

## 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:

<b>Certificate No.</b>	<b>Parcel ID Number</b>	<b>Date</b>	<b>Legal Description</b>
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

# 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.



# 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	<a href="#">View Instr</a>
09/1987	2455	145	\$14,000	WD	<a href="#">View Instr</a>
01/1978	1258	769	\$8,100	WD	<a href="#">View Instr</a>

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

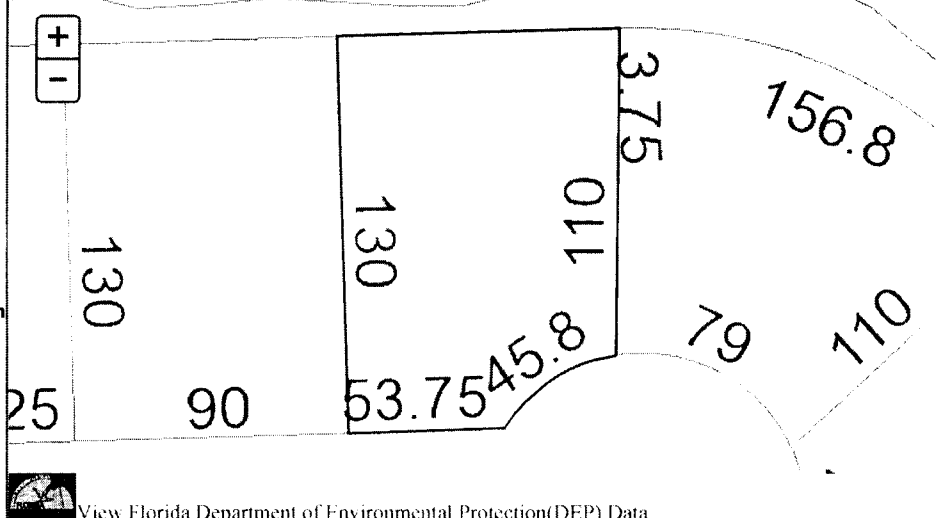
[Launch Interactive Map](#)

**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**

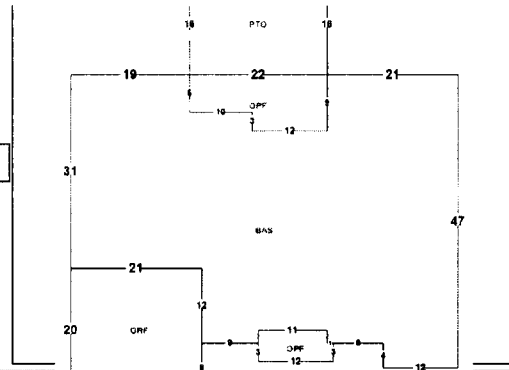
 Areas - 3270 Total SF

**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.

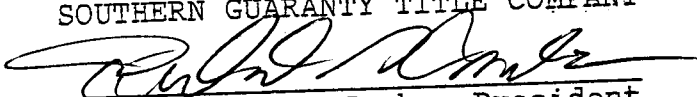
YES NO

- 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  
96901

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