



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

0126-67

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	KEYS FUNDING LLC - 6023 PO BOX 71540 PHILADELPHIA, PA 19176-1540	Application date	Apr 21, 2025
Property description	ASSET VENTURE INC 1900 THE EXCHANGE SE SUITE 410 ATLANTA, GA 30339 3395 SEABROOK ST 15-4201-000 LT 12 BLK 3 BAYOU GROVE S/D PB 2 P 87 OR 6921 P 516 CA 141	Certificate #	2023 / 7733
		Date certificate issued	06/01/2023

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)
# 2023/7733	06/01/2023	1,421.86	71.09	1,492.95
→ Part 2: Total*				1,492.95


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)
# 2024/7815	06/01/2024	1,641.55	6.25	131.67	1,779.47
Part 3: Total*					1,779.47

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)	3,272.42
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,595.12
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)	5,242.54

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 April 24th, 2025

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

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>01/07/2026</u> 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

512
R. 12/16

Application Number: 2500278

To: Tax Collector of ESCAMBA COUNTY, Florida

I,

KEYS FUNDING LLC - 6023

PO BOX 71540

PHILADELPHIA, PA 19176-1540,

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
15-4201-000	2023/7733	06-01-2023	LT 12 BLK 3 BAYOU GROVE S/D PB 2 P 87 OR 6921 P 516 CA 141

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

KEYS FUNDING LLC - 6023

PO BOX 71540

PHILADELPHIA, PA 19176-1540

04-21-2025

Application Date

Applicant's signature



Gary "Bubba" Peters

Escambia County Property Appraiser

[Real Estate Search](#)

[Tangible Property Search](#)

[Sale List](#)

[Back](#)

← Nav. Mode ☒ Account ☐ Parcel ID →

[Printer Friendly Version](#)

General Information							Assessments				
Parcel ID:	000S009092012003						Year	Land	Imprv	Total	Cap Val
Account:	154201000						2024	\$25,000	\$78,858	\$103,858	\$82,398
Owners:	ASSET VENTURE INC						2023	\$25,000	\$78,320	\$103,320	\$74,908
Mail:	1900 THE EXCHANGE SE SUITE 410 ATLANTA, GA 30339						2022	\$8,000	\$69,909	\$77,909	\$68,099
Situs:	3395 SEABROOK ST 32505						Disclaimer				
Use Code:	SINGLE FAMILY RESID						Tax Estimator				
Taxing Authority:	PENSACOLA CITY LIMITS						Change of Address				
Tax Inquiry:	Open Tax Inquiry Window						File for Exemption(s) Online				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector							Report Storm Damage				

Sales Data Type List:							2024 Certified Roll Exemptions				
Sale Date	Book	Page	Value	Type	Multi	Parcel Records	None				
09/26/2012	6921	516	\$9,000	QC	N		<div>Legal Description</div> LT 12 BLK 3 BAYOU GROVE S/D PB 2 P 87 OR 6921 P 516 CA 141				
09/25/2012	6921	514	\$6,500	QC	N						
09/25/2012	6921	512	\$100	QC	N						
09/25/2012	6921	510	\$100	QC	N						
09/25/2012	6921	508	\$100	QC	N						
05/18/2012	6859	1515	\$6,800	CT	N						
08/18/2008	6368	1241	\$25,300	WD	N						
04/2004	5403	294	\$50,000	WD	N						
09/1976	1293	514	\$100	QC	N						
01/1973	725	507	\$14,600	WD	N						
01/1967	349	463	\$11,800	WD	N		Extra Features				
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller							FRAME BUILDING METAL BUILDING UTILITY BLDG				

[Parcel Information](#)

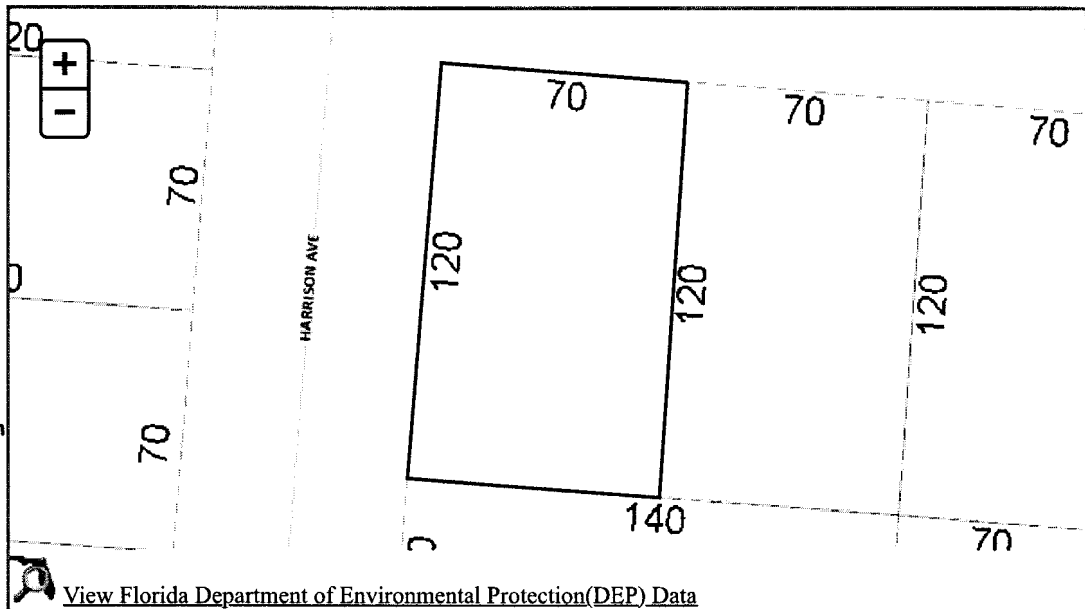
[Launch Interactive Map](#)

Section
Map Id:
CA141

Approx.
Acreage:
0.2020

Zoned:
R-1A

Evacuation
& Flood
Information
[Open
Report](#)



Buildings

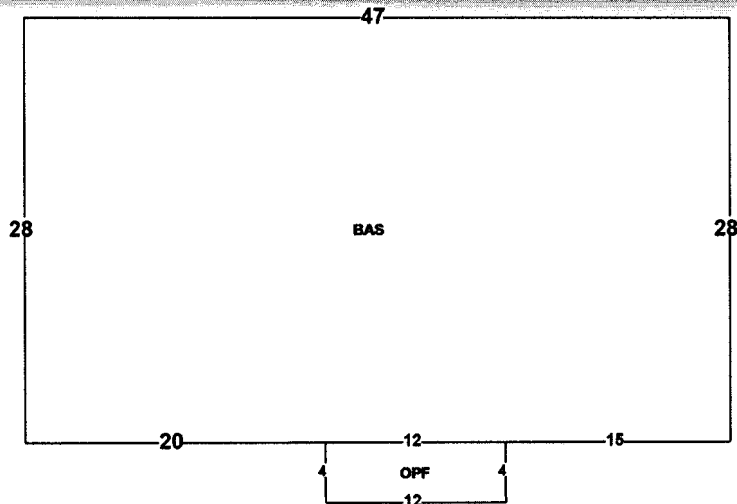
Address: 3395 SEABROOK ST, Improvement Type: SINGLE FAMILY, Year Built: 1953, Effective Year: 1962, PA Building ID#: 27615

