

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2000565

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

HMF FL C, LLC  
TESCO CUSTODIAN  
PO BOX 30538  
TAMPA, FL 33630-3538,

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
10-2062-390	2018/5620	06-01-2018	LT 75 GRANDE LAGOON NORTH PB 9 P 19 OR 1688 P 739 OR 4271 P 1986

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

HMF FL C, LLC  
TESCO CUSTODIAN  
PO BOX 30538  
TAMPA, FL 33630-3538

04-30-2020  
Application Date

---

Applicant's signature

**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. <b>Total Paid (Lines 8-13)</b>	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Other outstanding certificates and delinquent taxes not included in this Application, if applicable per Florida statutes	
17. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
18. Redemption fee	6.25
19. Total amount to redeem	
Sign here: _____	
Signature, Clerk of Court or Designee	
Date of sale <u>06/07/2021</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.

# CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

0621-56

513  
R. 07/19

<b>Part 1: Tax Deed Application Information</b>			
Applicant Name Applicant Address	HMF FL C, LLC TESCO CUSTODIAN PO BOX 30538 TAMPA, FL 33630-3538	Application date	Apr 30, 2020
Property description	RUST JAMES L III 1225 FAIRVIEW CLUB DR WAKE FOREST, NC 27587 12102 LONGWOOD DR LT 75 GRANDE LAGOON NORTH PB 9 P 19 OR 1688 P 739 OR 4271 P 1986	Certificate #	2018 / 5620
		Date certificate issued	06/01/2018
		Deed application number	2000565
		Account number	10-2062-390

## **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)
# 2018/5620	06/01/2018	1,892.47	94.62	1,987.09
→ Part 2: Total*				1,987.09

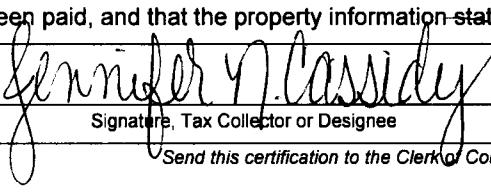
## **Part 3: Other Certificates Redeemed by Applicant (Other than County)**

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)	1,987.09
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,411.64
4. Property information report fee and Deed Application Recording and Release Fees	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)	3,773.73

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 County, Florida
		Date <u>May 13th, 2020</u>

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



# Chris Jones

## Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

◀ Navigate Mode  Account  Reference ▶[Printer Friendly Version](#)

General Information	
Reference:	223S3162000000075
Account:	102062390
Owners:	RUST JAMES L III
Mail:	1225 FAIRVIEW CLUB DR WAKE FOREST, NC 27587
Situs:	12102 LONGWOOD DR 32507
Use Code:	SINGLE FAMILY RESID
Taxing Authority:	COUNTY MSTU
Tax Inquiry:	<a href="#">Open Tax Inquiry Window</a>
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	

Assessments				
Year	Land	Imprv	Total	Cap Val
2019	\$23,500	\$94,259	\$117,759	\$117,759
2018	\$23,500	\$88,741	\$112,241	\$112,241
2017	\$23,750	\$81,062	\$104,812	\$104,812

**Disclaimer****Tax Estimator****> File for New Homestead  
Exemption Online**

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
08/1996	4271	1986	\$1,800	QC	<a href="#">View Instr</a>
10/1982	1688	739	\$75,000	WD	<a href="#">View Instr</a>
06/1980	1448	910	\$6,000	WD	<a href="#">View Instr</a>
01/1976	1044	917	\$4,900	WD	<a href="#">View Instr</a>

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

2019 Certified Roll Exemptions	
None	

Legal Description	
LT 75 GRANDE LAGOON NORTH PB 9 P 19 OR 1688 P 739 OR 4271 P 1986	

