

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

DR-513 Rule 12D-16.002 F.A.C Effective 07/19 Page 1 of 2

1125-56

Part 1: Tax Deed	Application Infor	mation							
Applicant Name Applicant Address	KEYS FUNDING LLC - 2023 PO BOX 71540 PHILADELPHIA, PA 19176-1540				Applica	ation date	Apr 21, 2025		
Property description						ate#	2023 / 3859		
	3000 ASHBURY LN 09-0240-080 LT 40 ASHBURY H	l	4 P 24 OR	8808 P 1509	Date c	ertificate issued	06/01/2023		
Part 2: Certificat	es Owned by App	licant and	d Filed wi	th Tax Deed	Applic	etion			
Column 1 Certificate Numbe	Columi	າ 2	Co	olumn 3 unt of Certificate		Column 4 Interest	Column 5: Total (Column 3 + Column 4)		
# 2023/3859	06/01/2	023		4,264.72		213.24	4,477.96		
						→Part 2: Total*	4,477.96		
Part 3: Other Cer	rtificates Redeem	ed by Ap	plicant (C	ther than Co	unty)				
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale Column 3 Face Amount of Other Certificate Column 4 Tax Collector's Fee Interest				Total (Column 3 + Column 4 + Column 5)				
# 2024/4012	06/01/2024		4,742.02		6.25	326.01	4		
	I	<u>-</u>				Part 3: Total*	5,074.28		
Part 4: Tax Colle	ector Certified Am	ounts (Li	ines 1-7)	The second second					
1. Cost of all cert	ificates in applicant's	possessio	n and othe			by applicant Parts 2 + 3 above	9,552.24		
2. Delinquent tax	es paid by the applica	ant					0.00		
3. Current taxes	paid by the applicant						4,477.40		
4. Property inform	nation report fee						200.00		
5. Tax deed appl	ication fee		·····				175.00		
6. Interest accrue	ed by tax collector un	der s.197.5	642, F.S. (s	ee Tax Collecto	or Instruc	ctions, page 2)	0.00		
7.					Tota	I Paid (Lines 1-6)	14,404.64		
	nformation is true and				y inform	ation report fee, ar	nd tax collector's fees		
1)	2			······································		Escambia, Florid	la		
Sign here:	ature Tax Collector or Des	ianee			Da	te <u>April 24th, 2</u>	2025_		
Jigir	Send this certification to		Court by 10 d	avs after the date si	ianed Se	e Instructions on Pa	ge 2		

1

Par	t 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 11/05/2025 Signature, Clerk of Court or Designee

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

Application Number: 2500465

To: Tax Collector of ES	SCAMBIA COUNTY	_, Florida	
I, KEYS FUNDING LLC - 2023 PO BOX 71540 PHILADELPHIA, PA 19176 hold the listed tax certificate	•	e same to the Tax	Collector and make tax deed application thereon
Account Number	Certificate No.	Date	Legal Description
09-0240-080	2023/3859	06-01-2023	LT 40 ASHBURY HILLS PB 14 P 24 OR 8808 P 1509
 pay all delinquent pay all Tax Collection Sheriff's costs, if a 	nding tax certificates plus it and omitted taxes, plus in tor's fees, property informa applicable.	nterest covering that	ne property. Clerk of the Court costs, charges and fees, and
Attached is the tax sale cer which are in my possession		cation is based and	d all other certificates of the same legal description
Electronic signature on file KEYS FUNDING LLC - 20 PO BOX 71540 PHILADELPHIA, PA 19	023		<u>04-21-2025</u> Application Date
Applic	cant's signature		



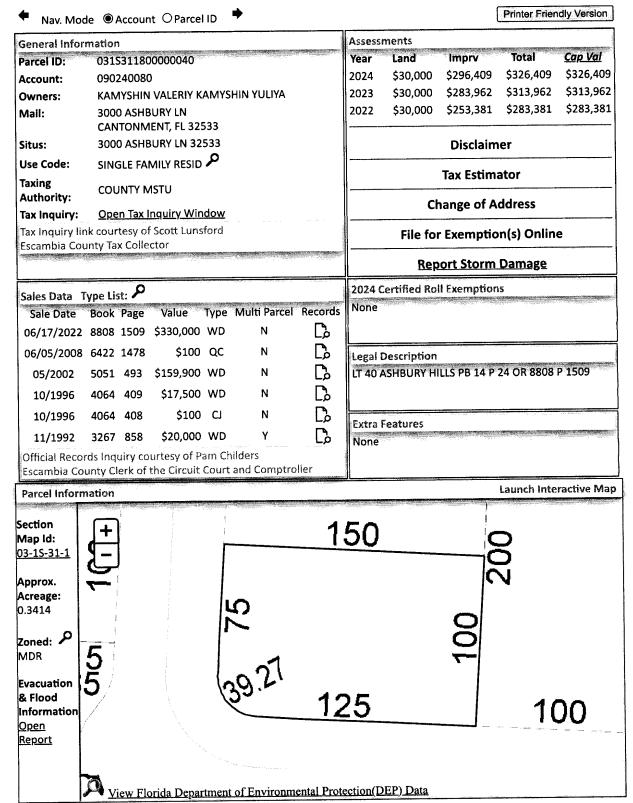
Gary "Bubba" Peters Escambia County Property Appraiser