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-CONCRETE BLOCK
FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-WALL/FLOOR FURN
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-ROLLED ROOFING
ROOF FRAMING-HIP
STORY HEIGHT-0
STRUCTURAL FRAME-MASONRY PIL/STL

 Areas - 1364 Total SF

BASE AREA - 1316
OPEN PORCH FIN - 48



Images



4/30/2024 12:00:00 AM

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

Last Updated: 05/20/2025 (tc.2881)

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025037277 5/20/2025 4:41 PM
OFF REC BK: 9320 PG: 914 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 07733**, 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 12 BLK 3 BAYOU GROVE S/D PB 2 P 87 OR 6921 P 516 CA 141

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 154201000 (0126-67)

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

ASSET VENTURE INC

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Wednesday in the month of January, which is the **7th day of January 2026**.

Dated this 20th day of May 2025.

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



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

PERDIDO TITLE SOLUTIONS

Precise · Professional · Proven

PROPERTY INFORMATION REPORT

3050 Concho Drive, Pensacola, Florida 32507 | Phone: 850-466-3077

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 15-4201-000 CERTIFICATE #: 2023-7733

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 encumber the title to said land as listed on page 2 herein.

This Report is subject to: Current year taxes; taxes and assessments due now or in subsequent years; oil, gas, and mineral or any subsurface rights of any kind or nature; easements, restrictions, and covenants of record; encroachments, overlaps, boundary line disputes.

This Report does not insure or guarantee the validity or sufficiency of any document attached, nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title, or any other form of guarantee or warranty of title.

Use of the term "Report" herein refers to the Property Information Report and the documents attached hereto.

Period Searched: October 16, 2025 to and including October 16, 2025 Abstractor: Pam Alvarez

BY



Michael A. Campbell,
As President
Dated: October 17, 2025

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

October 17, 2025

Tax Account #: **15-4201-000**

1. The Grantee(s) of the last deed(s) of record is/are: **ASSET VENTURE INC**

By Virtue of Quitclaim Deed recorded 10/16/2012 in OR 6921/516

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. Code Violation Order in favor of City of Pensacola recorded 6/20/2014 OR 7184/1014

4. Taxes:

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

Tax Account #: 15-4201-000

Assessed Value: \$82,398.00

Exemptions: NONE

5. We find the following HOA names in our search (if a condominium, the condo docs book, and page are included for your review): **NONE**

Payment of any special liens/assessments imposed by City, County, and/or State.

Note: Escambia County and/or local municipalities may impose special liens/assessments. These liens/assessments are not discovered in a Property Information Report or shown above. These special assessments typically create a lien on real property. The entity that governs subject property must be contacted to verify payment status.

PERDIDO TITLE SOLUTIONS
PROPERTY INFORMATION REPORT
3050 Concho Drive, Pensacola, Florida 32507 | Phone 850-466-3077

Scott Lunsford
Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL 32591

CERTIFICATION: PROPERTY INFORMATION REPORT FOR TDA

TAX DEED SALE DATE: JAN 7, 2026
TAX ACCOUNT #: 15-4201-000
CERTIFICATE #: 2023-7733

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	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2025</u> tax year.

ASSET VENTURE INC
3395 SEABROOK ST
PENSACOLA, FL 32505

ASSET VENTURE INC
1900 THE EXCHANGE SE SUITE 410
ATLANTA, GA 30339

ASSET VENTURES INC
C/O LANCE J LORUSSO
1827 POWERS FERRY RD SE
BLDG 8 SUITE 200
ATLANTA, GA 30339

Certified and delivered to Escambia County Tax Collector, this 17th day of October 2025.

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



BY: Michael A. Campbell, As Its President

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

PROPERTY INFORMATION REPORT

October 17, 2025

Tax Account #:15-4201-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 12 BLK 3 BAYOU GROVE S/D PB 2 P 87 OR 6921 P 516 CA 141

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 15-4201-000(0126-67)

Recorded in Public Records 10/16/2012 at 01:54 PM OR Book 6921 Page 516,
Instrument #2012079214, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$18.50 Deed Stamps \$63.00

Space above this line for processing data

QUITCLAIM DEED

THIS INDENTURE, made this 9th day of September, 2012, by and between **BLUE SPRUCE ENTITIES, LLC**, whose address is P.O. Box 9594, Rapid City, South Dakota 57709-9594, hereinafter called GRANTOR, and **ASSET VENTURE INC.**, hereinafter, whether one or more, called GRANTEE, whose mailing address is 1900 The Exchange S.E., Suite 410, Atlanta, Georgia 30339 (the words "GRANTOR" and "GRANTEE" to include the respective heirs, successors and assigns of each where the context requires or permits),

WITNESSETH THAT:

GRANTOR, for the sum of NINE THOUSAND AND NO/100 DOLLARS (\$9,000.00), the receipt of which is hereby acknowledged by GRANTOR, GRANTOR, has remised, released and quitclaimed to the GRANTEE, GRANTEE'S heirs and assigns forever, all the rights, title, interest and claim of the GRANTOR in and to the following described land in ESCAMBIA County, FLORIDA, more particularly described as follows:

LOT 12, BLOCK 3, BAYOU GROVE SUBDIVISION, BEING A PORTION OF SECTION 40, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO PLAT RECORDED IN PLAT BOOK 2, PAGE 87 OF THE PUBLIC RECORDS OF SAID COUNTY.

PARCEL # 00500-9092-012-003

PROPERTY ADDRESS: 3395 SEABROOK STREET, PENSACOLA, FLORIDA 32505

TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto GRANTEE, GRANTEE'S heirs and assigns forever.

IN WITNESS WHEREOF, the GRANTOR, has executed this deed this 9th day of September, 2012.

WITNESS:

BLUE SPRUCE ENTITIES, LLC

By: Frank Kahl

FRANK KAHL

MANAGING MEMBER

Carol Kuhl
NAME: Carol Kuhl

WITNESS:
Kristin Engle
NAME: Kristin Engle

STATE OF SOUTH DAKOTA)

COUNTY OF PENNINGTON)

I certify that on this ____ day of September, 2012, before me, the undersigned authority, personally appeared FRANK KAHL, MANAGING MEMBER, for BLUE SPRUCE ENTITIES, LLC and who is personally known to me, or who produced a driver's license for identification, and who executed the foregoing instrument and acknowledged the execution thereof to be his/her free act and deed for the uses and purposes herein mentioned, and who did take an oath.