Extra Features	
None	

**Parcel Information**[Launch Interactive Map](#)

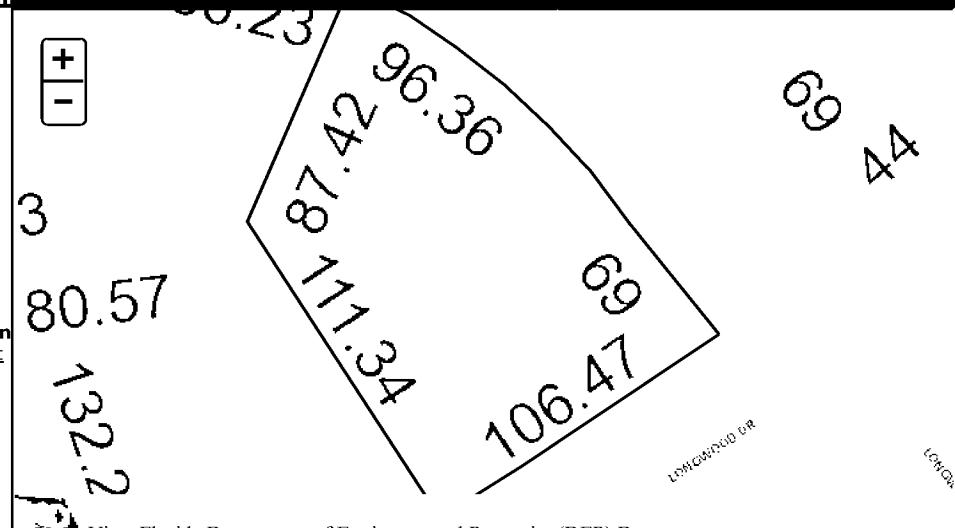
Section Map Id:  
22-3S-31-2



Approx. Acreage:  
0.3168

Zoned:   
MDR

Evacuation & Flood Information  
[Open Report](#)

[View Florida Department of Environmental Protection\(DEP\) Data](#)**Buildings**

Address: 12102 LONGWOOD DR, Year Built: 1976, Effective Year: 1976

## Structural Elements

DECOR/MILLWORK-AVERAGE  
DWELLING UNITS-1  
EXTERIOR WALL-BRICK-FACE/VENEER  
EXTERIOR WALL-SIDING-SHT.AVG.  
FLOOR COVER-CARPET  
FOUNDATION-SLAB ON GRADE

**HEAT/AIR-CENTRAL H/AC**  
**INTERIOR WALL-DRYWALL-PLASTER**  
**NO. PLUMBING FIXTURES-6**  
**NO. STORIES-1**  
**ROOF COVER-DIMEN/ARCH SHNG**  
**ROOF FRAMING-GABLE**  
**STORY HEIGHT-0**  
**STRUCTURAL FRAME-WOOD FRAME**

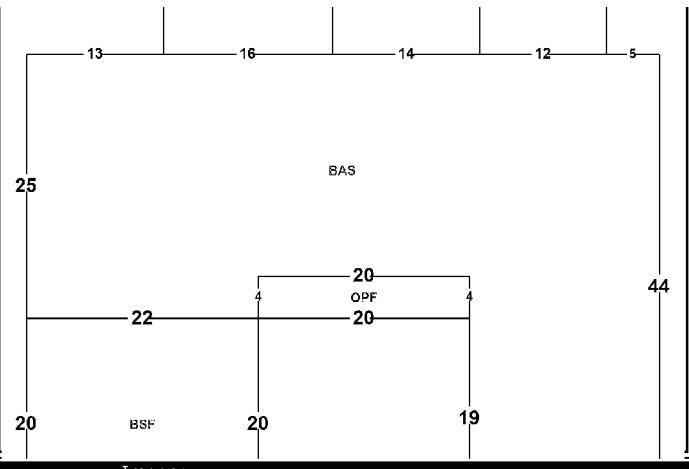
 Areas - 2618 Total SF

**BASE AREA - 1762**

**BASE SEMI FIN - 440**

**OPEN PORCH FIN - 80**

**PATIO - 336**



7/28/15

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:05/15/2020 (tc.1663)

Pam Childers  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY FLORIDA  
INST# 2020047892 6/15/2020 1:43 PM  
OFF REC BK: 8313 PG: 522 Doc Type: TDN

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **HMF FL C LLC TESCO CUSTODIAN** holder of Tax Certificate No. **05620**, issued the **1st day of June, A.D., 2018** 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 75 GRANDE LAGOON NORTH PB 9 P 19 OR 1688 P 739 OR 4271 P 1986**

**SECTION 22, TOWNSHIP 3 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 102062390 (0621-56)**

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

**JAMES L RUST III**

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 Monday in the month of June, which is the 7th day of June 2021.**

Dated this 15th day of June 2020.

