

TAX COLLECTOR'S CERTIFICATION

Application
Date / Number
Apr 10, 2015 / 150031

This is to certify that the holder listed below of Tax Sale Certificate Number **2013 / 6285.0000**, issued the **1st day of June, 2013**, and which encumbers the following described property located in the County of Escambia, State of Florida to wit: **Parcel ID Number: 10-2094-130**

Certificate Holder:

CCTS CAP FL 82153 US BANK CUST FOR PFS2
7990 IH-10 WEST
SAN ANTONIO, TEXAS 78230

Property Owner:

ROZIER ROBERT D & MARY M
5435 PONTE VERDE COVE
PENSACOLA, FLORIDA 32507

Legal Description:

LT 4 BLK C GRANDE LAGOON LAKES S/D PB 9 P 49 OR 3999 P 520 SEC 22/26 T 3S R 31W

has surrendered same in my office and made written application for tax deed in accordance with Florida Statutes. I certify that the following tax certificates, interest, ownership and encumbrance report fee, and Tax Collector's fees have been paid:

CERTIFICATES OWNED BY APPLICANT AND FILED IN CONNECTION WITH THIS TAX DEED APPLICATION:

Cert. Year	Certificate Number	Date of Sale	Face Amt	T/C Fee	Interest	Total
2013	6285.0000	06/01/13	\$1,606.86	\$0.00	\$80.34	\$1,687.20

CERTIFICATES REDEEMED BY APPLICANT OR INCLUDED (COUNTY) IN CONNECTION WITH THIS APPLICATION:

Cert. Year	Certificate Number	Date of Sale	Face Amt	T/C Fee	Interest	Total
2014	5923.0000	06/01/14	\$1,567.34	\$6.25	\$78.37	\$1,651.96

- Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County)
- Total of Delinquent Taxes Paid by Tax Deed Application
- Total of Current Taxes Paid by Tax Deed Applicant (2014)
- Ownership and Encumbrance Report Fee
- Tax Deed Application Fee
- Total Certified by Tax Collector to Clerk of Court
- Clerk of Court Statutory Fee
- Clerk of Court Certified Mail Charge
- Clerk of Court Advertising Charge
- Sheriff's Fee
-
- Total of Lines 6 thru 11
- Interest Computed by Clerk of Court Per Florida Statutes.....(%)
- One-Half of the assessed value of homestead property. If applicable pursuant to section 197.502, F.S.
- Statutory (Opening) Bid; Total of Lines 12 thru 14
- Redemption Fee
- Total Amount to Redeem

\$3,339.16
\$0.00
\$1,464.45
\$200.00
\$125.00
\$5,128.61
\$5,128.61
\$61,370.00
\$6.25

*Done this 10th day of April, 2015

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Jenna Stewart

Date of Sale: July 6, 2015

* This certification must be surrendered to the Clerk of the Circuit Court no later than ten days after this date.

Notice to Tax Collector of Application for Tax Deed

TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

**CCTS CAP FL 82153 US BANK CUST FOR PFS2
7990 IH-10 WEST
SAN ANTONIO, Texas, 78230**

holder of the following tax sale certificate hereby surrender same to the Tax Collector and make tax deed application thereon:

Certificate No.	Parcel ID Number	Date	Legal Description
6285.0000	10-2094-130	06/01/2013	LT 4 BLK C GRANDE LAGOON LAKES S/D PB 9 P 49 OR 3999 P 520 SEC 22/26 T 3S R 31W

2014 TAX ROLL

ROZIER ROBERT D & MARY M
5435 PONTE VERDE COVE
PENSACOLA , Florida 32507

I agree to pay all delinquent taxes, redeem all outstanding certificates not in my possession, pay any omitted taxes, and pay current taxes, if due, covering the land, and pay any interest earned (a) on tax certificates not in my possession, (b) on omitted taxes or (c) on delinquent taxes. I also agree to pay all Tax Collector's fees, ownership and encumbrance reports costs, Clerk of the Court costs, charges and fees and Sheriff's costs, if applicable. Attached is the above-mentioned tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

propel1 (Misty Dante)
Applicant's Signature

04/10/2015
Date



Chris Jones

Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)
[Amendment 1/Portability Calculations](#)
[Back](#)
[* Navigate Mode](#) [* Account](#) [Reference](#) [*](#)
[Printer Friendly Version](#)