WITNESS my hand and official stamp the date aforesaid



Kristin G. Engle
Notary Public in and for
the State of SOUTH DAKOTA
My Commission Expires: 10-30-2014

THIS INSTRUMENT PREPARED BY:

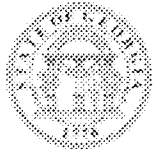
Barringer & Associates, Inc
P. O. Box 9761
Rapid City, SD 57709-9761

RETURN RECORDED INSTRUMENT TO:

Barringer & Associates, Inc
P. O. Box 9761
Rapid City, SD 57709-9761

SENT TAX STATEMENTS TO:

Asset Venture Inc.
1900 The Exchange S.E., #410
Atlanta, GA 30339



GEORGIA CORPORATIONS DIVISION

GEORGIA SECRETARY OF STATE
BRAD RAFFENSPERGER

[HOME \(/\)](#)

BUSINESS SEARCH

BUSINESS INFORMATION

Business Name: **ASSET VENTURES, INC.** Control Number: **0439017**

Business Type: **Domestic Profit Corporation** Business Status: **Dissolved**

Business Purpose: **NONE**

Principal Office Address: **1827 Powers Ferry Rd., Bldg 8 Suite 200, Atlanta, GA, 30339, USA** Date of Formation / Registration Date: **4/21/2004**

State of Formation: **Georgia** Last Annual Registration Year: **2018**

Dissolved Date: **12/21/2018**



Please wait...

REGISTERED AGENT INFORMATION

Registered Agent Name: **LANCE J. LORUSSO**

Physical Address: **1827 Powers Ferry Rd SE, Bldg 8 Suite 200, ATLANTA, GA, 30339, USA**

County: **Cobb**

OFFICER INFORMATION

Name	Title	Business Address
LANCE J LORUSSO	CEO	1827 Powers Ferry Rd SE, Bldg 8 Suite 200, Atlanta, GA, 30339, USA
LANCE J LORUSSO	Secretary	1827 Powers Ferry Rd. Bldg 8 Suite 200, Atlanta, GA, 30339, USA
LANCE J LORUSSO	CFO	1827 Powers Ferry Rd SE, Bldg 8 Suite 200, Atlanta, GA, 30339, USA

[Back](#)

[Filing History](#)

[Name History](#)

[Return to Business Search](#)

Recorded in Public Records 06/20/2014 at 10:06 AM OR Book 7184 Page 1014,
Instrument #2014043172, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$27.00

**BEFORE THE CODE ENFORCEMENT AUTHORITY
OF THE CITY OF PENSACOLA, FLORIDA**

THE CITY OF PENSACOLA,
a Florida municipal corporation,
by its Code Enforcement Office (436-5500)
Petitioner,

:

:

vs.

:

ASSET VENTURE, INC.,
Respondent(s).

:

Case # 14-022

CODE VIOLATION ORDER AND SUBSEQUENT AMENDMENTS

The Special Magistrate Judge having heard and considered sworn testimony and other evidence presented in this matter on January 7, 2014, after due notice to the respondent(s), makes the following findings of fact and conclusions of law:

A. FINDINGS OF FACT:

1. The respondent(s) own(s) and/or is (are) in possession of the real property located at 3395 Seabrook Street, Pensacola, Escambia County, Florida, legally described as:

LT 12 BLK 3 BAYOU GROVE S/D PB 2 P 87 OR 6921 P 516 CA 141. TAX ID #154201000.

2. The following described condition exists on the property: the carport/accessory structure has rotten wood and holes in the roof and the condition constitutes lack of maintenance.

3. The date this condition was first observed was May 31, 2012; re-inspection made on January 7, 2014, confirmed the condition still existed on that date.

4. The respondent(s) received notice by:
_ the posting of a notice on the property and at City Hall for ten (10) days beginning
X certified mail, return receipt requested,

on December 16, 2013, that the condition constitutes a violation of the Code of the City of Pensacola, Florida, and that a public quasi-judicial hearing thereon would be held before the Special Magistrate Judge beginning at 2:00 p.m. on January 7, 2014, at which hearing the respondent(s) did not appear.

B. CONCLUSIONS OF LAW:

1. The respondent(s) and the property are in violation of Section(s):
 of the Code of the City of Pensacola, Florida.
 of the Florida Building Code.
 of the Standard Housing Code.
 304.7 & 302.7 of the International Property Maintenance Code.
2. The City prevailed in prosecuting this case before the Special Magistrate Judge. If the City has already incurred costs to date in attempting to abate this violation and has requested that they be determined at this time, the Special Magistrate Judge finds the City's costs to be \$ _____. [If the City has not as yet requested that its costs to date, if any, be determined at this time and/or if it later incurs costs to abate this violation, those total costs shall be administratively entered in this blank: \$ _____.]
3. The aforesaid violation(s) or the condition causing the violation(s) does (do) not present a serious threat to the public health, safety, or welfare and but the violation(s) or the condition causing the violation(s) is (are) not irreparable or irreversible in nature.

C. ORDER:

Based on the above and foregoing findings and conclusions, it is hereby

ORDERED that:

1. The respondent(s) must correct all of the above violation(s) before February 4, 2014, by respondent or a licensed contractor of respondent's/s' choosing repairing the rotten wood and holes in the roof of the carport/accessory structure. [Before commencing this work, contact the City Inspection Services Activity at (850) 436-5600 to determine if, and by whom, a City work permit must be pulled beforehand.] Immediately after this work has been completed, the respondent(s) must call the City Code Enforcement Office at (850) 436-5500 to schedule a re-inspection of the property to confirm that it has been done to code and/or completed.

2. In the event this order is not complied with before the above compliance date, without further hearing or notice to the respondent(s): A FINE MAY BE ASSESSED AGAINST THE RESPONDENT(S) AND THE PROPERTY IN AN AMOUNT UP TO AND INCLUDING TWO HUNDRED FIFTY AND NO/100 DOLLARS (\$250.00) PER DAY for that day and each and every day thereafter any violation continues to exist; and, without further hearing or notice to the respondent(s), A LIEN MAY BE IMPOSED AGAINST THE PROPERTY AND AGAINST ANY AND ALL OTHER REAL AND PERSONAL PROPERTY OWNED BY THE RESPONDENT(S); AND THE COSTS INCURRED BY THE CITY IN SUCCESSFULLY PROSECUTING THIS CASE MAY BE ASSESSED AGAINST THE RESPONDENT(S).

