

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. 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. 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: _____ Date of sale 06/07/2021

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**.

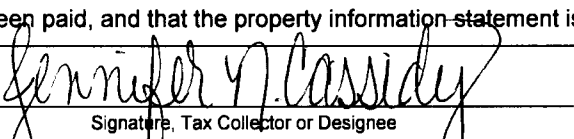
Line 14: Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

0621-56

513
R. 07/19

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 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:				Escambia County, Florida	
	Signature, Tax Collector or Designee			Date May 13th, 2020	

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: 223S316200000075
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: [Open Tax Inquiry Window](#)
 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	View Instr
10/1982	1688	739	\$75,000	WD	View Instr
06/1980	1448	910	\$6,000	WD	View Instr
01/1976	1044	917	\$4,900	WD	View Instr

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

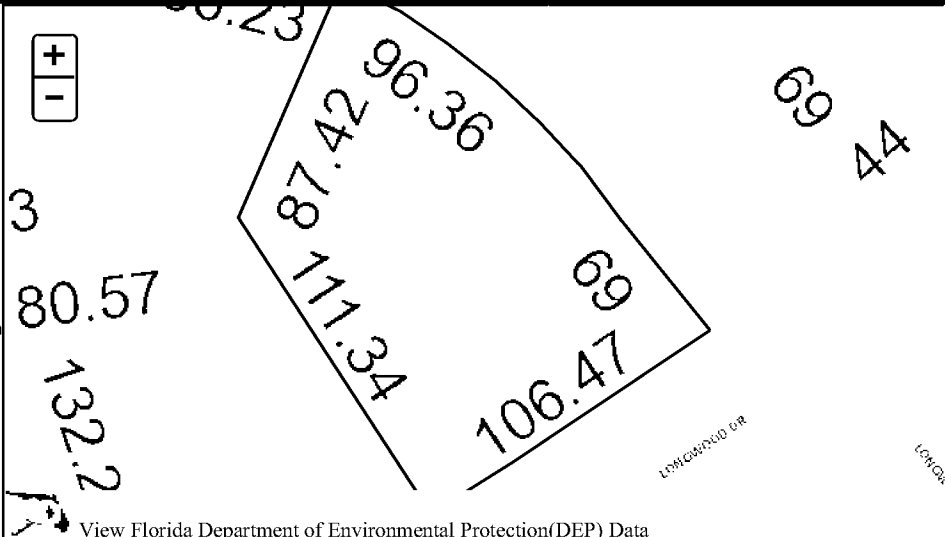
[Launch Interactive Map](#)

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

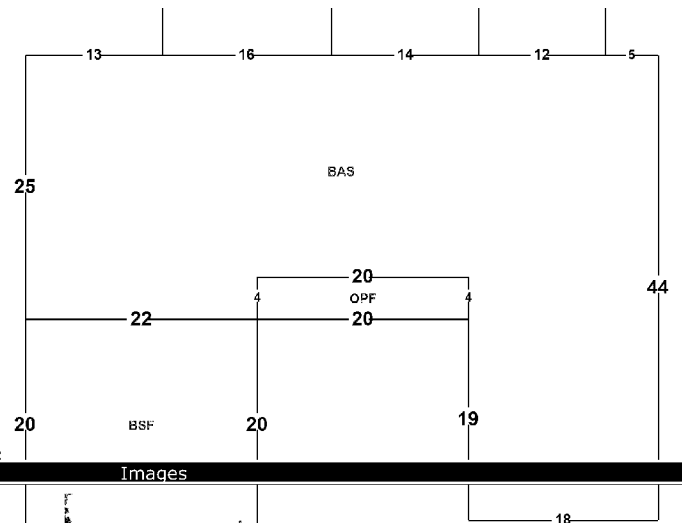
 Areas - 2618 Total SF

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)