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



**PAM CHILDERS**  
**CLERK OF THE CIRCUIT COURT**  
**ESCAMBIA COUNTY, FLORIDA**

**Tax Deed - Redemption Calculator**

Account: 102062390 Certificate Number: 005620 of 2018

Redemption	No <input type="button" value="▼"/>	Application Date	04/30/2020	Interest Rate	18%
		Final Redemption Payment ESTIMATED		Redemption Overpayment ACTUAL	
		Auction Date	06/07/2021	Redemption Date	07/21/2020 
Months	14			3	
Tax Collector	\$3,773.73			\$3,773.73	
Tax Collector Interest	\$792.48			\$169.82	
Tax Collector Fee	\$6.25			\$6.25	
Total Tax Collector	\$4,572.46			\$3,949.80	TC
Record TDA Notice	\$17.00			\$17.00	
Clerk Fee	\$130.00			\$130.00	
Sheriff Fee	\$120.00			\$120.00	
Legal Advertisement	\$200.00			\$200.00	
App. Fee Interest	\$98.07			\$21.02	
Total Clerk	\$565.07			\$488.02	CH
Release TDA Notice (Recording)	\$10.00			\$10.00	
Release TDA Notice (Prep Fee)	\$7.00			\$7.00	
Postage	\$60.00			\$0.00	
Researcher Copies	\$40.00			\$0.00	
Total Redemption Amount	\$5,254.53			\$4,454.82	
		Repayment Overpayment Refund Amount		\$799.71	
Book/Page	8313			522	

**PAM CHILDERS**  
 CLERK OF THE CIRCUIT COURT  
 ARCHIVES AND RECORDS  
 CHILDSUPPORT  
 CIRCUIT CIVIL  
 CIRCUIT CRIMINAL  
 COUNTY CIVIL  
 COUNTY CRIMINAL  
 DOMESTIC RELATIONS  
 FAMILY LAW  
 JURY ASSEMBLY  
 JUVENILE  
 MENTAL HEALTH  
 MIS  
 OPERATIONAL SERVICES  
 PROBATE  
 TRAFFIC



**BRANCH OFFICES**  
 ARCHIVES AND RECORDS  
 JUVENILE DIVISION  
 CENTURY

CLERK TO THE BOARD OF  
 COUNTY COMMISSIONERS  
 OFFICIAL RECORDS  
 COUNTY TREASURY  
 AUDITOR

**COUNTY OF ESCAMBIA**  
**OFFICE OF THE**  
**CLERK OF THE CIRCUIT COURT**

**Case # 2018 TD 005620**

**Redeemed Date 07/21/2020**

**Name MONA J RUST 12102 LONGWOOD DR PENSACOLA FL 32507**

Clerk's Total = TAXDEED	\$565.07	4117.82
Due Tax Collector = TAXDEED	\$4,572.46	
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$40.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
<b>FINANCIAL SUMMARY</b>					
No Information Available - See Dockets					

**PAM CHILDERS**  
 CLERK OF THE CIRCUIT COURT  
 ARCHIVES AND RECORDS  
 CHILDSUPPORT  
 CIRCUIT CIVIL  
 CIRCUIT CRIMINAL  
 COUNTY CIVIL  
 COUNTY CRIMINAL  
 DOMESTIC RELATIONS  
 FAMILY LAW  
 JURY ASSEMBLY  
 JUVENILE  
 MENTAL HEALTH  
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 PROBATE  
 TRAFFIC