3. It is the responsibility of the respondent(s) to contact the above named City Office prosecuting this case to arrange for re-inspection of the property to verify compliance AS SOON AS IT IS ACHIEVED.



4. If the violation(s) is (are) corrected and, thereafter, a City Code Enforcement Officer finds that a repeat violation has occurred, a fine in the amount of up to and including Five Hundred and no/100 Dollars (\$500.00) per day may be assessed against the respondent(s) for each day the repeat violation is found to have occurred by the City Code Enforcement Officer and for each and every day thereafter the repeat violation continues to exist.

5. Pursuant to Sections 162.07 and 162.09, Florida Statutes, without further hearing or notice to the respondent(s), a certified copy of this and/or any subsequent Special Magistrate Judge's order may be recorded in the public records of Escambia County, Florida, and, once recorded, CONSTITUTES NOTICE TO AND MAKES THE FINDINGS OF THIS ORDER BINDING on the respondent(s) and any subsequent purchasers of the property, and any successors in interest or assigns of the respondent(s).

6. Any aggrieved party hereto, including the City, may appeal this order to the Circuit Court of Escambia County, Florida, within thirty (30) days of the entry of this order.

ENTERED on January 13, 2014, at Pensacola, Florida.

PENSACOLA CODE ENFORCEMENT AUTHORITY

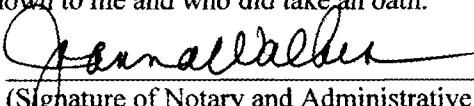

[SEAL]

(Signature of Special Magistrate Judge)

Louis F. Ray, Jr.
(Printed Name of Special Magistrate Judge)

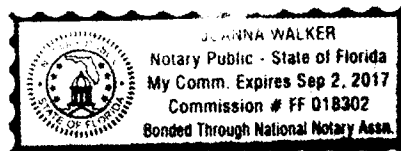
STATE OF FLORIDA
COUNTY OF ESCAMBIA

The execution of the foregoing order was acknowledged before me on January 13, 2014, by Louis F. Ray, Jr., as Special Magistrate Judge for the City of Pensacola, Florida, who is personally known to me and who did take an oath.

This Order was Prepared by:
Joanna Walker
Administrative Officer
Code Enforcement Authority
City of Pensacola, Florida
Post Office Box 12910
Pensacola, FL 32521-0001
rev. 9/5/13


(Signature of Notary and Administrative Officer)

Joanna Walker
(Printed Name of Notary & Admin. Officer)



STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 07733 of 2023

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on November 20, 2025, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

ASSET VENTURE INC 1900 THE EXCHANGE SE SUITE 410 ATLANTA, GA 30339	ASSET VENTURE INC 3395 SEABROOK ST PENSACOLA, FL 32505
ASSET VENTURES INC C/O LANCE J LORUSSO 1827 POWERS FERRY RD SE BLDG 8 SUITE 200 ATLANTA, GA 30339	
CITY OF PENSACOLA TREASURY DIVISION P O BOX 12910 PENSACOLA FL 32521	
CITY OF PENSACOLA CODE ENFORCEMENT ATTN SABRINA PO BOX 12910 PENSACOLA FL 32521	

WITNESS my official seal this 20th day of November 2025.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

WARNING

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 January 7, 2026, 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. 07733**, 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 12 BLK 3 BAYOU GROVE S/D PB 2 P 87 OR 6921 P 516 CA 141

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 154201000 (0126-67)

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

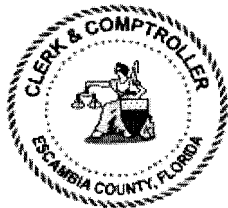
ASSET VENTURE INC

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

Dated this 18th day of November 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



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:

3395 SEABROOK ST 32505



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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TAX DEED SEARCH RESULTS:

FILE #: 0124-67
 CERTIFICATE #: 2023 TD 07733
 ACCOUNT #: 15.4201.000
 PROPERTY ADDRESS: 3395 SEABROOK ST 32505
 TITLE HOLDER: ASSET VENTURE INC

INDIVIDUAL
 COMPANY



ADDRESSES WHERE LETTERS MAILED:

<u>1900 THE EXCHANGE SE STE 410 ATLANTA</u>	STATUS: <u>11/24 RET. NSA</u>
<u>3395 SEABROOK ST</u>	STATUS: <u>12/3 RET. UTF</u>
<u>1821 POWERS FERRY RD ATLANTA</u>	STATUS: <u>"130" ARRIJUNY</u>
	STATUS: <u>LATE</u>
	STATUS:
	STATUS:
	STATUS:

DATE OF ADDITIONAL RESEARCH

12/8/2025

Escambia Property Appraiser Website
 Escambia Tax Collector Software
 Most Recent Tax Roll
 Escambia Tax Deed records
 Florida Corporation Search
 Escambia Official Records Search
 Escambia Court Records Search
 Google (Truepeoplesearch.com)

☒ no new address
☒ no new address
☒ no new address
☒ no new address
☒ no new address
☒ no new address
☒ no new address
☒ no new address

NOTES:

NO OTHER INFO FOUND.

ASSET VENTURE INC [0126-67]
1900 THE EXCHANGE SE
SUITE 410
ATLANTA, GA 30339

9171 9690 0935 0128 2941 59

11/24 NOT DELIVERED.
NO SUCH #

ASSET VENTURES INC [0126-67]
C/O LANCE J LORUSSO
1827 POWERS FERRY RD SE
BLDG 8 SUITE 200
ATLANTA, GA 30339

9171 9690 0935 0128 2941 35

11/30 ARRIVING LATE-

CITY OF PENSACOLA CODE
ENFORCEMENT [0126-67]
ATTN SABRINA
PO BOX 12910
PENSACOLA FL 32521

9171 9690 0935 0128 2941 11

ASSET VENTURE INC [0126-67]
3395 SEABROOK ST
PENSACOLA, FL 32505



9171 9690 0935 0128 2941 42

12/3 UTF

CITY OF PENSACOLA [0126-67]
TREASURY DIVISION
P O BOX 12910
PENSACOLA FL 32521

9171 9690 0935 0128 2941 28

Company Information

Company Name: ASSET VENTURES, INC.
Entity Type: GEORGIA DOMESTIC PROFIT CORPORATIO
File Number: 0439017
Filing State: Georgia (GA)
Filing Status: Dissolved
Filing Date: April 21, 2004
Company Age: 21 Years, 8 Months
Registered Agent:  Lance J. Lorusso
1827 Powers Ferry Rd Se ✓
Bldg 8 Suite 200
Atlanta, GA 30339
Principal Address:  1827 Powers Ferry Rd.
Bldg 8 Suite 200
Atlanta, GA 30339
Governing Agency: Georgia Secretary of State