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 CHILDERS
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 Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="06/07/2021"/>	Redemption Date <input type="text" value="07/21/2020"/>
Months	14	3
Tax Collector	<input type="text" value="\$3,773.73"/>	<input type="text" value="\$3,773.73"/>
Tax Collector Interest	\$792.48	\$169.82
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$4,572.46	<input type="text" value="\$3,949.80"/> IC
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$130.00"/>	<input type="text" value="\$130.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$98.07	\$21.02
Total Clerk	\$565.07	<input type="text" value="\$488.02"/> CH
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$40.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$5,254.53	\$4,454.82
	Repayment Overpayment Refund Amount	\$799.71
Book/Page	<input type="text" value="8313"/>	<input type="text" value="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



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

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

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

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	417.82
Due Tax Collector = TAXDEED	\$4572.46	
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$40.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

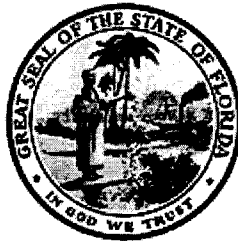
• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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FINANCIAL SUMMARY

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
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 JURY ASSEMBLY
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 MIS
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 PROBATE
 TRAFFIC



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

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

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

**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	\$585.07
Tax Collector Check #	1	Tax Collector's Total	\$4,572.46
		Postage	\$60.00
		Researcher Copies	\$40.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$5,254.53

\$4,117.82

\$4134.82

**PAM CHILDERS
 Clerk of the Circuit Court**

Received By: _____
 Deputy Clerk

Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502
 (850) 595-3793 • FAX (850) 595-4827 • <http://www.clerk.co.escambia.fl.us>

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

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.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>06/07/2021</u> Signature, Clerk of Court or Designee	

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**.

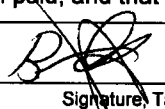
Line 14: Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.



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. 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: 			Escambia, Florida		
Signature, Tax Collector or Designee			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

ABTRACTOR'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.

Defendant(s)

CASE NO.: 2007-CA-2549

2008 JUN 23 P 12:47

CLERK OF CIRCUIT COURT
FILED & RECORDED

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 23rd day of June, 2008.

GOLSON LAW FIRM

William M. Golson

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#: 1

21

OR BK 4462 PGO115
Escambia County, Florida
INSTRUMENT 99-654673

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

NOTICE OF LIEN

STATE OF FLORIDA
COUNTY OF ESCAMBIA

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

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 173, 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
Ernie Lee Magaha
Deputy Clerk

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

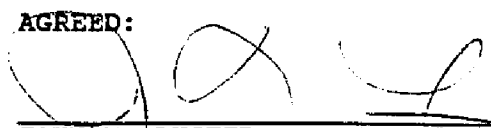
OR BK 4271 PG1989
Escambia County, Florida
INSTRUMENT 98-494799

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 14th day of August, 1996.

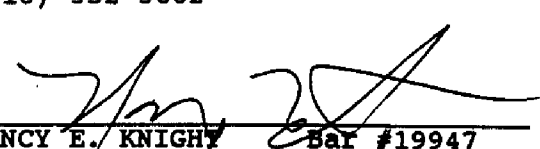

HENLEY A. HUNTER
UNITED STATES BANKRUPTCY JUDGE

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

RCD Jun 19, 1998 01:31 pm
Escambia County, Florida

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

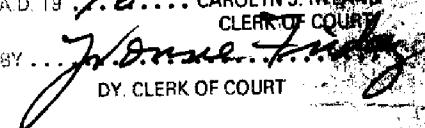

NANCY E. KNIGHT Bar #19947
ATTORNEY FOR DEFENDANT
P. O. Box 12561
Alexandria, LA 71315
(318) 443-5275

COPY TO:

DATE 8/15/96
BY BA
TO: Debtor
Sutton
Luster
Knight
UST

STATE OF LOUISIANA
PARISH OF RAPIDES
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 15 DAY OF Nov
A.D. 19 96..... CAROLYN J. RYLAND
CLERK OF COURT

