



# 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

0322-04

### Part 1: Tax Deed Application Information

Applicant Name Applicant Address	CITRUS CAPITAL HOLDINGS, LLC CITRUS CAPITAL HOLDINGS FBO SEC PTY PO BOX 54226 NEW ORLEANS, LA 70154-4226	Application date	Apr 16, 2021
Property description	ROPER LARRY & ROPER LETISHA 5042 SKYLARK CT PENSACOLA, FL 32505 3215 N MILLER ST 05-0976-000 S 50 FT OF N 300 FT OF E 131 5/10 FT OF BLK 12 N PENSACOLA UNITS 1/2/3/4 PB 2 P 2/6/33/57 OR 6259 P (Full legal attached.)	Certificate #	2019 / 2034
		Date certificate issued	06/01/2019

### 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)
# 2019/2034	06/01/2019	659.77	32.99	692.76
# 2020/2208	06/01/2020	679.71	33.99	713.70
<b>→ Part 2: Total*</b>				<b>1,406.46</b>

### 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)
# /					
<b>Part 3: Total*</b>					<b>0.00</b>

### 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)	1,406.46
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	633.58
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
<b>7. Total Paid (Lines 1-6)</b>	<b>2,415.04</b>

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: *Candice Lewis*  
Signature, Tax Collector or Designee

Escambia, Florida  
Date April 27th, 2021

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

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
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. <b>Total Paid (Lines 8-13)</b>	
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>03/07/2022</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS + 12.50

**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.

S 50 FT OF N 300 FT OF E 131 5/10 FT OF BLK 12 N PENSACOLA UNITS 1/2/3/4 PB 2 P 2/6/33/57 OR 6259 P 809

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2100229

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,  
CITRUS CAPITAL HOLDINGS, LLC  
CITRUS CAPITAL HOLDINGS FBO SEC PTY  
PO BOX 54226  
NEW ORLEANS, LA 70154-4226,

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
05-0976-000	2019/2034	06-01-2019	S 50 FT OF N 300 FT OF E 131 5/10 FT OF BLK 12 N PENSACOLA UNITS 1/2/3/4 PB 2 P 2/6/33/57 OR 6259 P 809

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  
CITRUS CAPITAL HOLDINGS, LLC  
CITRUS CAPITAL HOLDINGS FBO SEC PTY  
PO BOX 54226  
NEW ORLEANS, LA 70154-4226

04-16-2021  
Application Date

\_\_\_\_\_  
Applicant's signature



# Chris Jones Escambia County Property Appraiser

[Real Estate Search](#)

[Tangible Property Search](#)

[Sale List](#)

← Nav. Mode  Account  Reference →

[Printer Friendly Version](#)

<b>General Information</b> Reference: 042S306001013012 Account: 050976000 Owners: ROPER LARRY & ROPER LETISHA Mail: 5042 SKYLARK CT PENSACOLA, FL 32505 Situs: 3215 N MILLER ST 32503 Use Code: SINGLE FAMILY RESID Taxing Authority: COUNTY MSTU Tax Inquiry: <a href="#">Open Tax Inquiry Window</a> Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	<b>Assessments</b> <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2020</td> <td>\$6,246</td> <td>\$29,717</td> <td>\$35,963</td> <td>\$35,963</td> </tr> <tr> <td>2019</td> <td>\$6,246</td> <td>\$27,736</td> <td>\$33,982</td> <td>\$33,982</td> </tr> <tr> <td>2018</td> <td>\$6,246</td> <td>\$25,755</td> <td>\$32,001</td> <td>\$32,001</td> </tr> </tbody> </table>	Year	Land	Imprv	Total	Cap Val	2020	\$6,246	\$29,717	\$35,963	\$35,963	2019	\$6,246	\$27,736	\$33,982	\$33,982	2018	\$6,246	\$25,755	\$32,001	\$32,001
	Year	Land	Imprv	Total	Cap Val																
2020	\$6,246	\$29,717	\$35,963	\$35,963																	
2019	\$6,246	\$27,736	\$33,982	\$33,982																	
2018	\$6,246	\$25,755	\$32,001	\$32,001																	
<p style="text-align: center;"><a href="#">Disclaimer</a></p> <hr/> <p style="text-align: center;"><a href="#">Market Value Breakdown Letter</a></p> <hr/> <p style="text-align: center;"><a href="#">Tax Estimator</a></p> <hr/> <p style="text-align: center;"><a href="#">File for New Homestead Exemption Online</a></p> <hr/> <p style="text-align: center;"><a href="#">Report Storm Damage</a></p>																					