**BRANCH OFFICES**  
 ARCHIVES AND RECORDS  
 JUVENILE DIVISION  
 CENTURY

CLERK TO THE BOARD OF  
 COUNTY COMMISSIONERS  
 OFFICIAL RECORDS  
 COUNTY TREASURY  
 AUDITOR

**COUNTY OF ESCAMBIA  
 OFFICE OF THE  
 CLERK OF THE CIRCUIT COURT**

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
 Tax Certificate Redeemed From Sale**

**Account: 102062390 Certificate Number: 005620 of 2018**

**Payor: MONA J RUST 12102 LONGWOOD DR PENSACOLA FL 32507 Date 07/21/2020**

Clerk's Check #	449624153	Clerk's Total	\$565.07	\$4,117.82
Tax Collector Check #	1	Tax Collector's Total	\$4,512.46	
		Postage	\$60.00	
		Researcher Copies	\$40.00	
		Recording	\$10.00	
		Prep Fee	\$7.00	
		Total Received	\$5,254.53	

**\$4134.82**

**PAM CHILDERS  
 Clerk of the Circuit Court**

Received By: *Amber*  
 Deputy Clerk

Pam Childers  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY FLORIDA  
INST# 2020059144 7/21/2020 2:30 PM  
OFF REC BK: 8335 PG: 898 Doc Type: RTD

## RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8313, Page 522, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 05620, issued the 1st day of June, A.D., 2018

TAX ACCOUNT NUMBER: 102062390 (0621-56)

### DESCRIPTION OF PROPERTY:

**LT 75 GRANDE LAGOON NORTH PB 9 P 19 OR 1688 P 739 OR 4271 P 1986**

**SECTION 22, TOWNSHIP 3 S, RANGE 31 W**

NAME IN WHICH ASSESSED: JAMES L RUST III

Dated this 21st day of July 2020.

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk



<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
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. <b>Total Paid (Lines 8-13)</b>	
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: _____	
Signature, Clerk of Court or Designee	
Date of sale <u>06/07/2021</u>	

**INSTRUCTIONS**

+ 6.25

**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.



# 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

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	HMF FL C, LLC TESCO CUSTODIAN PO BOX 30538 TAMPA, FL 33630-3538	Application date	Apr 30, 2020
Property description	RUST JAMES L III 1225 FAIRVIEW CLUB DR WAKE FOREST, NC 27587 12102 LONGWOOD DR 10-2062-390 LT 75 GRANDE LAGOON NORTH PB 9 P 19 OR 1688 P 739 OR 4271 P 1986	Certificate #	2018 / 5620
		Date certificate issued	06/01/2018

## 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)
# 2018/5620	06/01/2018	1,892.47	94.62	1,987.09
→ Part 2: Total*				1,987.09

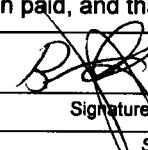
## Part 3: Other Certificates Redeemed by Applicant (Other than County)

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)	1,987.09
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,411.64
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. <b>Total Paid (Lines 1-6)</b>	<b>3,773.73</b>

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 August 26th, 2020

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

Recorded in Public Records 06/30/2008 at 10:42 AM OR Book 6346 Page 805,  
 Instrument #2008049280, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
 County, FL Recording \$10.00

ABSTRACTOR'S NOTE: SHOWN FOR INFORMATIONAL PURPOSES ONLY RE:ESTATE OF JAMES L. RUST, III. MORTGAGE WAS CANCELLED AND FORECLOSURE DISMISSED. WE FIND NO PROBATE RECORDED IN ESCAMBIA COUNTY ON JAMES L. RUST, III BUT WE HAVE INCLUDED THE BELOW LISTED HEIRS FOR NOTICE.

IN THE CIRCUIT COURT OF THE FIRST  
 ESCAMBIA COUNTY, FLORIDA, CIVIL ACTION

NAVY FEDERAL CREDIT UNION

Plaintiff  
 vs.  
 ESTATE OF JAMES L. RUST III, et al.