BY 
CLERK OF COURT

*Return to: J. Rust III
Office of L. Rust III
563 Yera St.
Alexandria, LA 71303*

OR BK 4271 PG1988
Escambia County, Florida
INSTRUMENT 98-494799

FILED

UNITED STATES BANKRUPTCY COURT
FOR THE WESTERN DISTRICT OF LOUISIANA

ALEXANDRIA DIVISION

AUG 14 1996
J. BARRY DUNFORD, CLERK
UNITED STATES BANKRUPTCY COURT
WESTERN DISTRICT OF LOUISIANA

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

CASE NO. 95-81314-BKC-A07

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. Jucky
Becky Kendall

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

JCS
NOTARY PUBLIC

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

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 & EST CO \$ 12.60
06/19/98 ERNEST LEE NASHA, CLERK
BY: *[Signature]*

26.00
12.00

FILE NO. 1-3402-VID
DOC. \$337.50
SUR.
REC. \$5.00

STATE OF FLORIDA
COUNTY OF ESCAMBIA

WARRANTY DEED

12102 LONGWOOD DRIVE PENSACOLA FL 32507

Grantee's Address

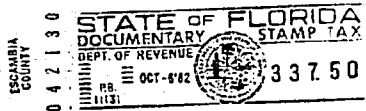
KNOW ALL MEN BY THESE PRESENTS: That MICHAEL J. KOSITZKY, A WIDOWER

for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations the receipt of which is hereby acknowledged has bargained, sold, conveyed and granted unto JAMES L. RUST, III and LUCINDA L. RUST, husband and wife

grantee's heirs, executors, administrators and assigns, forever, the following described property, situate, lying and being in the County of ESCAMBIA, State of Florida, to wit:

LOT 75, GRANDE LAGOON NORTH, A SUBDIVISION IN ESCAMBIA COUNTY, FLORIDA, ACCORDING TO PLAT RECORDED IN PLAT BOOK 9 AT PAGE 19 OF THE PUBLIC RECORDS OF SAID COUNTY.

SUBJECT TO THAT CERTAIN FIRST MORTGAGE FILED 6/24/80 IN OFFICIAL RECORDS BOOK 1448 AT PAGE 911, PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, WHICH THE GRANTEE(S) HEREBY EXPRESSLY ASSUME(S) AND AGREE(S) TO PAY, COMMENCING WITH THE PAYMENT DUE 10/1/82.



OCT 5 11 17 AM '82
FILED & RECORDED IN
THE PUBLIC RECORDS OF
ESCAMBIA CO., FLA.
JAMES L. RUST, III
LUCINDA L. RUST

168380

Subject to taxes for current year and to valid easements and restrictions of record affecting the above property, if any, which are not hereby reimposed. Subject also to oil, gas and mineral reservations of record. Said grantor does fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

"Wherever used herein, the term 'grantor/grantee' shall include the heirs, personal representatives, successors and/or assigns of the respective parties herein; the use of singular member shall include the plural, and the plural the singular, the use of any gender shall include all genders."

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal on October 1, 1982

Signed, sealed and delivered
in the presence of:

[Signature]
[Signature]

Michael J. Kositzky
MICHAEL J. KOSITZKY

(SEAL)

(SEA*)

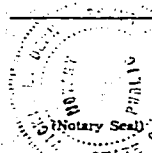
(SEAL)

(SEAL)

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 1ST Day of October, 1982 by MICHAEL J. KOSITZKY, A WIDOWER

CLERK FILE NO.



Notary Public

My Commission Expires

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.

YES	NO	
<u> </u>	<u> X </u>	Notify City of Pensacola, P.O. Box 12910, 32521
<u> X </u>	<u> </u>	Notify Escambia County, 190 Governmental Center, 32502
<u> </u>	<u> X </u>	Homestead for <u>2020</u> 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

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

ANGELA MARIE NAQUIN
12317 OSPREY LANE
CULPEPPER, VA 22701

Certified and delivered to Escambia County Tax Collector, this 18th 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

ABTRACTOR'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

A handwritten signature in black ink, appearing to read "Michael A. Campbell", written over a horizontal line.

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