<b>Sales Data</b> <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>11/13/2007</td> <td>6259</td> <td>809</td> <td>\$26,000</td> <td>WD</td> <td></td> </tr> <tr> <td>10/2006</td> <td>6017</td> <td>1048</td> <td>\$100</td> <td>CJ</td> <td></td> </tr> <tr> <td>10/1997</td> <td>4189</td> <td>211</td> <td>\$23,500</td> <td>WD</td> <td></td> </tr> <tr> <td>06/1997</td> <td>4144</td> <td>1486</td> <td>\$26,900</td> <td>CT</td> <td></td> </tr> </tbody> </table> <p>Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller</p>	Sale Date	Book	Page	Value	Type	Official Records (New Window)	11/13/2007	6259	809	\$26,000	WD		10/2006	6017	1048	\$100	CJ		10/1997	4189	211	\$23,500	WD		06/1997	4144	1486	\$26,900	CT		<b>2020 Certified Roll Exemptions</b> None
Sale Date	Book	Page	Value	Type	Official Records (New Window)																										
11/13/2007	6259	809	\$26,000	WD																											
10/2006	6017	1048	\$100	CJ																											
10/1997	4189	211	\$23,500	WD																											
06/1997	4144	1486	\$26,900	CT																											
<b>Legal Description</b> S 50 FT OF N 300 FT OF E 131 5/10 FT OF BLK 12 N PENSACOLA UNITS 1/2/3/4 PB 2 P 2/6/33/57 OR 6259 P 809																															
<b>Extra Features</b> None																															

**Parcel Information**

Section: 0

Map Id: 04-25-30-2

Approx. Acreage: 0.1377

Zoned: MDR

Evacuation & Flood Information [Open Report](#)

View Florida Department of Environmental Protection(DEP) Data

[Launch Interactive Map](#)

Buildings

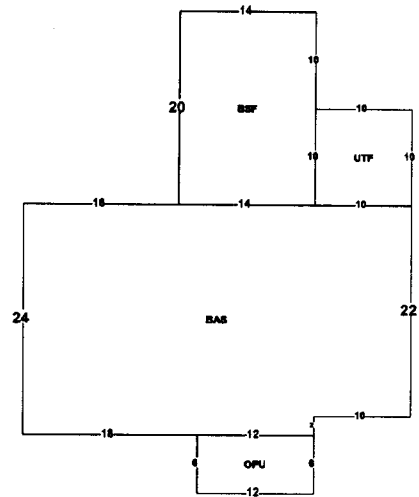
Address:3215 N MILLER ST, Year Built: 1956, Effective Year: 1956, PA Building ID#: 72074

**Structural Elements**

**DECOR/MILLWORK-BELOW AVERAGE**  
**DWELLING UNITS-1**  
**EXTERIOR WALL-SIDING-BLW.AVG.**  
**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-COMPOSITION SHG**  
**ROOF FRAMING-HIP**  
**STORY HEIGHT-0**  
**STRUCTURAL FRAME-WOOD FRAME**

**Areas - 1392 Total SF**

**BASE AREA - 940**  
**BASE SEMI FIN - 280**  
**OPEN PORCH UNF - 72**  
**UTILITY FIN - 100**



Images



3/4/19

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.

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CITRUS CAPITAL HOLDINGS LLC** holder of Tax Certificate No. **02034**, issued the 1st day of **June, A.D., 2019** 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:

**S 50 FT OF N 300 FT OF E 131 5/10 FT OF BLK 12 N PENSACOLA UNITS 1/2/3/4 PB 2 P 2/6/33/57  
OR 6259 P 809**

**SECTION 04, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 050976000 (0322-04)**

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

**LARRY ROPER and LETISHA ROPER**

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 Monday** in the month of **March**, which is the **7th day of March 2022**.

Dated this 17th day of May 2021.