CASE NO.: 2007-CA-2549

2007-CA-2549  
 CIVIL DIVISION  
 FILED & RECORDED

Defendant(s)

*VOLUNTARY DISMISSAL AND DISCHARGE OF LIS PENDENS*

Plaintiff, through its undersigned attorneys, hereby voluntarily dismisses this action and discharges the Lis Pendens recorded in Official Records Book 6241, at Page 1714, of the Public Records of ESCAMBIA County, Florida.

*CERTIFICATE OF SERVICE*

I HEREBY CERTIFY that a copy of the foregoing has been furnished to James C. Taylor, Esquire attorney for the Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditor, Trustess, or other Unknown Claimants claiming by, through, under, James L. Rust III A/K/A James Lancelot Rust, III, A/K/A James Lancelot Rust, deceased, 4300 Bayou Blvd., Suite 16, Pensacola, FL 32503, Alexander R. Atchison attorney for Mona Joyce Horton-Rust A/K/A Mona J. Bishop, as heir of the Estate of James L. Rust, III, deceased, 3101 Glenwood Ave., Raleigh, NC 27612, James Lancelot Rust, IV, as an Heir of the Estate of James L. Rust, III, deceased, 8901 Godwin Dr., Manassas, VA 20111, Angela Marie Naquin A/K/A Angela M. Naquin, as an heir of the Estate of James L. Rust, III, deceased, 12317 Osprey Lane, Culpepper, VA 22701, Unknown Tenant #1 N/K/A Robert Kirk, 12102 Longwood Dr., Pensacola, FL 32507, Unknown Tenant #2 N/K/A Sonja Gibson, 12102 Longwood Dr., Pensacola, FL 32507, by regular U.S. Mail, this 23<sup>rd</sup> day of June, 2008.

**GOLSON LAW FIRM**



William M. Golson, Esquire (SPN 41540, FBN 187881)  
 Jerrold J. Golson, Esquire (SPN 1213936, FBN 233072)  
 Roger D. Bear, Esquire (SPN 299511, FBN 304212)  
 Anne M. Malley, Esquire (SPN 1742783, FBN 075711)  
 Carol A. Lawson, Esquire (SPN 02026298, FBN 132675)  
 1230 South Myrtle Avenue, Suite 105  
 Clearwater, FL 33756-3445  
 Phone: (727) 446-4826  
 Fax: (727) 446-1723

Our File No.: 0713580/JD

**This Communication is from a Debt Collector**

Case: 2007 CA 002549



00019214837

Dkt: CA1082 Pg#:

21

OR BK 4462 PGO 1 15  
 Escambia County, Florida  
 INSTRUMENT 99-654673

RCD Sep 01, 1999 08:03 am  
 Escambia County, Florida

## NOTICE OF LIEN

Ernie Lee Magaha  
 Clerk of the Circuit Court  
 INSTRUMENT 99-654673

STATE OF FLORIDA  
 COUNTY OF ESCAMBIA

## FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT (MSBU)

Re: RUST JAMES L III  
 12102 LONGWOOD DR  
 PENSACOLA FL 32507

ACCT.NO. 10 2062 390 000  
 AMOUNT \$35.20

THIS Notice of Lien is hereby filed pursuant to Section 1-15-63 of the Escambia County, Florida Code of Ordinances for delinquent annual assessments for the fiscal year October 1, 1998 through September 30, 1999 plus a 10% penalty charge against real property, more particularly described as:

LT 75  
 GRANDE LAGOON NORTH  
 PB 9 P 19  
 OR 1688 P 739  
 OR 4271 P 1986

PROP.NO. 22 3S 31 6200 000 075

filed in the public records of Escambia County. This constitutes a lien against the property identified above until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$35.20. Evidence of discharge and satisfaction of this lien can be recorded in the public records of Escambia County, Florida by the Clerk of the Circuit Court.

This lien shall not be assigned to any person. Until fully satisfied by payment, discharged or barred by law, this lien shall remain equal in rank and dignity with the liens of all state, county, district or municipal taxes and special assessments and superior in rank and dignity to all other subsequently filed liens, encumbrances, titles and claims in, to, or against the property. This lien may be enforced at any time by the Board of County Commissioners subsequent to the date of recording of this Notice of Lien for the amount due under the recorded lien, including all penalties, plus costs and a reasonable attorney's fee by proceedings in a court of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or under the provisions of Chapter 172, Florida Statutes or the collection and enforcement of payment thereof may be accomplished by any other method authorized by law.