Company ContactsLANCE J LORUSSO

Chief Executive Officer

1827 Powers Ferry Rd Se
Bldg 8 Suite 200
Atlanta, GA 30339LANCE J LORUSSO

Chief Financial Officer

1827 Powers Ferry Rd Se
Bldg 8 Suite 200
Atlanta, GA 30339LANCE J LORUSSO

Secretary

1827 Powers Ferry Rd. Bldg 8 Suite 200

Pam Childers

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502

2025 DEC -5 A
ESCANDIA COURT

ASSET VENTURE INC [0126-67]
1900 THE EXCHANGE SE
SUITE 410
ATLANTA, GA 30339

83226210903120922

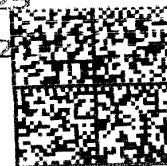
CERTIFIED MAIL™



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PENSACOLA FL 325

21 NOV 2025AM 2:14



quadiant

FIRST-CLASS MAIL
IMI

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11/20/2025 ZIP 32502
043M31219251

US POSTAGE

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RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 32502583335

*2738-01431-21-18

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303390200019

Pam Childers
Clerk of the Circuit Court & Comptroller
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502

CERTIFIED MAIL™



9171 9690 0935 0128 2941 42

PENSACOLA FL 325
21 NOV 2025AM 2:11



quadiant
FIRST-CLASS MAIL
IMI
\$008.86⁰
11/20/2025 ZIP 32502
043M31219251

US POSTAGE

ANK

ASSET VENTURE INC [0126-67]
3395 SEABROOK ST
PENSACOLA, FL 32505

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RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

.. 9327000055402934

ANK

BC: 32502583335 *2738-01634-21-18

325025833
32505-704195



LORUSSO | LAW FIRM P.C.

PO Box 672348, Marietta GA 30006 | tel 770.644.2378 | fax 770.644.2379 | LoRussoLawFirm.com

KEN W. DAVIS
DUSTIN S. TOWNSEND
JAMES K. DAHLQUIST
MICHAEL SMART
ATTORNEYS AT LAW

LANCE J. LORUSSO*
ATTORNEY AT LAW
*Admitted to Practice in Georgia,
Arkansas, Tennessee & Montana
**Admitted to Practice in Georgia & Florida

BLAKE H. JOINER**
CHRISTINE KING
LESLIE J. MILLER
ATTORNEYS AT LAW

December 5, 2025

VIA First Class Mail to:

Pam Childers
Clerk of the Circuit Court & Comptroller
Official Records
221 Palafox Place, Suite 110
Pensacola FL 32502

Re: Notice about Property Located at
LT 12 BLK 3 BAYOU GROVE S/D PB 2 P87 OR 6921 P 516 CA 141

To Whom It May Concern,

I am writing in response to the above referenced correspondence. I am writing as a courtesy to inform you that your staff, in their diligent efforts to properly and professionally represent the citizens of Escambia County, have identified the incorrect property owner. For your convenience, I have attached a copy of the correspondence I received.

Please note that I am a licensed attorney in several states. Therefore, I am very concerned about this misidentification and any allegation that property with which I am associated is delinquent in any way. I am requesting your immediate attention to this matter. I truly appreciate your assistance.

This is a case of mistaken ownership identity. My corporation, which has been dissolved for several years, was Asset Ventures, Inc. rather than **Asset Venture, Inc** to which this notice is addressed. Please note there is no "s" at the end of the intended company name. My corporation does not now and never did own any property outside the City of Marietta, Georgia nor did the company ever own any property in the State of Florida.

Please check your records to ensure that Asset Ventures, Inc. has not been linked to any other properties in Escambia County. Asset Ventures, Inc. does not own and never owned any property in Escambia County, Florida.

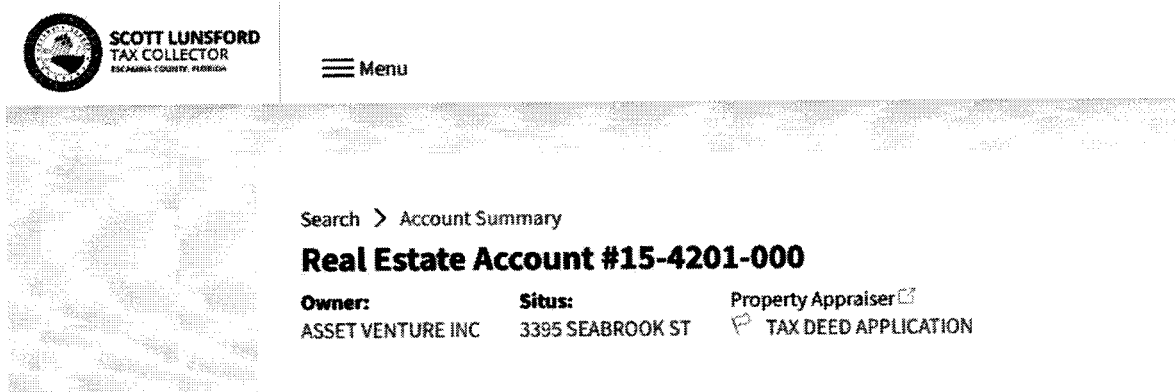
A quick review of Escambia County records, at:
<https://county-taxes.net/fl-escambia/property-tax/ZXNjYWliaWE6cmVhbF9lc3RhZGU6cGFyZW50czpmNmI4YTJYy1lNTA5LTExZWItYTEwOS0wMDUwNTZiOThlMzg=>

Please use PO Box for mail correspondence.

ATLANTA | COLUMBUS | COASTAL GEORGIA

reveals the following and confirms that my former company has been misidentified as the owner of tax account number 154201000. I note that the address associated with this entry was never associated with my now closed company.

The county records show the following:



SCOTT LUNSFORD
TAX COLLECTOR
ESCAMBAR COUNTY, FLORIDA

Menu

Search > Account Summary

Real Estate Account #15-4201-000

Owner:	Situs:	Property Appraiser <input type="checkbox"/>
ASSET VENTURE INC	3395 SEABROOK ST	<input checked="" type="checkbox"/> TAX DEED APPLICATION

If you have any questions, please contact me at LoRusso Law Firm, PC 770-644-2378 or lance@lorussolawfirm.com.

Sincerely,



Lance J. LoRusso

WARNING

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 January 7, 2026, 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

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Dated this 18th day of November 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.

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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.

LORUSSO LAW FIRM P.C.