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

**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**  
**Tax Certificate Redeemed From Sale**  
**Account: 050976000 Certificate Number: 002034 of 2019**

**Payor: LARRY AND LETISHA ROPER 5042 SKYLARK CT PENSACOLA, FL 32505**      **Date**  
 10/01/2021

Clerk's Check #	725000659	Clerk's Total	\$544.06
Tax Collector Check #	1	Tax Collector's Total	\$2,826.02
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$3,447.08</del>

2833.92

\$ 2850.92

**PAM CHILDERS**  
 Clerk of the Circuit Court

Received By:  
 Deputy Clerk

**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



**BRANCH OFFICES**  
**ARCHIVES AND RECORDS**  
**JUVENILE DIVISION**  
**CENTURY**

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

**COUNTY OF ESCAMBIA**  
**OFFICE OF THE**  
**CLERK OF THE CIRCUIT COURT**

**Case # 2019 TD 002034**

**Redeemed Date 10/01/2021**

**Name LARRY AND LETISHA ROPER 5042 SKYLARK CT PENSACOLA, FL 32505**

Clerk's Total = TAXDEED	\$ <del>544.06</del> 2833.92
Due Tax Collector = TAXDEED	\$2,826.02
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$0.00
Release TDA Notice (Recording) = RECORD2	\$10.00
Release TDA Notice (Prep Fee) = TD4	\$7.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
------	--------	------	-------------	------------	------------

**FINANCIAL SUMMARY**

No Information Available - See Dockets





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

**Tax Deed - Redemption Calculator**

Account: 050976000 Certificate Number: 002034 of 2019

Redemption  No  Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="03/07/2022"/>	Redemption Date <input type="text" value="10/01/2021"/>
Months	11	6
Tax Collector	<input type="text" value="\$2,415.04"/>	<input type="text" value="\$2,415.04"/>
Tax Collector Interest	\$398.48	\$217.35
Tax Collector Fee	<input type="text" value="\$12.50"/>	<input type="text" value="\$12.50"/>
<b>Total Tax Collector</b>	\$2,826.02	<input type="text" value="\$2,644.89"/> TC
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$130.00"/>	<input type="text" value="\$130.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$77.06	\$42.03
<b>Total Clerk</b>	\$544.06	<input type="text" value="\$509.03"/> CH
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
<b>Total Redemption Amount</b>	\$3,447.08	\$3,170.92
	Repayment Overpayment Refund Amount	\$276.16
Book/Page	<input type="text" value="8532"/>	<input type="text" value="895"/>

## RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8532, Page 895, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 02034, issued the 1st day of June, A.D., 2019

TAX ACCOUNT NUMBER: 050976000 (0322-04)

DESCRIPTION OF PROPERTY:

**S 50 FT OF N 300 FT OF E 131 5/10 FT OF BLK 12 N PENSACOLA UNITS 1/2/3/4 PB 2 P 2/6/33/57  
OR 6259 P 809**

**SECTION 04, TOWNSHIP 2 S, RANGE 30 W**

NAME IN WHICH ASSESSED: LARRY ROPER and LETISHA ROPER

Dated this 1st day of October 2021.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk



**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 #: 05-0976-000 CERTIFICATE #: 2019-2034

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 appear to encumber the title to said land as listed on page 2 herein. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately.

**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, and any other matters that would be disclosed by an accurate survey and inspection of the premises.

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 as 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: December 17, 2001 to and including December 17, 2021 Abstractor: Cody Campbell

BY

Michael A. Campbell,  
As President  
Dated: December 23, 2021

**PROPERTY INFORMATION REPORT**  
**CONTINUATION PAGE**

December 23, 2021

Tax Account #: **05-0976-000**

1. The Grantee(s) of the last deed(s) of record is/are: **LARRY ROPER AND LETISHA ROPER**  
**By Virtue of Warranty Deed recorded 12/10/2007 in OR 6259/809**
  
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 Enforcement Lien in favor of Escambia County recorded 11/23/2016 – OR 7627/762**
  - b. **Judgment in favor of J Ann S Corp d/b/a Stanley Steemer recorded 4/16/2008 – OR 6315/284**
  
4. Taxes:

**Taxes for the year(s) NONE are delinquent.**  
**Tax Account #: 05-0976-000**  
**Assessed Value: \$35,963.00**  
**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 title search 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 & ABSTRACT, INC.**  
**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: TITLE SEARCH FOR TDA**

**TAX DEED SALE DATE:** \_\_\_\_\_ **MAR 7, 2022**  
**TAX ACCOUNT #:** \_\_\_\_\_ **05-0976-000**  
**CERTIFICATE #:** \_\_\_\_\_ **2019-2034**

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 type="checkbox"/>	<input checked="" type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2020</u> tax year.

