

TAX COLLECTOR'S CERTIFICATION

**Application
Date / Number
Jul 7, 2014 / 140620**

This is to certify that the holder listed below of Tax Sale Certificate Number **2012 / 4131.0000** , issued the **1st day of June, 2012**, and which encumbers the following described property located in the County of Escambia, State of Florida to wit: **Parcel ID Number: 06-3646-000**

Certificate Holder:
CAP ONE AS COLL ASSN RMCTL2013
PO BOX 54426
NEW ORLEANS, LOUISIANA 70154

Property Owner:
ROZIER JACKIE R
670 BOCAGE RD
CANTONMENT , FLORIDA 32533

Legal Description:
LT 12 BLK 8 WEST HIGHLANDS PB 1 P 74 OR 5231 P 1996 OR 5553 P 96 CA 148

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
2012	4131.0000	06/01/12	\$503.00	\$0.00	\$190.72	\$693.72

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

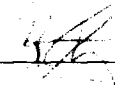
Cert. Year	Certificate Number	Date of Sale	Face Amt	T/C Fee	Interest	Total
2014	3438.0000	06/01/14	\$471.90	\$6.25	\$23.60	\$501.75
2013	3755.0000	06/01/13	\$476.72	\$6.25	\$23.84	\$506.81

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

\$1,702.28
\$0.00
\$250.00
\$75.00
\$2,027.28
\$2,027.28
\$6.25

*Done this 7th day of July, 2014

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By 

Date of Sale: April 1, 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,

**CAP ONE AS COLL ASSN RMCTL2013
PO BOX 54426
NEW ORLEANS, Louisiana, 70154**

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
4131.0000	06-3646-000	06/01/2012	LT 12 BLK 8 WEST HIGHLANDS PB 1 P 74 OR 5231 P 1996 OR 5553 P 96 CA 148

2013 TAX ROLL

ROZIER JACKIE R
670 BOCAGE RD
CANTONMENT , Florida 32533

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.

rmctl2013 (Matt Sheehan)
Applicant's Signature

07/07/2014
Date

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.: 11857

January 16, 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 01-16-1995, through 01-16-2015, and said search reveals the following:

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

Jackie R. Rozier

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: 

January 16, 2015

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 11857

January 16, 2015

**Lot 12, Block 8, West Highlands Subdivision, as per plat thereof, recorded in Plat Book 1,
Page 74, of the Public Records of Escambia County, Florida**

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 11857

January 16, 2015

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

1. Taxes for the year 2011-2013 delinquent The assessed value is \$23,504.00. Tax ID 06-3646-000.

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: rcsqt@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 4-6-2015

TAX ACCOUNT NO.: 06-3646-000

CERTIFICATE NO.: 2012-4131

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

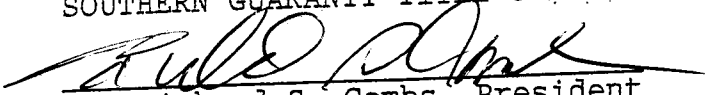
 X Homestead for tax year.

Jackie R. Rozier
670 Bocage Rd.
Cantonment, FL 32533

Unknown Tenants
3803 W. Blount St.
Pensacola, FL 32505

Certified and delivered to Escambia County Tax Collector,
this 23rd day of January, 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.

PREPARED BY:

Linda A. Brown
7136 Whiry/BIRD AVE.
PENSACOLA, FL. 32504

DR BK 5553 P60096
Escambia County, Florida
INSTRUMENT 2004-319011

REED DOC STAMPS PB & ESC CO 1 M.00
12/31/04 ERNIE LEE MAGAHA, CLERK

RCD Dec 31, 2004 10:24 am
Escambia County, Florida

10.00
84.00

STATE OF FLORIDA
COUNTY OF ESCAMBIA

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2004-319011

KNOW ALL MEN BY THESE PRESENTS that LINDA A. BROWN

whose mailing address is: 7136 Whiry/BIRD AVE. PENSACOLA, FL.

for and in consideration of the sum of \$10.00 and other good and valuable considerations, the receipt of which is hereby acknowledged, do remise, release and quitclaim unto