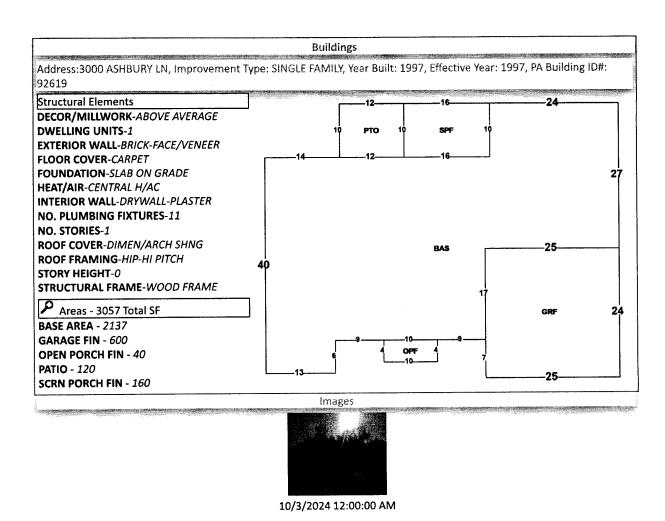
Real Estate Search

Tangible Property Search

Sale List

<u>Back</u>





The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Last Updated:05/15/2025 (tc.4233)

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025036067 5/16/2025 10:27 AM
OFF REC BK: 9318 PG: 1507 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That KEYS FUNDING LLC holder of Tax Certificate No. 03859, issued the 1st day of June, A.D., 2023 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LT 40 ASHBURY HILLS PB 14 P 24 OR 8808 P 1509

SECTION 03, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 090240080 (1125-56)

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

VALERIY KAMYSHIN and YULIYA KAMYSHIN

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Wednesday in the month of November, which is the 5th day of November 2025.

Dated this 16th day of May 2025.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

COMPTROLES

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 R	EPORT IS ISSUED TO:			
SCOTT LUNSFORE	O, ESCAMBIA COUNTY TAX	X COLLECTOR		
TAX ACCOUNT #:	09-0240-080	CERTIFICATE #:	2023-38	359
REPORT IS LIMITE	OT TITLE INSURANCE. THE ED TO THE PERSON(S) EXP EPORT AS THE RECIPIENT(S	RESSLY IDENTIFIED B	Y NAME IN TH	E PROPERTY
listing of the owner(s tax information and a	prepared in accordance with the of record of the land described listing and copies of all open led in the Official Record Book page 2 herein.	ed herein together with cu or unsatisfied leases, mor	rrent and delinque tgages, judgments	ent ad valorem s and
and mineral or any su	ect to: Current year taxes; taxes absurface rights of any kind or laps, boundary line disputes.			
	insure or guarantee the validiturance policy, an opinion of tit			
Use of the term "Rep	oort" herein refers to the Proper	ty Information Report and	d the documents a	ttached hereto.
Period Searched:	August 8, 2005 to and include	ding August 8, 2025	_ Abstractor:	Pam Alvarez
ВҮ				
Malph				

Michael A. Campbell, As President

Dated: August 11, 2025

PROPERTY INFORMATION REPORT

CONTINUATION PAGE

August 11, 2025

Tax Account #: 09-0240-080

1. The Grantee(s) of the last deed(s) of record is/are: VALERIY KAMYSHIN AND YULIYA KAMYSHIN

By Virtue of Warranty Deed recorded 6/22/2022 in OR 8808/1509

- 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. Notice of Lien in favor of Emerald Coast Utilities Authority recorded 2/6/2025 OR 9264/1184
 - b. Judgment in favor of Escambia County recorded 2/27/2018 OR 7860/1384
 - c. Judgment in favor of Gary M Weiner Chapter 7 Trustee recorded 10/14/2020 OR 8383/1085
- 4. Taxes:

Taxes for the year(s) 2022-2024 are delinquent.