Date: 05/24/1999

Ernie Lee Magaha  
 Clerk of the Circuit Court  
 by: *Wanda M. McBreaty*  
 Deputy Finance Director

Ernie Lee Magaha  
 Clerk of the Circuit Court

*Barbara A. Donnelly*  
 Deputy Clerk

OR BK 4271 PG1989  
 Escambia County, Florida  
 INSTRUMENT 98-494799

IT IS FINALLY ORDERED that this adversary proceeding be dismissed, with prejudice, upon notice of the finality of the sale.

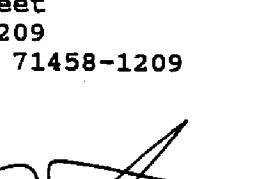
Signed in Open Court at Alexandria, Louisiana, on the 14<sup>th</sup> day of August, 1996.

  
 HENLEY A. HUNTER  
 UNITED STATES BANKRUPTCY JUDGE

AGREED:

  
 JOHN W. LUSTER Bar #9184  
 LUSTER, CONINE & BRUNSON, L.L.P.  
 ATTORNEY FOR TRUSTEE  
 448 Jefferson Street  
 Post Office Box 1209  
 Natchitoches, LA 71458-1209  
 (318) 352-3602

RCO Jun 19, 1998 01:31 PM  
 Escambia County, Florida

  
 Ernie Lee Magaha  
 Clerk of the Circuit Court  
 INSTRUMENT 98-494799

  
 NANCY E. KNIGHT Bar #19947  
 ATTORNEY FOR DEFENDANT  
 P. O. Box 12561  
 Alexandria, LA 71315  
 (318) 443-5275

COPY TO:

DATE 8/15/96  
 BY KH  
 20: Debtors  
Sutton  
Hunter  
Knight  
UST

STATE OF LOUISIANA  
 PARISH OF BAPIDES  
 I HEREBY CERTIFY THAT THE ABOVE AND  
 FOREGOING IS A TRUE AND CORRECT COPY  
 OF THE ORIGINAL ON FILE AND OF RECORD  
 IN THIS OFFICE.

IN FAITH WHEREOF, WITNESS MY HAND  
 AND SEAL OF OFFICE AT ALEXANDRIA,  
 LOUISIANA THIS 13 DAY OF July  
 A.D. 1998 CAROLYN J. RYLAND  
 CLERK OF COURT

BY J. Daniel F. Fink  
 DY. CLERK OF COURT

  
 Carolyn J. Rylant  
 563 7th Street  
 Alexandria, LA 71303

OR BK 4271 PG 1988  
 Escambia County, Florida  
 INSTRUMENT 98-494799

FILED

UNITED STATES BANKRUPTCY COURT  
 FOR THE WESTERN DISTRICT OF LOUISIANA

ALEXANDRIA DIVISION

IN RE:  
 LUCINDA LOU CHENAULT  
 a/k/a LUCINDA LOU RUST  
 DEBTOR

CASE NO. 95-81314-BKC-A07

J. BARRY DUNFORD, CLERK  
 UNITED STATES BANKRUPTCY COURT  
 WESTERN DISTRICT OF LOUISIANA

AUG 14 1996  
 K

MARK K. SUTTON, TRUSTEE  
 OF THE BANKRUPTCY ESTATE OF  
 LUCINDA LOU CHENAULT  
 PLAINTIFF

VERSUS

ADVERSARY PROCEEDING NO.