1827 Powers Ferry Rd SE
Building 8, Suite 200
Atlanta, GA 30339

ATLANTA GA RPDC 302

6 DEC 2025 PM 3 L

\$0.69 0

US POSTAGE IMI
FIRST CLASS
06390014950464
FROM 30339

B9142122



\$0.69 0

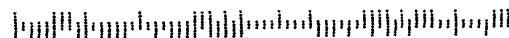
US POSTAGE IMI
FIRST CLASS
06390014950464
FROM 30339

B9142122



Pam Childers
Clerk of the Circuit Court & Comptroller
Official Records
221 Palafox Place
Suite 110
Pensacola, FL 32502

32502-583335



Mylinda Johnson (COC)

From: Lance LoRusso <lance@lorussolawfirm.com>
Sent: Tuesday, December 9, 2025 9:02 PM
To: Emily Hogg (COC)
Cc: Mylinda Johnson (COC)
Subject: [EXTERNAL]RE: Asset Venture LLC

WARNING! This email originated from an outside network. **DO NOT CLICK** links or attachments unless you recognize the sender and know the content is safe.

Good evening.

Very kind of you to send the deed.

Asset Ventures, Inc had no interest in this property. Please note the name of my now defunct company is not the same. The deed is in the name of Asset Venture, Inc.

Thanks!

Lance J. LoRusso
Attorney at Law

770-644-2378
lance@lorussolawfirm.com
www.LoRussoLawFirm.com

LoRusso | Law Firm P.C.
Atlanta | Columbus | Coastal GA

Please send all mail correspondence to:
LoRusso Law Firm P O BOX 672348 Marietta GA 30006

For directions to our office locations, visit our website:
<https://lorussolawfirm.com/contact-us/>

Attention:

This email, any attachments and any files transmitted with it may contain confidential and /or proprietary information in the possession of LoRusso Law Firm, P.C. and is intended only for the individual or entity to whom addressed. This email may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, you are hereby notified that any unauthorized access, dissemination, distribution or copying of any information from this email is strictly prohibited, and may subject you to criminal and/or civil liability under state and federal law. If you have received this email in error, please notify the sender by reply email and then delete this email and its attachments from your computer.

From: Emily Hogg (COC) <EHOGG@escambiaclerk.com>
Sent: Tuesday, December 9, 2025 5:23 PM
To: Lance LoRusso <lance@lorussolawfirm.com>
Cc: Mylinda Johnson (COC) <MJOHNSON@escambiaclerk.com>
Subject: Asset Venture LLC

We've received your letter and understand your concerns. If the property isn't yours, it would have no negative effect on you but we just want to make sure that this isn't a property that you forgot about and could possible lose at auction. I have attached a copy of the deed that was recorded back in October 2012. It lists a mailing address for Asset Venture LLC as 1900 The Exchange SE, Suite 410, Atlanta GA 30339.

Thanks!



Emily Hogg

Tax Deed Specialist, Tax Deed

850-595-3793

ehogg@EscambiaClerk.com

Office of Pam Childers

Escambia County Clerk of the Circuit

Court & Comptroller

221 S. Palafox Street Suite 110, Pensacola, FL 32502

www.EscambiaClerk.com

Under Florida law, written communication to or from the Escambia County Clerk's Office may be subject to public records disclosure.

Payor Information

Name: TENG CHEE WAN
Address: 40 WEST COAST GROVE
City/State/Zip: Singapore, Si 127851
Province:
Country: SG

Online

Email: sharonlim75@gmail.com

Web Address:

Phone Numbers

Home Telephone:

Business Telephone:

Mobile Telephone:

Alternative Telephone: +6592970121

Fax:

Cancel

Clear Form

Use This Payor

Matching Addresses

All ▼

Search for or create a new entity using the inputs provided

Mylinda Johnson (COC)

To: sharonlim75@gmail.com
Cc: Emily Hogg (COC); ec
Subject: 3395 Seabrook St / Tax Deed auction, Escambia County Florida

Good morning,

This is to advise you that the property at 3395 Seabrook St, Pensacola FL 32505 is scheduled for auction on January 7, 2026, at 10:00 a.m. due to the nonpayment of property taxes. Please contact the Tax Collector at 850-438-6500 Ext. 3324 or email them directly at ectc_deputies@escambiataxcollector.com to obtain the amount that needs to be paid to cancel the auction.

Thanks,
Mylinda



Mylinda Johnson

Operations Supervisor
850-595-4813
mjohnson@escambiaclerk.com

Office of Pam Childers
Escambia County Clerk of the Circuit Court
& Comptroller
221 S. Palafox Street, Suite 110, Pensacola, FL 32502
www.EscambiaClerk.com

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ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

07110-67

Document Number: ECSO25CIV052345NON

Agency Number: 26-001493

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 07733 2023

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: ASSET VENTURE INC

Defendant:

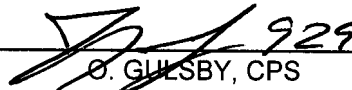
Type of Process: WARNING/NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 11/24/2025 at 8:16 AM and served same at 1:20 PM on 12/1/2025 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: _____

 929
O. GILSBY, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: CNMORTON

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Post Property:

3395 SEABROOK ST 32505



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

Emily Hogg

By:
Emily Hogg
Deputy Clerk

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RECEIVED
NOV 19 2025
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



Escambia Sun Press

PUBLISHED WEEKLY SINCE 1948
(Warrington) Pensacola, Escambia County, Florida

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 of The Escambia Sun Press, a weekly newspaper published at (Warrington) Pensacola in Escambia County, Florida; that the attached copy of advertisement, being a

NOTICE

in the matter of

TAX DEED SALE

DATE – 01-07-2026 – TAX CERTIFICATE #'S 07733

in the

CIRCUIT

Court

was published in said newspaper in the issues of

DECEMBER 4, 11, 18, 25, 2025

Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, in 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: 2025.12.29 11:01:41 -06'00'

PUBLISHER

Sworn to and subscribed before me this 29TH day of DECEMBER
A.D., 2025

Digitally signed by Heather Tuttle
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410C000001890CD5793600064AAE, cn=Heather Tuttle
Date: 2025.12.29 11:03:23 -06'00'

HEATHER TUTTLE
NOTARY PUBLIC



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

Page 1 of 1

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

Dated this 20th day of November 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-12-04-11-18-25-2025



Scott Lunsford, CFC • Escambia County Tax Collector

EscambiaTaxCollector.com

facebook.com/ECTaxCollector

twitter.com/escambiatc



2025

REAL ESTATE

TAXES

Notice of Ad Valorem and Non-Ad Valorem Assessments

SCAN TO PAY ONLINE

ACCOUNT NUMBER	MILLAGE CODE	ESCROW CODE	PROPERTY REFERENCE NUMBER
15-4201-000	16		000S009092012003

ASSET VENTURE INC
1900 THE EXCHANGE SE
SUITE 410
ATLANTA, GA 30339

PROPERTY ADDRESS:
3395 SEABROOK ST

EXEMPTIONS:

PRIOR YEAR(S) TAXES OUTSTANDING

23 | 7733

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6000	90,637	0	90,637	598.20
PUBLIC SCHOOLS					
BY LOCAL BOARD	2.2480	105,514	0	105,514	237.20
BY STATE LAW	3.1110	105,514	0	105,514	328.25
PENSACOLA	4.2895	90,637	0	90,637	388.79
WATER MANAGEMENT	0.0207	90,637	0	90,637	1.88
M.S.T.U. LIBRARY	0.3590	90,637	0	90,637	32.54
ESCAMBIA CHILDRENS TRUST	0.3798	90,637	0	90,637	34.42

TOTAL MILLAGE 17.0080

AD VALOREM TAXES \$1,621.28

LEGAL DESCRIPTION	TAXING AUTHORITY	RATE	AMOUNT
LT 12 BLK 3 BAYOU GROVE S/D PB 2 P 87 OR 6921 P 516 CA 141	SW STORMWATER(CITY OF PENSACOLA)		81.93
	NON-AD VALOREM ASSESSMENTS		\$81.93

Pay online at EscambiaTaxCollector.com

Payments must be in U.S. funds drawn from a U.S. bank

COMBINED TAXES AND ASSESSMENTS \$1,703.21

If Paid By Please Pay	Jan 31, 2026 \$1,669.15	Feb 28, 2026 \$1,686.18	Mar 31, 2026 \$1,703.21
--------------------------	----------------------------	----------------------------	----------------------------

RETAIN FOR YOUR RECORDS

2025 REAL ESTATE TAXES

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

Make checks payable to:

Scott Lunsford, CFC
Escambia County Tax Collector

P.O. BOX 1312

PENSACOLA, FL 32591

Pay online at EscambiaTaxCollector.com

PRIOR YEAR(S) TAXES
OUTSTANDING

Payments in U.S. funds from a U.S. bank

PAY ONLY ONE AMOUNT

AMOUNT IF PAID BY	Jan 31, 2026 1,669.15
AMOUNT IF PAID BY	Feb 28, 2026 1,686.18
AMOUNT IF PAID BY	Mar 31, 2026 1,703.21
AMOUNT IF PAID BY	
AMOUNT IF PAID BY	

DO NOT FOLD, STAPLE, OR MUTILATE

ACCOUNT NUMBER

15-4201-000

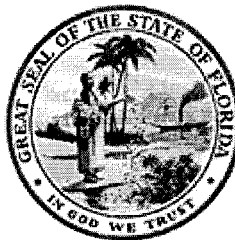
PROPERTY ADDRESS

3395 SEABROOK ST

ASSET VENTURE INC
1900 THE EXCHANGE SE
SUITE 410
ATLANTA, GA 30339

1 154201000 2025 6

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

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
 High Bid Tax Deed Sale**

**Cert # 007733 of 2023 Date 1/7/2026
 Name RINA STEARMER**

Cash Summary

Cash Deposit \$3,255.00
 Total Check \$62,343.20
 Grand Total \$65,598.20

Purchase Price (high bid amount) \$65,100.00
 + adv recording deed \$10.00
 + adv doc. stamps deed \$455.70
 + Adv Recording For Mailing \$18.50

Total Check \$62,343.20
 Adv Recording Deed \$10.00
 Adv Doc. Stamps \$455.70

Opening Bid Amount \$8,425.88
 - postage \$44.50
 - Researcher Copies \$0.00

Postage \$44.50
 Researcher Copies \$0.00

- Homestead Exempt \$0.00
 =Registry of Court \$8,381.38
 Purchase Price (high bid) \$65,100.00
 -Registry of Court \$8,381.38
 -advance recording (for mail certificate) \$18.50
 -postage \$44.50
 -Researcher Copies \$0.00
 = Overbid Amount \$56,674.12

Adv Recording Mail Cert \$18.50
 Clerk's Prep Fee \$14.00
 Registry of Court \$8,381.38
 Overbid Amount \$56,674.12

PAM CHILDERS
 Clerk of the Circuit Court

By: 
 Deputy Clerk

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
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 COUNTY CRIMINAL
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**COUNTY OF ESCAMBIA
 OFFICE OF THE
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**BRANCH OFFICES
 ARCHIVES AND RECORDS
 JUVENILE DIVISION
 CENTURY**

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

Case # 2023 TD 007733

Sold Date 1/7/2026

Name RINA STEARMER

RegistryOfCourtT = TAXDEED	\$8,381.38
overbidamount = TAXDEED	\$56,674.12
PostageT = TD2	\$44.50
Researcher Copies = TD6	\$0.00
prepFee = TD4	\$14.00
advdocstampsdeed = TAXDEED	\$455.70
advancerecording = TAXDEED	\$18.50
AdvRecordingDeedT = TAXDEED	\$10.00

Date	Docket	Desc
6/1/2023	0101	CASE FILED 06/01/2023 CASE NUMBER 2023 TD 007733
6/6/2025	TD83	TAX COLLECTOR CERTIFICATION
6/6/2025	TD84	PA INFO
6/6/2025	TD84	TDA NOTICE
6/11/2025	RECEIPT	PAYMENT \$720.00 RECEIPT #2025045331
11/6/2025	TD82	PROPERTY INFORMATION REPORT
11/20/2025	TD81	CERTIFICATE OF MAILING
12/8/2025	TD84	CERTIFIED MAIL TRACKING / ADDITIONAL RESEARCH / RETURNED MAIL
12/8/2025	TD84	SHERIFF RETURN OF SERVICE
12/12/2025	CheckVoided	CHECK (CHECKID 147108) VOIDED: ESCAMBIA SUN PRESS 605 S OLD CORRY FIELD RD PENSACOLA, FL 32507
12/12/2025	CheckMailed	CHECK PRINTED: CHECK # 900039898 -- REGISTRY CHECK
1/5/2026	TD84	PROOF OF PUBLICATION
1/6/2026	TD84	2025 TAX BILL

VIEW IMAGES

FEES

EffectiveDate	FeeCode	FeeDesc	TotalFee	AmountPaid	WaivedAmount	AmountOutstanding
6/6/2025 10:57:17 AM	RECORD2	RECORD FEE FIRST PAGE	10.00	10.00	0.00	0.00
6/6/2025 10:57:17 AM	TD4	PREPARE ANY INSTRUMENT	7.00	7.00	0.00	0.00
6/6/2025 10:57:18 AM	TAXDEED	TAX DEED CERTIFICATES	584.00	584.00	0.00	0.00
6/6/2025 10:57:18 AM	TD7	ONLINE AUCTION FEE	59.00	59.00	0.00	0.00
6/6/2025 10:59:13 AM	TD10	TAX DEED APPLICATION	60.00	60.00	0.00	0.00
		Total	720.00	720.00	0.00	0.00