Tax Account #: 09-0240-080 Assessed Value: \$326,409.00

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): **ASHBURY HILLS HOMEOWNERS ASSOCIATION INC**

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

	CERTIFICATIO	N: PROPERTY	Y INFORMATION REPOR	RT FOR TDA
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TAX DEED SALE DATE:	NOV 5, 2025
TAX ACCOUNT #:	09-0240-080
CERTIFICATE #:	2023-3859
In compliance with Section 197.522, Florida Statutes, the those persons, firms, and/or agencies having legal interceptor of the above-referenced tax sale certificate is besale.	est in or claim against the above-described
YES NO ☐ ☐ Notify City of Pensacola, P.O. Box 12910, ☐ Notify Escambia County, 190 Governmen ☐ Homestead for 2024 tax year.	
VALERIY KAMYSHIN AND YULIYA KAMYSHIN 3000 ASHBURY LN CANTONMENT, FL 32533	VALERIY KAMYSHIN 6802 DERWENT CIRCLE PENSACOLA, FL 32506
EMERALD COAST UTILITIES AUTHORITY 9255 STURDEVANT STREET PENSACOLA, FL 32514-0311	YULIYA KAMYSHIN 4760 YACHT HARBOR DR PENSACOLA, FL 32514
GARY M WEINER CHAPTER 7 TRUSTEE WEINER LAW FIRM PC 1441 MAIN STREET SUITE 610 SPRINGFIELD, MASSACHUSETTS 01103	ASHBURY HILLS HOMEOWNERS ASSOCIATION INC PO BOX 1021 CANTONMENT, FL 32533

Certified and delivered to Escambia County Tax Collector, this 11th day of August 2025.

PERDIDO TITLE SOLUTIONS, A DIVISION OF PERDIDO TITLE & ABSTRACT, INC.

BY: Michael A. Campbell, As Its President

Malphel

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

PROPERTY INFORMATION REPORT

August 11, 2025 Tax Account #:09-0240-080

LEGAL DESCRIPTION EXHIBIT "A"

LT 40 ASHBURY HILLS PB 14 P 24 OR 8808 P 1509

SECTION 03, TOWNSHIP 1 S, RANGE 31 W
TAX ACCOUNT NUMBER 09-0240-080(1125-56)

Recorded in Public Records 6/22/2022 2:10 PM OR Book 8808 Page 1509, Instrument #2022063626, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$18.50 Deed Stamps \$2,310.00

> Prepared By & Return to Karen Way, as an employee of Clear Title of Northwest Florida, LLC 2107 W. Nine Mile Rd, Suite 3, Pensacola, FL, 32534 File Number: PEN-22-23252

Parcel ID #: 03-1S-31-1800-000-040

WARRANTY DEED

This WARRANTY DEED, dated this 17th day of June, 2022, by Anita Jenkins aka Anita Bethune Jenkins nka Anita Bethune Reaves, a married woman, whose post office address is 11727 Old Course Road, Cantonment, Florida 32533, hereinafter called the Grantor, to Valeriy Kamyshin and Yuliya Kamyshin, husband and wife, whose post office address is 3000 Ashbury Lane, Cantonment, Florida 32533, hereinafter called the Grantee (Wherever used herein the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Escambia County, Florida, viz:

Lot 40, Ashbury Hills, according to the Plat thereof, recorded in Plat Book 14, Page(s) 24, of the Public Records of Escambia County, Florida.

The herein described property is not the homestead of the Grantar and neither the Grantor nor the Grantor's spouse, nor anyone for whom the Grantor is responsible, resides on or adjacent ot said property.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2021 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

2) 00

AND THE Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Print Name CLUVA ACCOVA:

Signature

State of Florida County of Escambia

Print Name:

Anita Jenkins aka Anita Bethune Jenkins nka

Anita Bethune Reaves

The foregoing instrument was acknowledged before me by means of \underline{X} physical presence or online notarization, this 17th day of June, 2022, by: Anita Jenkins aka Anita Bethune Jenkins nka Anita Bethune Reaves, who produced a valid driver's license as identification

KAREN E WAY Notary Public - State of Florida Cemmission # GG 976019 My Comm. Expires Jun 19, 2024 Bonded through National Notary Assn

Signature: Notary Public BK: 8808 PG: 1510 Last Page

RESIDENTIAL SALES ABUTTING ROADWAY MAINTENANCE DISCLOSURE

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code or Ordinances Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. NOTE: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgement by the County of the veracity of any disclosure statement.

Name of Roadway. ASHBURY LANE

Legal Address of Property: 3000 Ashbury Lane, Cantonment, Florida 32533

The County (\underline{X}) has accepted ($\underline{\underline{\hspace{0.5cm}}}$) has not accepted the abutting roadway for maintenance.