JAMES L. RUST, III  
 DEFENDANT

96AP-8002

ORDER

This matter having come before the Court on the 14th day of August, 1996, and notice appearing proper and no objection having been filed,

IT IS HEREBY ORDERED that Mark K. Sutton, Trustee, is authorized to sell all of the estate's right, title and interest in and to the property described below to JAMES L. RUST, III, defendant/co-owner, for the sum of \$4,000.00 cash to the estate:

- (1) Real estate located in Escambia County, Florida, described generally as Lot 75, Grande Lagoon North, a subdivision of Escambia County, Florida, according to a certain plat recorded in Plat Book 9 at page 19 of the public records of Escambia County, Florida; municipal address of 12102 Longwood Drive, Pensacola, Florida.
- (2) Real estate located at 5613 Hera, Alexandria, Rapides Parish, Louisiana.
- (3) 1993 Chrysler New Yorker, VIN 1C3XC66R8PD115080

IT IS FURTHER ORDERED that the trustee is authorized to execute any and all documents necessary to transfer the property to the purchaser.

16

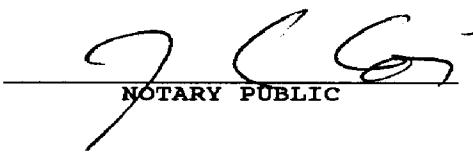
OR BK 4271 PG 1987  
Escambia County, Florida  
INSTRUMENT 98-494799

DONE AND SIGNED at Natchitoches, Louisiana, on the 20th day of August, 1996, in the presence of the undersigned witnesses and before me, the undersigned notary.

WITNESSES:

Ellen L. Dickey  
Becky Kendall

  
MARK K. SUTTON, TRUSTEE  
OF THE ESTATE OF LUCINDA LOU  
CHENAULT a/k/a LUCINDA LOU RUST

  
NOTARY PUBLIC

OR BK 4271 PG 1986  
Escambia County, Florida  
INSTRUMENT 98-494799

1037465  
FILED & INDEXED  
CAROLYN J. RYAN  
RECOORDER  
SUN MAR 12 PM 3  
JAMES L. RUST  
RECORDER  
RAPIDES PARISH LA

19.50 Rec  
12.60 Doc  
32.10 STATE OF LOUISIANA  
PARISH OF NATCHITOCHES

QUITCLAIM DEED

BEFORE ME, the undersigned notary, and in the presence of the undersigned competent witnesses, personally came and appeared:

I, MARK K. SUTTON, duly appointed and acting Trustee in the case entitled, "In Re: Lucinda Lou Chenault a/k/a Linda Lou Rust", Proceeding No. 95-81314-BKC-A07, a person of full age of majority and a resident of and domiciled in Natchitoches Parish, Louisiana, who executes this deed per Order signed by Henley A. Hunter, United States Bankruptcy Judge, dated August 14, 1996, attached hereto, do, for and in consideration of the price and sum of FOUR THOUSAND AND 00/100 DOLLARS (\$4,000.00), cash in hand paid, receipt thereof is hereby acknowledged, and full acquittance and discharge therefor given, do hereby sell, transfer, assign, quitclaim, release and relinquish unto JAMES L. RUST, III, being of full age of majority, domiciled in Rapides Parish, whose mailing address for tax purposes is 5613 Hera, Alexandria, Louisiana 71301, all of the right, title and interest of the debtor, Lucinda Lou Rust a/k/a Lucinda Lou Rust, in and to the following described property, to-wit:

(1) Real estate located in Escambia County, Florida, described generally as Lot 75, Grande Lagoon North, a subdivision of Escambia County, Florida, according to a certain plat recorded in Plat Book 9 at page 19 of the public records of Escambia County, Florida; municipal address of 12102 Longwood Drive, Pensacola, Florida.

(2) Real estate located at 5613 Hera, Alexandria, Rapides Parish, Louisiana.

(3) 1993 Chrysler New Yorker, VIN 1C3XC66R8PD115080

Any and all property taxes are to be paid by purchaser.

TO HAVE AND HOLD the same unto the said JAMES L. RUST, III, his heirs, successors and assigns forever, without any warranty whatsoever of any nature or description, even for the return of the purchase price, but with full substitution and subrogation in and to all rights and actions of warranty which I may have against all preceding owners or vendors whomsoever.