RECEIPTS

ReceiptDate	ReceiptNumber	Received_from	payment_amt	applied_amt	refunded_amt
6/11/2025 3:35:28 PM	2025045331	SCOTT LUNSFORD TAX COLLECTOR	720.00	720.00	0.00
		Total	720.00	720.00	0.00

REGISTRY

CashierDate	Type	TransactionID	TransactionName	Name	Amount	Status
12/12/2025 10:01:03 AM	Check (outgoing)	102061562	ESCAMBIA SUN PRESS	605 S OLD CORRY FIELD RD	200.00	900039898 CLEARED ON 12/12/2025
6/11/2025 3:35:28 PM	Deposit	102008172	SCOTT LUNSFORD TAX COLLECTOR		584.00	Deposit
	Deposited		Used		Balance	
	584.00		5,000.00		-4,416.00	

auctions are due in conjunction with the final payment due at 11:00 AM CT on the following



Sale Date	Case ID	Edit Name on Title			EA
<input checked="" type="checkbox"/> 01/07/2021 2023 TD 007733		Name on Title	Custom Fields	Style	0 \$
<input checked="" type="checkbox"/> 01/07/2021 2023 TD 007277					0 \$
<input checked="" type="checkbox"/> 01/07/2021 2023 TD 007100					0 \$
<input checked="" type="checkbox"/> 01/07/2021 2018 TD 006663					0 \$

Case Number: 2023 TD 007733

Result Date: 01/07/2026

Title Information:

Name:

Address1:

Address2:

City:

State:

Zip:

71475

\$ 65,100.00

DEPOSIT
\$ 3,255.00

RINA STEARMER

STATE OF FLORIDA
COUNTY OF ESCAMBIA

**CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED**

CERTIFICATE # 07733 of 2023

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on November 20, 2025, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

ASSET VENTURE INC 1900 THE EXCHANGE SE SUITE 410 ATLANTA, GA 30339	ASSET VENTURE INC 3395 SEABROOK ST PENSACOLA, FL 32505
ASSET VENTURES INC C/O LANCE J LORUSSO 1827 POWERS FERRY RD SE BLDG 8 SUITE 200 ATLANTA, GA 30339	
CITY OF PENSACOLA TREASURY DIVISION P O BOX 12910 PENSACOLA FL 32521	
CITY OF PENSACOLA CODE ENFORCEMENT ATTN SABRINA PO BOX 12910 PENSACOLA FL 32521	

WITNESS my official seal this 20th day of November 2025.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk



Escambia Sun Press

PUBLISHED WEEKLY SINCE 1948
(Warrington) Pensacola, Escambia County, Florida

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 of The Escambia Sun Press, a weekly newspaper published at (Warrington) Pensacola in Escambia County, Florida; that the attached copy of advertisement, being a

NOTICE in the matter of TAX DEED SALE

DATE - 01-07-2026 - TAX CERTIFICATE #'S 07733

in the CIRCUIT Court
was published in said newspaper in the issues of

DECEMBER 4, 11, 18, 25, 2025

Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, in 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: 2025.12.29 11:01:41 -06'00'

PUBLISHER

Sworn to and subscribed before me this 29TH day of DECEMBER
A.D., 2025

Digitally signed by Heather Tuttle
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410C000001890CD5793600364AAE, cn=Heather Tuttle
Date: 2025.12.29 11:03:23 -06'00'

HEATHER TUTTLE
NOTARY PUBLIC



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

Page 1 of 1

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That KEYS FUNDING LLC holder of Tax Certificate No. 07733, 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 12 BLK 3 BAYOU GROVE S/D PB 2 P
87 OR 6921 P 516 CA 141 SECTION 00,
TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 154201000
(0126-67)

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

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

Dated this 20th day of November 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-12-04-11-18-25-2025

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2026002525 1/9/2026 9:48 AM
OFF REC BK: 9431 PG: 485 Doc Type: TXD
Recording \$10.00 Deed Stamps \$455.70

Tax deed file number 0126-67

Parcel ID number 000S009092012003

TAX DEED

Escambia County, Florida

for official use only

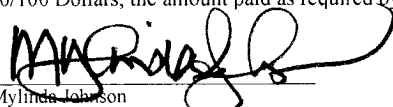
Tax Certificate numbered 07733 issued on June 1, 2023 was filed in the office of the tax collector of Escambia County, Florida. An application has been made for the issuance of a tax deed. The applicant has paid or redeemed all other taxes or tax certificates on the land as required by law. The notice of sale, including the cost and expenses of this sale, has been published as required by law. No person entitled to do so has appeared to redeem the land. On the 7th day of January 2026, the land was offered for sale. It was sold to **RINA STEARMER**, 939 N NEW WARRINGTON, PENSACOLA FL 32506, who was the highest bidder and has paid the sum of the bid as required by law.

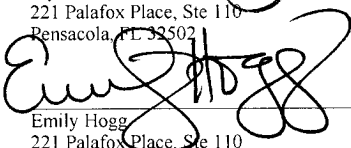
The lands described below, including any inherited property, buildings, fixtures, and improvements of any kind and description, situated in this County and State.

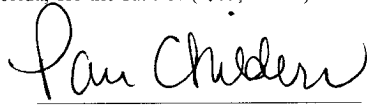
Description of lands: LT 12 BLK 3 BAYOU GROVE S/D PB 2 P 87 OR 6921 P 516 CA 141 SECTION 00, TOWNSHIP 0 S, RANGE 00 W

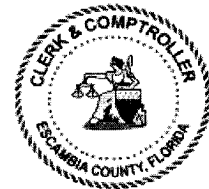
**** Property previously assessed to: ASSET VENTURE INC**

On 7th day of January 2026, in Escambia County, Florida, for the sum of (\$65,100.00) SIXTY FIVE THOUSAND ONE HUNDRED AND 00/100 Dollars, the amount paid as required by law.


Mylinda Johnson
221 Palafox Place, Ste 110
Pensacola, FL 32502

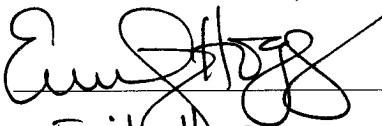

Emily Hogg
221 Palafox Place, Ste 110
Pensacola, FL 32502


Pam Childers,
Clerk of Court and Comptroller
Escambia County, Florida



On this 7th day of January, 2026, before me personally appeared Pam Childers
Clerk of Court and Comptroller in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and office seal date aforesaid


Emily Hogg



Emily Hogg
Comm.: HH 373864
Expires: March 15, 2027
Notary Public - State of Florida