This form completed by: Clear Title of Northwest Florida, LLC

2107 W. Nine Mile Rd, Suite 3, Pensacola, FL, 32534

AS TO SELLER(S):

Seller: Anita Jenkins aka Anita Bethune Jenkins

nka Anita Bethune Reaves

-Witness:

AS TO BUYER(S):

Buyer: Valeriy Kamyshin

Buyer: Yuliya Kamyshin

Titness:

This form approved by the Escambia County Board of County Commissioners Effective 4/15/95

Recorded in Public Records 2/6/2025 2:44 PM OR Book 9264 Page 1184, Instrument #2025008167, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$10.00

> This Instrument Was Prepared By And Is To Be Returned To: CALVIN WASHINGTON, Emerald Coast Utilities Authority 9255 Sturdevant Street Pensacola, Florida 32514-0311

Customer: VALERIY KAMYSHIN

NOTICE OF LIEN



STATE OF FLORIDA COUNTY OF ESCAMBIA

Notice is hereby given that the EMERALD COAST UTILITES AUTHORITY has a lien against the following described real property situated in Escambia County, Florida, for water, wastewater and/or sanitation service provided to the following customer: LT 40 ASHBURY HILLS PB 14 P 24 OR 8808 P 1509

Account Number: 407563-103981
Amount of Lien: $$407.03$, together with additional unpaid utility service charges, if any, which may accrue subsequent to the date of this notice and simple interest on unpaid charges at 18 percent per annum, or at such lesser rate as may be allowed by law.
This lien is imposed in accordance with Section 159.17, Florida Statutes, Chapter 92-248, Laws of Florida, as amended and Emerald Coast Utilities Authority Resolution 87-10, as amended, and this lien shall be prior to all other liens on such lands or premises except the lien of state, county, and municipal taxes and shall be on a parity with the lien of such state, county, and municipal taxes.
Provided however, that if the above-named customer has conveyed said property by means of deed recorded in the public records of Escambia County, Florida, prior to the recording of this instrument, or if the interest of the above-named customer is foreclosed by a proceeding in which notice of lis pendens has been filed prior to the recording of this instrument, this lien shall be void and of no effect.
Dated: 02/04/25
EMERALD COAST UTILITIES AUTHORITY
BY:
STATE OF FLORIDA COUNTY OF ESCAMBIA
The foregoing instrument was acknowledged before me this 4TH day of FEBRUARY , 20 ²⁵ , by CALVIN WASHINGTON of the Emerald
Coast Utilities Authority, who is personally known to me and who did not take an oath.
JOHN W. GAINES IB Notary Public - State of Florida Commission # IH 152115 My Comm. Expires Jul 12, 2025 Bonded through National Notary Assn. RWK:Is Revised 05/31/11

Recorded in Public Records 2/27/2018 8:15 AM OR Book 7860 Page 1384, Instrument #2018015426, Pam Childers Clerk of the Circuit Court Escambia County, FL

Filing # 68252476 E-Filed 02/21/2018 12:13:20 PM IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA

VS

CASE NO:

2017 CF 001437 B

VALERIY KAMYSHIN

CITATION NO:

A7Z7JSE

6802 DERWENT CIRCLE

DIVISION:

E

PENSACOLA, FL 32506

DATE OF BIRTH: 02/18/1989

FINAL JUDGMENT FOR FINES, COSTS, AND ADDITIONAL CHARGES

On FEBRUARY 15, 2018, an order assessing fines, costs, and additional charges was emered against the Defendant, VALERIY KAMYSHIN. Defendant has failed to make payment in full in accordance with this order. Therefore,

IT IS ADJUDGED that the Escambia County Clerk of the Circuit Court, 190 W GOVERNMENT ST, PENSACOLA, FLORIDA 32502 recover from Defendant those remaining unpaid fines, costs and additional charges in the amount of \$724.00, which shall bear interest at the rate prescribed by law, 5.53%, until satisfied.

It is FURTHER ORDERED AND ADJUDGED that a lien is hereby created against all currently owned and after acquired property, both real and personal, of the defendant.

FOR WHICH LET EXECUTION ISSUE.

DONE AND ORDERED in open coun/chambers in Pensacola, Escambia County, Florida.

eSigned by CIRCUIT JUDGE JAN SHACKELFORD on 02/21/2018 11:01:46 YNg03QgJ

CIRCUIT JUDGE

CERTIFIED TO SEA INUL CUPY OF THE ORIGINAL ON FILE IN THIS OFFICE WITNESS MY HAND AND OFFICIAL SEAL PAM CHILDERS

CLERK OF THE CIRCUIT COURT & COMPTROLLER

1 / ESCAMBA COUNTY FLORIDA

m Jauchs D

CECEMMENTATIONS -23684

Recorded in Public Records 10/14/2020 11:26 AM OR Book 8383 Page 1085, Instrument #2020085081, Pam Childers Clerk of the Circuit Court Escambia County, FL

UNITED STATES BANKRUPTCY COURT FOR THE DISTRICT OF MASSACHUSETTS WESTERN DIVISION

2020 CA001319

In re:

GENNADIY A. KAMYSHIN LYUBOV F. KAMYSHINA,

Debtors

GARY M. WEINER, CHAPTER 7 TRUSTEE,

Plaintiff

٧.