DEED DOC STAMPS PD & FST CO 12.60  
06/19/00 ERVIN LEE MCGOWAN, PLEK  
RE:

26.00  
12.00



**PROPERTY INFORMATION REPORT**

**March 18, 2021**

**Tax Account #: 10-2062-390**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**LT 75 GRANDE LAGOON NORTH PB 9 P 19 OR 1688 P 739 OR 4271 P 1986**

**SECTION 22, TOWNSHIP 3 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 10-2062-390 (0621-56)**

**PERDIDO TITLE & ABSTRACT, INC.**  
**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: TITLE SEARCH FOR TDA**

**TAX DEED SALE DATE:** JUN 7, 2021

**TAX ACCOUNT #:** 10-2062-390

**CERTIFICATE #:** 2018-5620

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.

<b>YES</b>	<b>NO</b>
<u>  </u>	<u>X</u>
<u>X</u>	<u>  </u>
<u>  </u>	<u>X</u>

Notify City of Pensacola, P.O. Box 12910, 32521  
Notify Escambia County, 190 Governmental Center, 32502  
Homestead for 2020 tax year.

JAMES L RUST, III  
ESTATE OF JAMES L RUST, III, DECEASED  
MONA JOYCE HORTON-RUST AKA  
MONA J. BISHOP  
JAMES LANCELOT RUST IV  
ANGELA MARIE NAQUIN  
ROBERT KIRK AND SONJA GIBSON  
AND ALL UNKNOWN TENNANTS  
12102 LONGWOOD DR.  
PENSACOLA, FL 32507

MONA JOYCE HORTON-RUST AKA  
MONA J. BISHOP C/O ATTORNEY  
ALEXANDER R. ATCHISON  
3101 GLENWOOD AVE.  
RALEIGH, NC 27612

JAMES L. RUST, III  
5613 HERA  
ALEXANDRIA, LA 71301

JAMES LANCELOT RUST IV  
8901 GODWIN DR.  
MANASSAS, VA 20111

ANGELA MARIE NAQUIN  
12317 OSPREY LANE  
CULPEPPER, VA 22701

JAMES L RUST, III  
ESTATE OF JAMES L RUST, III, DECEASED  
4300 BAYOU BLVD., SUITE 16  
PENSACOLA, FL 32503

Certified and delivered to Escambia County Tax Collector, this 18<sup>th</sup> day of March, 2021.  
PERDIDO TITLE & ABSTRACT, INC.



BY: Michael A. Campbell, As It's President

NOTE: The above listed addresses are based upon current information available, but addresses are not guaranteed to be true or correct.

**PROPERTY INFORMATION REPORT  
CONTINUATION PAGE**

March 18, 2021

Tax Account #: 10-2062-390

1. The Grantee(s) of the last deed(s) of record is/are: **JAMES L. RUST III**

**By Virtue of Warranty Deed recorded 10/5/1982 – OR 1688/739 and Quitclaim Deed recorded 6/19/1998 – OR 4271/1986**

**ABSTRACTOR'S NOTE: WE FOUND EVIDENCE RE: FORECLOSURE WHICH HAS SINCE BEEN DISMISSED THAT JAMES L. RUST, III IS DECEASED. WE DO NOT FIND PROBATE RECORDED IN ESCAMBIA COUNTY, FLORIDA. WE HAVE RUN HEIRS LISTED IN FORECLOSURE AND INCLUDED ALL KNOWN PARTIES FOR NOTICE.**

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. **MSBU Fire Protection Lien in favor of Escambia County recorded 9/1/1999 – OR 4462/115**
4. Taxes:

**Taxes for the year(s) 2017-2019 are delinquent.**

**Tax Account #: 10-2062-390**

**Assessed Value: \$125,991**

**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 title search 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.



## 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 #: 10-2062-390 CERTIFICATE #: 2018-5620

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 appear to encumber the title to said land as listed on page 2 herein. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately.

**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, and any other matters that would be disclosed by an accurate survey and inspection of the premises.

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 as 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: March 16, 2001 to and including March 16, 2021 Abstractor: Vicki Campbell

BY

Michael A. Campbell,  
As President  
Dated: March 18, 2021