TAX	COLLECTOR		
	TAX ACCOUNT #:	13-3212-000	CERTIFICATE #:	2023-71	00
	REPORT IS LIMITED	TITLE INSURANCE. TH TO THE PERSON(S) EXP ORT AS THE RECIPIENT(S	RESSLY IDENTIFIED E	Y NAME IN THE	E PROPERTY
	listing of the owner(s) of tax information and a list	pared in accordance with the frecord of the land described ting and copies of all open in the Official Record Book ge 2 herein.	ed herein together with cu or unsatisfied leases, mor	rrent and delinque tgages, judgments	nt ad valorem and
	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 Proper	ty Information Report and	d the documents at	ttached hereto.
P	Period Searched: Octo	ober 16, 2025 to and inclu	ding October 16, 2025	Abstractor:	Pam Alvarez
	BY Malphl				
	1///. ((El'ple)				

Michael A. Campbell, As President

Dated: October 19, 2025

PROPERTY INFORMATION REPORT

CONTINUATION PAGE

October 19, 2025

Tax Account #: 13-3212-000

1. The Grantee(s) of the last deed(s) of record is/are: NORMAN W CUSHON

By Virtue of Warranty Deed recorded 2/13/1978 in OR 1186/930, Certification of Death for Ruby Haisley Randall recorded 12/27/2013 OR 7119/482 and Certificate of Death for Willie Randall recorded 12/27/2013 OR 7119/483

- 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) 2022-2024 are delinquent.

Tax Account #: 13-3212-000 Assessed Value: \$76,772.00

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	I: PROPERTY I	NFORMATION	REPORT FOR TDA
CLICITICATION	· · · · · · · · · · · · · · · · · · ·		ILLI OILLI OILLIDI

TAX DEED SALE DATE:	JAN 7, 2026			
TAX ACCOUNT #:	13-3212-000			
CERTIFICATE #:	2023-7100			
those persons, firms, and/or agencies havin	la Statutes, the following is a list of names and addresses of ng legal interest in or claim against the above-described ertificate is being submitted as proper notification of tax deed			
YES NO ☐ ☑ Notify City of Pensacola, P.0 ☐ ☑ Notify Escambia County, 19 ☐ ☐ ☐ Homestead for 2025 tax yo	0 Governmental Center, 32502			
NORMAN W CUSHON	NORMAN W CUSHON			
1008 N 6TH AVE	7019 ALISO AVE			
DENSACOLA EL 32501	WEST DAIM REACH EL 33/13			

Certified and delivered to Escambia County Tax Collector, this 20th day of October 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

October 19, 2025 Tax Account #:13-3212-000

LEGAL DESCRIPTION EXHIBIT "A"

N 40 FT OF W1/2 OF LT 2 AND N 40 FT OF LT 3 AND S 25 FT OF LT 4 AND OF W1/2 OF LT 5 BLK 47 EAST KING TRACT OR 1186 P 930 CA 66

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 13-3212-000(0126-24)

Prepared by:
Nathaniel Dedmond
Redmond & Redmond
180 East Mallary Street
Pensaerla, Florida 12203

WARRANTY DEED

1186 ms 930

State of Florida,

ESCAMBIA County

1015 West Bobe Street Pensacola, Florida Communicas Address

Annie All Allen by Chese phresents: That We, RUBY H. RANDALL, joined by her husband, WILLIE RANDALL,

for and in consideration of one dollar and other good and valuable combilerations, the receipt whereaf is becoby acknowle-

educed do bargain, sell convey, and great to RUBY H. RANDALL and WILLIE RANDALL, husband and wife, and after the death of the survivor of Ruby H. Randall and Willie Randall, to Norman W. Gushon, in fee simple absolute/ but executors,

administrators, successors and assigns, farever, the real property in Escambia County, Florida, described as:

The North 40 feet of the West 1/2 of Lot 2, and the North 40 feet of Lot 3, the South 25 feet of Lot 4, the South 25 feet of the West 1/2 of Lot 5, Block 47, East King Tract, East of Tarragona Street, City of Pensacola, Escambia County, Florida, which property is recorded in Deed Book 528, Page 559, of the public records of Escambia County, Florida.

STATE FLORIDA BOCOMPTIARY FLORIDA E 18 = 161578 E 18 = 161578 E 18 = 161578



their meirs, successors and assista, forever, together with To have and to held, unto the said grantee S all and singular the tenements, hereditaments and apportenances therein belonging or in anywise appertaining. And We covenant that WE STE well seized of an indefeasible estate in fee simple in the said property, and have a good right to convey the same; that it is free of any fier or encombrance not shown above, and that OUT heirs, executors and administrators, the said grantee S., Litel Theirs, executors, administrators, successors, and assigns, in the quiet and peaceable passession and enjoyment thereof, against all persons lawfully claiming the same, shall and will forever warrant and defend. IN WITNESS WHERKOF, We have hereunto set OUT hand S and real S this. and Lake Whiteholder with the second ب کیک 19۔۔۔۔۔ Randall (SEAL.) (SEAL) FLORIDA State of ... CLERK FILE NO. ESCAMBIA thefore the subscriber personally appeared RUBY H. RANDALL, joined by her busband, WILLIE RANDALL 800 known to me to be the inflighted to described by and name accessed the foregoing definition and acknowledged that he Y same for the uses self-purposes therein set forth ್ರಾ £ 37 Given under my lined and official shall this در (Z) " c. BOTAM ASIAPS Public HOPERA AT LANCE MY COMMISSION PUBLIS DIC. 41979

Order: 2025-DEC-3 Doc: FLESCA:1186-00930 Requested By: AndrewHunt, Printed: 9/5/2025 1:01 PM

My Commiscours were stated as, underweiges.