YULIYA KAMYSHIN

Defendant

Chapter 7

Case No.: 17-30571-EDK

Adv. Pro. No.: 19-03016-EDK

DEFAULT JUDGMENT

At Springfield, in said District on this 12th Day of August, 2019.

This Court having entered a separate Entry of Default on June 28, 2019 against the Defendant, Yuliya Kamyshin, for failure to plead or otherwise defend in this adversary proceeding as required by Federal Rule 7012(a).

It is hereby ORDERED:

That judgment enter for the Plaintiff in the amount of \$57,500.00

Elizabeth D. Katz, Bankruptcy Judge

SANKRUPTO COLOR

Elafett D.

Certified to be a true and correct copy of the original Mary P. Sharon, Clerk U.S/Bankruptcy Court

District of Massachusett

Date: 0 11 2020

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Recorded in Public Records 10/14/2020 11:26 AM OR Book 8383 Page 1086, Instrument #2020085082, Pam Childers Clerk of the Circuit Court Escambia County, FL

IN THE CIRCUIT COURT OF THE FIRST JUDICIAL CIRCUIT IN AND FOR ESCAMBIA COUNTY, FLORIDA

GARY M. WEINER, CHAPTER 7 TRUSTEE Plaintiff,

Case Number:

2020CA001319

YULIYA KAMYSHIN Defendants

٧.

AFFIDAVIT OF NAME AND LAST KNOWN ADDRESS OF JUDGMENT DEBTORS AND JUDGMENT CREDITOR

COMMONWEALTH OF MASSACHUSETTS HAMPDEN COUNTY

BEFORE ME, the undersigned Notary Public, personally appeared Gary M. Weiner, and states as follows:

- 1. My name is Gary W. Weiner and I am a Chapter 7 Trustee appointed by the United States Trustee for the District of Massachusetts, Western Division.
- 2. I have read this Affidavit and know the contents hereof to be true and correct in my own knowledge and belief and on the basis of my investigation and the investigations of persons upon whom I regularly rely.
- 3. The name and last known address of the Judgment Debtor herein is:

Yuliya Kamyshin 4760 Yacht Harbor Dr. Pensacola, FL 32514

4. The name and last known address of the Judgment Creditor herein is:

Gary M. Weiner, Chapter 7 Trustee Weiner Law Firm, P.C. 1441 Main Street, Suite 610 Springfield, Massachusetts 01103 BK: 8383 PG: 1087 Last Page

5. The name and address of the Judgment Creditor's attorney in the State of Florida

is:

Theodore J. Hamilton, Esquire Wetherington Hamilton, P.A. 812 W. Dr. MLK, Jr. Blvd., Suite 101 Tampa, Florida 33603 tjhpleadings@whhlaw.com tjh@whhlaw.com

6. The Judgment Debtor's social security number is unknown at this time.

DATED this /7 day of September, 2020.

Gary M. Weiner

COMMONWEALTH OF MASSACHUSETTS HAMPDEN COUNTY

SWORN TO AND SUBSCRIBED BEFORE ME this _______ day of September, 2020, by Gary M. Weiner who is personally known to me or who has produced a Massachusetts Driver's License as identification.

Notary Public

7/20/25, 3:14 PM



Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Not For Profit Corporation ASHBURY HILLS HOMEOWNERS ASSOCIATION, INC

Filing Information

Document Number N04000005816 **FEI/EIN Number** 51-0541254 **Date Filed** 06/10/2004 **Effective Date** 06/09/2004