General Information

Reference: 223S317007040003
Account: 102094130
Owners: ROZIER ROBERT D & MARY M
Mail: 5435 PONTE VERDE COVE
 PENSACOLA, FL 32507
Situs: 5435 PONTE VERDE COVE 32507
Use Code: SINGLE FAMILY RESID
Taxing Authority: COUNTY MSTU
Tax Inquiry: [Open Tax Inquiry Window](#)
 Tax Inquiry link courtesy of Janet Holley
 Escambia County Tax Collector

2014 Certified Roll Assessment

Improvements: \$108,999
Land: \$23,750
Total: \$132,749
Save Our Homes: \$122,740

[Disclaimer](#)

Amendment 1/Portability Calculations

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
06/1996	3999	520	\$17,000	WD	View Instr
09/1987	2455	145	\$14,000	WD	View Instr
01/1978	1258	769	\$8,100	WD	View Instr

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

2014 Certified Roll Exemptions

HOMESTEAD EXEMPTION

Legal Description

 LT 4 BLK C GRANDE LAGOON LAKES S/D PB 9 P 49 OR
 3999 P 520 S EC 22/26 T 3S R 31W

Extra Features

 BOAT DOCK
 UTILITY BLDG
 WOOD DECK

Parcel Information

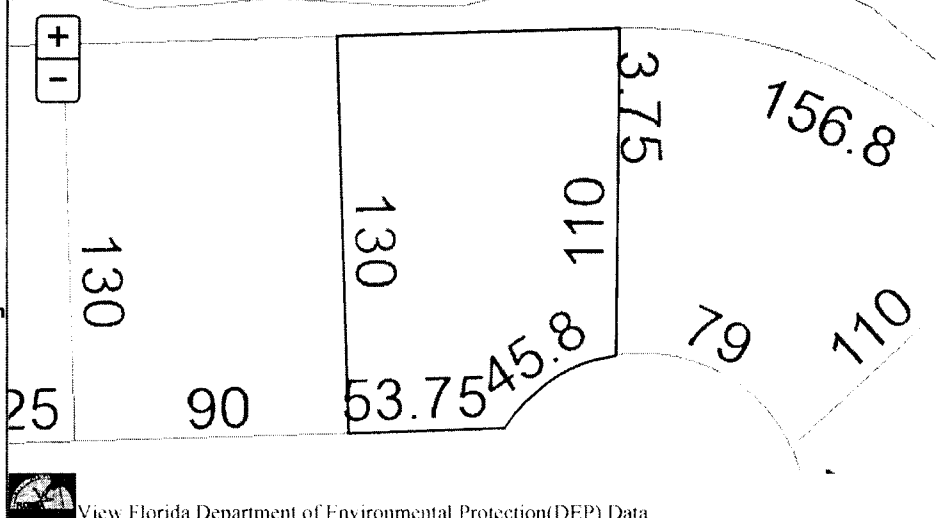
[Launch Interactive Map](#)

Section
Map Id:
 22-35-31-2

Approx. Acreage:
 0.2600

Zoned:
 R-1

Evacuation & Flood Information
[Open Report](#)


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

Buildings

Address: 5435 PONTE VERDE COVE, Year Built: 1998, Effective Year: 1998

Structural Elements

DECOR/MILLWORK-AVERAGE
 DWELLING UNITS-1
 EXTERIOR WALL-BRICK-COMMON
 FLOOR COVER-CARPET
 FOUNDATION-SLAB ON GRADE
 HEAT/AIR-CENTRAL H/AC
 INTERIOR WALL-DRYWALL-PLASTER