JACKIE A. ROZIER
(Social Security Numbers: _____), whose mailing address is:

6614 CARLIFE RD. PENSACOLA, FL. 32526
the following described real property situate in ESCAMBIA County, in the State of Florida, to-wit:

(Tax ID # _____)
Lot 19 Block 8 West Highlands Subdivisions on shown on plat of said Subdivision appearing of record in Plat Book at Page 74 of the public records of Esc. Co, FL, the said West Highlands being a subdivision of Lot 34 of the Brainerd & M. D. McIntyre Subdivision of the North half (N 1/2) of Section 33, Township 2 South, Range 30 West.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, free from all exemptions and right of homestead.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s) this 31st day of December, 2004

WITNESSES:

WITNESS SIGNATURE: Judith Cantrell Linda A Brown
(Witness Name Printed) Judith Cantrell Linda A Brown

WITNESS SIGNATURE: Jane Knighten
(Witness Name Printed) Jane Knighten

STATE OF Florida
COUNTY OF Escambia

SWORN TO and subscribed before me this 31st day of December 2004 by Linda A Brown

** FL Drivers License, who are personally known to me or who has produced ** as identification.

Ernie Lee Magaha, Clerk of the Circuit Court

Judith Cantrell
Deputy Clerk
(Name Printed)
My Commission Expires:
Commission Number:



1950
16800

OR BK 5231 PG1996
Escambia County, Florida
INSTRUMENT 2003-142782

DEED DOC STAMPS PD & ESC CO \$ 160.00
09/04/03 ERNESTEE HAGAN, CLERK
By: [Signature]

RECORD & RETURN TO:

Prepared by: Patricia A. Snellgrove
Lawyers Title Agency of North Florida, Inc.
721 East Gregory Street
Pensacola, FL 32501

File No: PNS-03-02627

This Warranty Deed

Made this 25th day of August, 2003

by **Billie B. Williams**

hereinafter called the grantor, to

Linda A. Brown and Jackie Rozier, as joint tenants with rights of survivorship

whose post office address is: ., .

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:

- see attached Schedule "A" for legal description -

SUBJECT TO covenants, restrictions, easements of record and taxes for the current year.

Parcel Identification Number: 33-2S-30-1300-012-008

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, 2002**.

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:

1st Witness Sign: [Signature]
Print Name: DAVID H. DWIGER

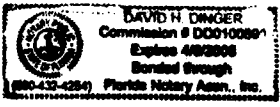
[Signature]
Billie B. Williams

2nd Witness Sign: KARLIE E. ROUZER
Print Name: KARLIE ROUZER

1811 Weeks Ave.
Orlando, FL 32806

State of FLORIDA
County of ORANGE

The foregoing instrument was acknowledged before me this 22ND day of August, 2003, by **Billie B. Williams** who is personally known to me or who has produced L drivers license as identification



Notary Signature: [Signature]
Print Name: DAVID H. DWIGER
My Commission Expires: 4/8/08

(SEAL)

Exhibit "A"

Lot 12, Block 8, West Highlands Subdivision, as shown on plat of said Subdivision appearing of record in Plat Book 1 at Page 74 of the public records of Escambia County, Florida, the said West Highlands being a subdivision of Lots 3 and 4 of the Brainerd and McIntyre Subdivision of the North Half (N ½) of Section 33, Township 2 South, Range 30 West.

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.

PNS-03-02627

**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 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 acknowledgment by the County of the veracity of any disclosure statement.

Name of Roadway: 3803 W. Blount

Legal Address of Property: 3803 W. Blount

The County (x) has accepted () has not accepted the abutting roadway for maintenance.

This form completed by: Billie B. Williams

WITNESSES AS TO SELLER(S):

Sign Name: *[Signature]*

Print Name: DANIEL DINGER

Sign Name: *[Signature]*

Print Name: KARLIE E. ROUBER

[Signature]

Billie B. Williams

WITNESSES AS TO BUYER(S):

Sign Name: *[Signature]*

Print Name: Red Gonzalez

Sign Name: *[Signature]*

Print Name: _____

[Signature]

Linda A. Brown

[Signature]

This form approved by the

Escambia County Board of

County Commissioners

Effective: 4/15/95