FL State

Status ACTIVE

Principal Address 2741 ASHBURY LN CANTONMENT, FL 32533

Changed: 08/15/2006

Mailing Address P.O. Box 1021

CANTONMENT, FL 32533

Changed: 04/25/2025

Registered Agent Name & Address

COHEN, JOEL M 2741 ASHBURY LN

CANTONMENT, FL 32533

Address Changed: 01/29/2009

Officer/Director Detail Name & Address

Title SEC

COHEN, JOEL 2741 ASBURY LANE CANTONMENT, FL 32533

Title Treasurer

Charo, Christopher 2744 ASHBURY LANE CANTONMENT, FL 32533

Title President

Hartfield, Kenneth J. 2732 Ashbury Lane Cantonment, FL 32533

Title Director

Hartfield, Deborah 2732 Ashbury Lane Cantonment, FL 32533

Title Director

Canu, Francesca 2744 Ashbury Ln Cantonment, FL 32533

Title Director

Grimes, James 2714 Ashbury Lane Cantonment, FL 32533

Annual Reports

Report Year	Filed Date
2023	02/20/2023
2024	03/04/2024
2025	04/25/2025

Document Images

04/25/2025 ANNUAL REPORT	View image in PDF format
03/04/2024 ANNUAL REPORT	View image in PDF format
02/20/2023 - ANNUAL REPORT	View image in PDF format
03/05/2022 ANNUAL REPORT	View image in PDF format
02/04/2021 ANNUAL REPORT	View Image in PDF format
64/29/2020 ANNUAL REPORT	View image in PDF format
03/25/2019 ANNUAL REPORT	View image in PDF format
02/26/2018 ANNUAL REPORT	View image in PDF format
02/21/2017 ANNUAL REPORT	View image in PDF format
03/14/2016 ANNUAL REPORT	View image in PDF format
02/23/2015 ANNUAL REPORT	View image in PDF format
04/20/2014 ANNUAL REPORT	View image in PDF format
02/22/2013 ANNUAL REPORT	View image in PDF format
02/09/2012 ANNUAL REPORT	View image in PDF format

03/16/2011 ANNUAL REPORT	View image in PDF format
03/19/2010 ANNUAL REPORT	View image in PDF format
01/29/2009 ANNUAL REPORT	View image in PDF format
03/03/2008 ANNUAL REPORT	View image in PDF format
00/10/2007 ANNUAL REPORT	View image in PDF format
08/15/2006 ANNUAL REPORT	View image in PDF format
04/18/2005 ANNUAL REPORT	View image in PDF format
06/10/2004 Domestic Non-Profit	View image in PDF format

Housia seguata especial testis, the sames capacitations

STATE OF FLORIDA COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 03859 of 2023

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on September 18, 2025, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

VALERIY KAMYSHIN	1	KAMYSHIN							
3000 ASHBURY LN		00 ASHBURY LN							
CANTONMENT, FL 32533	CANTON	IMENI, FL 3	2533						
		GARY M W	EINE	ER CHAPTER 7 TRUSTEE WEINER LAW FIF			RM PC		
		1441 MAIN STREET SUITE 610 1441 MAIN STR				N STRE	ET SUITE 610		
		SPRINGFIELD MA 01103 SPRINGFIELD M				ELD M	A 01:	103	
			VALEF	RIY KAMYSHIN	YULIYA KAMYSHIN				
			6802	DERWENT CIRCLE 4760 YACHT HARBO			IARBOR	DR	
			PENSA	ACOLA FL 32506	PEN	ISACOLA FI	L 32514	1	
	7	ASHBURY HILLS HOMEOWNERS ASSOCIATION INC			ECUA				
		70 BOX 1021				9255 \$	STURDEVANT ST		
						PENSA	COL	A, FL 32514	
	_					ORIDA			
		190 GOVERNMENTAL CENTER							
		PENSACOLA FL 32502							

WITNESS my official seal this 18th day of September 2025.

GOMPTRO FE

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON November 5, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE TAX COLLECTOR IMMEDIATELY AT 850-438-6500 EXT. 3324.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 03859**, issued the **1st** day of **June**, **A.D.**, **2023** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LT 40 ASHBURY HILLS PB 14 P 24 OR 8808 P 1509

SECTION 03, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 090240080 (1125-56)

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

VALERIY KAMYSHIN and YULIYA KAMYSHIN

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 10:00 A.M. on the **first** Wednesday in the month of November, which is the **5th day of November 2025.**

Dated this 19th day of September 2025.

TO RECEIVE FURTHER INFORMATION REGARDING THE UNPAID TAXES PLEASE CONTACT THE TAX COLLECTOR AT 850-438-6500 EXT. 3324, OR VISIT THE DOWNTOWN LOCATION AT 213 PALAFOX PLACE, PENSACOLA, FL 32502. THE PROPERTY WILL BE SOLD AT AUCTION UNLESS THE BACK TAXES ARE PAID.

IF YOU HAVE QUESTIONS REGARDING THE AUCTION PROCESS, PLEASE CONTACT THE TAX DEEDS DIVISION AT 850-595-3793 OR EMAIL TAXDEEDS@ESCAMBIACLERK.COM

COMPTO

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

IF THE PROPERTY PROCEEDS TO SALE, YOU WILL RECEIVE NOTICE FROM US REGARDING SURPLUS FUNDS. YOU MAY CLAIM THE FUNDS DIRECTLY FROM OUR OFFICE, FREE OF CHARGE. PAYING A FEE FROM THE SURPLUS FOR ASSISTANCE FROM A THIRD PARTY IS NOT REQUIRED.

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Post Property:

3000 ASHBURY LN 32533



PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

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Personal Services:

VALERIY KAMYSHIN 3000 ASHBURY LN CANTONMENT, FL 32533



PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

IF THE PROPERTY PROCEEDS TO SALE, YOU WILL RECEIVE NOTICE FROM US REGARDING SURPLUS FUNDS. YOU MAY CLAIM THE FUNDS DIRECTLY FROM OUR OFFICE, FREE OF CHARGE. PAYING A FEE FROM THE SURPLUS FOR ASSISTANCE FROM A THIRD PARTY IS NOT RECUITED.