NO. PLUMBING FIXTURES-8
NO. STORIES-1
ROOF COVER-DIMEN/ARCH SHNG
ROOF FRAMING-HIP-HI PITCH
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

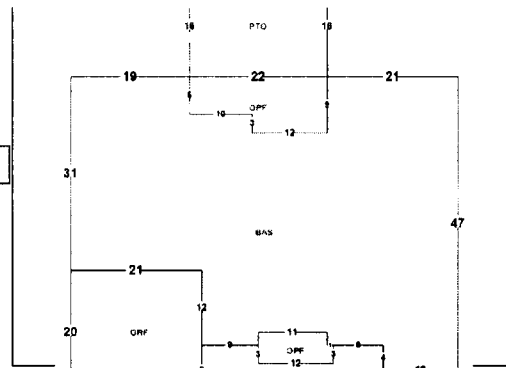
 Areas - 3270 Total SF

BASE AREA - 2272

GARAGE FIN - 420

OPEN PORCH FIN - 226

PATIO - 352



Images



1/5/03

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:04/29/2015 (tc.10851)

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 12050

April 28, 2015

Escambia County Tax Collector
P.O. Box 1312
Pensacola, Florida 32591

Pursuant to your request, the Company has caused a search to be made of the Public Records of Escambia County, Florida, solely as revealed by records maintained from 04-28-1995, through 04-28-2015, and said search reveals the following:

1. THE GRANTEE(S) OF THE LAST DEED(S) OF RECORD IS:

Robert D. Rozier and Mary M. Rozier, husband and wife

2. The land covered by this Report is:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF

3. The following unsatisfied mortgages, liens and judgments affecting the land covered by this Report appear of record:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

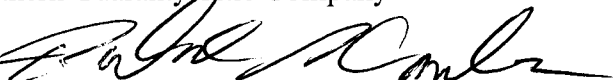
4. Taxes:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

The foregoing report is prepared and furnished for information only, is not intended to constitute or imply any opinion, warranty, guaranty, insurance, or similar assurance as to the status of title, and no determination has been made of the authenticity of any instrument described or referred to herein. The name search for the purposes of determining applicable judgments and liens is limited to the apparent record owner(s) shown herein. No attempt has been made to determine whether the land is subject to liens or assessments which are not shown as existing liens by the public records. The Company's liability hereunder shall not exceed the cost of this Report, or \$1,000.00 whichever is less.

THIS REPORT SHALL NOT BE USED FOR THE ISSUANCE OF TITLE INSURANCE.

Southern Guaranty Title Company

By: 

April 28, 2015

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 12050

April 28, 2015

Lot 4, Block C, Grande Lagoon Lakes, as per plat thereof, recorded in Plat Book 9, Page 49, of the Public Records of Escambia County, Florida

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 12050

April 28, 2015

UNSATISFIED MORTGAGES, LIENS AND JUDGMENTS AFFECTING THE LAND COVERED BY THIS REPORT THAT APPEAR OF RECORD:

1. Taxes for the year 2012-2014 delinquent. The assessed value is \$122,740.00. Tax ID 10-2094-130.

PLEASE NOTE THE FOLLOWING:

- A. Subject to current year taxes.
- B. Taxes and assessments due now or in subsequent years.
- C. Subject to Easements, Restrictions and Covenants of record.
- D. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
- E. Oil, gas and mineral or any other subsurface rights of any kind or nature.

SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE

PENSACOLA, FLORIDA 32503

TEL. (850) 478-8121 FAX (850) 476-1437

Email: rcsgr@aol.com

Janet Holley
Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL 32596

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 7-6-2015

TAX ACCOUNT NO.: 10-2094-130

CERTIFICATE NO.: 2013-6285

In compliance with Section 197.256, 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

 X Notify City of Pensacola, P.O. Box 12910, 32521

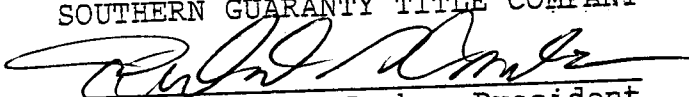
 X Notify Escambia County, 190 Governmental Center, 32502

X Homestead for 2014 tax year.

Robert D. Rozier
Mary M. Rozier
5435 Ponte Verde Cove
Pensacola, FL 32507

Certified and delivered to Escambia County Tax Collector,
this 28th day of April, 2015.

SOUTHERN GUARANTY TITLE COMPANY


by: Richard S. Combs, President

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

94-158
119.00

This Warranty Deed

OR Bk3999 Pg0520
INSTRUMENT 00305382

Made this 20th day of June A.D. 19 96
by **NUMERIANO P. DESEMBRANA and LIBRADA P. DESEMBRANA, husband and wife**

D S PD \$119.00
Mort \$0.00 ASUM \$0.00
JUNE 25, 1996
Ernie Lee Magaha,
Clerk of the Circuit Court
BY: S. Arnold D.C.

hereinafter called the grantor, to
ROBERT D. ROZIER and MARY M. ROZIER,
husband and wife

whose post office address is:
**10108 COMSTOCK AVENUE
PENSACOLA, FLORIDA 32507
Grantees' Tax Id # :264-25-5124
263-39-9224**
hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the 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 considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **ESCAMBIA**
County, Florida, viz:

LOT 4, BLOCK "C", GRANDE LAGOON LAKES, a subdivision of a portion of Lots 6 and 7, fractional Sections 22 and 26, Township 3 South, Range 31 West, Escambia County, Florida, lying south of Gulf Beach Highway and West of Grande Lagoon West Subdivision, according to Plat thereof recorded in Plat Book 9, Page 49 of the Public Records of Escambia County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel Identification Number: 22-3S-31-7007-040-003

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.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 19 96

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Name: STUART SCHWARTZ
Name: Donna Ambos
Name: Donna Ambos

Name & Address: NUMERIANO P. DESEMBRANA LS
Name & Address: LIBRADA P. DESEMBRANA LS
Name & Address: _____ LS

Name: _____

Name & Address: _____ LS

State of **NEW JERSEY**
County of Middlesex

The foregoing instrument was acknowledged before me this 20th day of June, 19 96,
by **NUMERIANO P. DESEMBRANA and LIBRADA P. DESEMBRANA, husband and wife**

who is personally known to me or who has produced **DRIVERS LICENSE** as identification.

PREPARED BY: **TERESA S. HOLIFIELD**
RECORD & RETURN TO:
CHELSEA TITLE
14110 PERDIDO KEY DR., #T-2
PENSACOLA, FLORIDA 32507
File No: **96-8-T**

Notary Public
Print Name:
My Commission Expires:

STUART SCHWARTZ
Notary Public, State of New Jersey
Qualified in Middlesex County
Certificate Filed in Middlesex County
Return Expire June 26, 1998
9601

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 of Ordinances Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the records of Escambia County, Florida. NOTE: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgment by the County of the veracity of any disclosure statement.

NAME OF ROADWAY: PONTE VERDE COVE, PENSACOLA, FL 32507

LEGAL DESCRIPTION OR ADDRESS OF PROPERTY: LOT 4, BLOCK C, GRANDE LAGOON LAKES SUBDIVISION, ESCAMBIA COUNTY, FLORIDA

THE COUNTY (XX) HAS ACCEPTED () HAS NOT ACCEPTED THE
ABUTTING ROADWAY FOR MAINTENANCE.

THIS FORM COMPLETED BY:

AS TO SELLER(s):

Numeriano P. DeSeembrana
NUMERIANO P. DESEMBRANA
Librada DeSeembrana
LIBRADA P. DESEMBRANA

AS TO BUYER (s):

Robert D. Rozier
ROBERT D. ROZIER
Mary M. Rozier
MARY M. ROZIER

Instrument 00305382
Filed and recorded in the
Official Records
JUNE 25, 1998
at 03:25 P.M.
ERNIE LEE MAGAHA,
CLERK OF THE CIRCUIT COURT
Escambia County,
Florida