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Personal Services:

YULIYA KAMYSHIN 3000 ASHBURY LN CANTONMENT, FL 32533



PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

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ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

125.54

Document Number: ECSO25CIV041035NON

Agency Number: 25-009955

Court: TAX DEED
County: ESCAMBIA

Case Number: CERT NO 03859 2023

Attorney/Agent:
PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff:

RE: VALERIY KAMYSHIN AND YULIYA KAMYSHIN

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Individual

Received this Writ on 9/26/2025 at 8:43 AM and served same on VALERIY KAMYSHIN , at 9:43 AM on 9/30/2025 in ESCAMBIA COUNTY, FLORIDA, by delivering a true copy of this Writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me.

CHIP W SIMMONS, SHERIFF ESCAMBIA COUNTY, FLORIDA

Bv:

A. HARDIN, CPS

Service Fee:

\$40.00

Receipt No:

BILL

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON November 5, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE TAX COLLECTOR IMMEDIATELY AT 850-438-6500 EXT. 3324.

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IF YOU HAVE QUESTIONS REGARDING THE AUCTION PROCESS, PLEASE CONTACT THE TAX DEEDS DIVISION AT 850-595-3793 OR EMAIL TAXDEEDS@ESCAMBIACLERK.COM

Personal Services:

VALERIY KAMYSHIN 3000 ASHBURY LN CANTONMENT, FL 32533

COMPTO OF THE COUNTY TO THE CO

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

IF THE PROPERTY PROCEEDS TO SALE, YOU WILL RECEIVE NOTICE FROM US REGARDING SURPLUS FUNDS. YOU MAY CLAIM THE FUNDS DIRECTLY FROM OUR OFFICE, FREE OF CHARGE. PAYING A FEE FROM THE SURPLUS FOR ASSISTANCE FROM A THIRD PARTY IS NOT REOUIRED.

ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

125.56

Document Number: ECSO25CIV041038NON

Agency Number: 25-009956

Court: TAX DEED
County: ESCAMBIA

Case Number: CERT NO 03859 2023

Attorney/Agent:
PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff:

RE: VALERIY KAMYSHIN AND YULIYA KAMYSHIN

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Individual

Received this Writ on 9/26/2025 at 8:43 AM and served same on YULIYA KAMYSHIN, at 9:43 AM on 9/30/2025 in ESCAMBIA COUNTY, FLORIDA, by delivering a true copy of this Writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me.

CHIP W SIMMONS, SHERIFF ESCAMBIA COUNTY, FLORIDA

By:

A: HARDIN, CPS

Service Fee:

\$40.00

Receipt No:

BILL

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON November 5, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE TAX COLLECTOR IMMEDIATELY AT 850-438-6500 EXT. 3324.

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Personal Services:

YULIYA KAMYSHIN 3000 ASHBURY LN CANTONMENT, FL 32533

COMPTRO FE

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

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ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE 125.50

Document Number: ECSO25CIV041020NON

Agency Number: 25-009998

Court: TAX DEED
County: ESCAMBIA

Case Number: CERT# 03859 2023

Attorney/Agent:
PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff:

RE: VALERIY KAMYSHIN AND YULIYA KAMYSHIN

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 9/26/2025 at 8:46 AM and served same at 9:43 AM on 9/30/2025 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY, the within named, to wit: ,.

POSTED TO PROPERTY PER CLERKS OFFICE INSTRUCTIONS

CHIP W SIMMONS, SHERIFF ESCAMBIA COUNTY, FLORIDA

By:

Ă. HARDIN. CPS

Service Fee: Receipt No: \$40.00 BILL

Printed By: CNMORTON

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON November 5, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE TAX COLLECTOR IMMEDIATELY AT 850-438-6500 EXT. 3324.

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Post Property:

3000 ASHBURY LN 32533



PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

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VALERIY KAMYSHIN [1125-56] 3000 ASHBURY LN CANTONMENT, FL 32533 YULIYA KAMYSHIN [1125-56] 3000 ASHBURY LN CANTONMENT, FL 32533

9171 9690 0935 0127 1928 90

9171 9690 0935 0127 1929 06

GARY M WEINER CHAPTER 7 TRUSTEE [1125-56] 1441 MAIN STREET SUITE 610 SPRINGFIELD MA 01103 WEINER LAW FIRM PC [1125-56] 1441 MAIN STREET SUITE 610 SPRINGFIELD MA 01103

9171 9690 0935 0127 1926 23

9171 9690 0935 0127 1926 30

VALERIY KAMYSHIN [1125-56] 6802 DERWENT CIRCLE PENSACOLA FL 32506 YULIYA KAMYSHIN [1125-56] 4760 YACHT HARBOR DR PENSACOLA FL 32514

9171 9690 0935 0127 1926 47

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9171 9690 0935 0127 1926 54

ASHBURY HILLS HOMEOWNERS ASSOCIATION INC [1125-56] PO BOX 1021 CANTONMENT FL 32533

ECUA [1125-56] 9255 STURDEVANT ST PENSACOLA, FL 32514

9171 9690 0935 0127 1926 61

9171 9690 0935 0127 1926 78

ESCAMBIA COUNTY / STATE OF FLORIDA [1125-56] 190 GOVERNMENTAL CENTER PENSACOLA FL 32502 **Pam Childers**

Clerk of the Circuit Court & Comptroller

Official Records 221 Palafox Place, Suite 110

Pensacola, FL 32502

4760 YACHT HARBOR DR PENSACOLA FL 32514

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9171 9690 0935 0127 1926 54



0010/20/25

Pam Childers

Clerk of the Circuit Court & Comptroller Official Records

221 Palafox Place, Spite 110

ASHBURY HILLS HOMEOWNERS ASSOCIATION INC [1125-56] PO BOX 1021

CANTONMENT FL 32533

IA K1: 9333120017



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Pam Childers

Clerk of the Circuit Court & Comptroller Official Records 221 Palafox Place, Suite 110

Pensacola, FL 32502

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VALERIY KAMYSHIN [1125-56] 6802 DERWENT CIRCLE PENSACOLA FL 32506 _. BERKE10368269828

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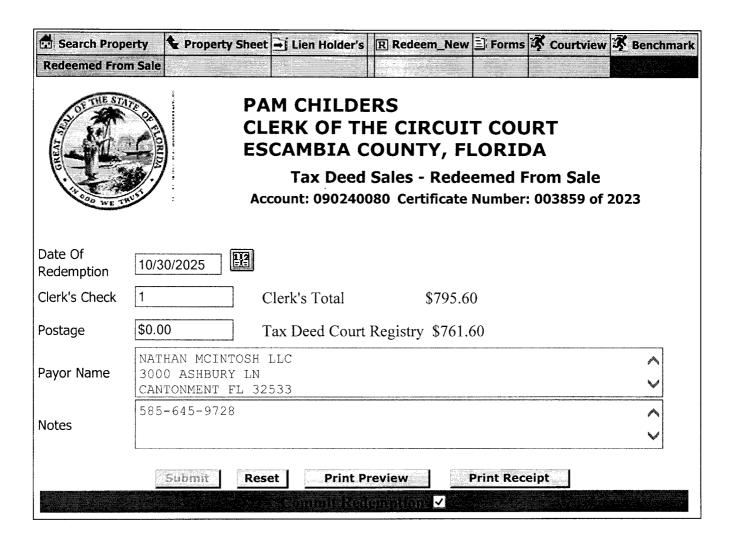
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UNC 32502>5833

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BC: 32502583335

Hambardan in the commentation of the comment of the





STATE OF FLORIDA

County of Escambia

Before the undersigned authority personally appeared Michael P. Driver who is personally known to me and who on oath says that he is **Publisher** The Escambia Sun Press, a weekly published at (Warrington) Pensacola in Escambia County, advertisement. Florida; that the attached copy of being TAX DEED SALE NOTICE in the matter of

DATE - 11-05-2025 - TAX CERTIFICATE #'S 03859

CIRCUIT in the Court

was published in said newspaper in the issues of

OCTOBER 2, 9, 16, 23, 2025

Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia and Santa Rosa Counties, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. Affiant complies with all legal requirements for publication in chapter 50, Florida Statutes.

Digitally signed by Michael P Driver DN: c=US, o=The Escambia Sun Press LLC, dnQualifier=A01410C00000197F4A9F39B00058C1A, cn=Michael P Driver Date: 2025.10.23 09:40:58 -05'00'

PUBLISHER

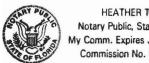
Sworn to and subscribed before me this 23RD day of **OCTOBER**

A.D., 2025

Parther Tuttle

dnQualifier=A01410C000001890CD5793600064AAE. cn=Heather Tuttle Date: 2025.10.23 09:50:28 -05'00'

HEATHER TUTTLE NOTARY PUBLIC



HEATHER TUTTLE Notary Public, State of Florida My Comm. Expires June 24, 2028 Commission No. HH 535214

NOTICE OF APPLICATION FOR TAX DEED

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Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 10:00 A.M. on the first Wednesday in the month of November, which is the 5th day of November 2025.

Dated this 25th day of September 2025.

For information regarding the Tax Deed auction, please contact the Tax Deeds Division at 850-595-3793 or email TAXDEEDS@ESCAMBIACLERK.COM.

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA (SEAL) By: Emily Hogg Deputy Clerk

oaw-4w-10-02-09-16-23-2025