**LARRY ROPER AND LETISHA ROPER**  
3215 N MILLER ST  
PENSACOLA, FL 32503

**LARRY ROPER AND LETISHA ROPER**  
5042 SKYLARK CT  
PENSACOLA, FL 32505

**ESCAMBIA COUNTY CODE ENFORCEMENT**  
3363 W PARK PL  
PENSACOLA, FL 32505

**J ANN S CORP D/B/A STANLEY STEEMER**  
4749 CHINQUAPIN DRIVE  
GULF BREEZE, FL 32563

Certified and delivered to Escambia County Tax Collector, this 23<sup>rd</sup> day of December, 2021.

**PERDIDO TITLE & ABSTRACT, INC.**



BY: Michael A. Campbell, As It's President

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

**PROPERTY INFORMATION REPORT**

**December 23, 2021**

**Tax Account #:05-0976-000**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**S 50 FT OF N 300 FT OF E 131 5/10 FT OF BLK 12 N PENSACOLA UNITS 1/2/3/4 PB 2 P 2/6/33/57  
OR 6259 P 809**

**SECTION 04, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 05-0976-000(0322-04)**

**ABTRACTOR'S NOTE: WE CAN NOT CERTIFY LEGAL AS WRITTEN ON TAX ROLL  
WITHOUT A CURRENT SURVEY. TAX ROLL LEGAL LISTS ALL UNITS AND PLATS OF  
NORTH PENSACOLA - CURRENT VESTNG DEED SUGGESTS THIS IS UNIT #2 PB 2 P 6**

Recorded in Public Records 12/10/2007 at 12:51 PM OR Book 6259 Page 809, Instrument #2007114670, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$35.50 Deed Stamps \$182.00

Return to: Catherine H. Holsinger  
Name: Southland Acquire Land Title, LLC  
Address: 4900 Bayou Blvd.  
Suite 207  
Pensacola, Florida 32503

This Instrument Prepared:  
Catherine H. Holsinger  
Southland Acquire Land Title, LLC  
4900 Bayou Blvd.  
Suite 207  
Pensacola, Florida 32503  
as a necessary incident to the fulfillment of conditions contained in a title insurance commitment issued by it.

REC 35.50  
182.00  
217.50

Property Appraisers Parcel I.D. (Folio) Number(s):  
042S30-6001-013-012  
Grantee(s) S.S.#(s):  
File No:3020690

WARRANTY DEED

This Warranty Deed Made the 13 day of November, 2007, by Donna M. Carruthers, Personal Representative of the Estate of Frank B. Henderson, deceased, hereinafter called the grantor, whose post office address is: 27096 Weyland Circle, Pensacola, FL 32526

to Larry Roper and Letisha Roper, husband and wife, whose post office address is: 5042 Skylark Court, Pensacola, Florida 32505, hereinafter called the grantee.

WITNESSETH: That said grantor, for and in consideration of the sum of \$10.00 Dollars 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:

THE SOUTH 50 FEET OF THE NORTH 300 FEET OF THE EAST 131.5 FEET OF BLOCK 12, NORTH PENSACOLA, UNIT #2, BEING A PORTION OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 2 AT PAGE 6 OF THE PUBLIC RECORDS OF SAID COUNTY.

The property is not the homestead of the Grantor(s).  
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 2006, reservations, restrictions and easements of record, if any.  
(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)  
In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signature: [Signature]  
Printed Name: Terrence Qualls

[Signature]  
Donna M. Carruthers, Personal Representative of the Estate of the Estate of Frank B. Henderson

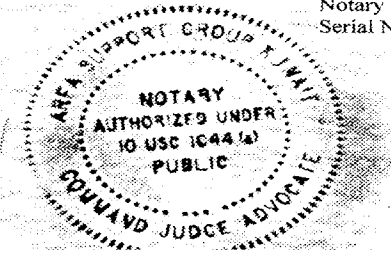
Witness Signature: [Signature]  
Printed Name: David L. Maggied

STATE OF  
COUNTY OF

The foregoing instrument was acknowledged before me this 13 day of November, 2007, by Donna M. Carruthers, Personal Representative of the Estate of Frank B. Henderson, deceased, who is/are personally known to me or who has/have produced driver license(s) as identification.

My Commission Expires: INDEFINITE per 10 usc 1044 (a)

[Signature]  
Printed Name: Reese D. Bintz  
Notary Public  
Serial Number: SGT U.S. Army Paralegal NCO



File No: 3020690

**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, and if not, what person or entity will be responsible for maintenance. 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 of 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: Miller Street  
Legal Address of Property: 3215 North Miller St., Pensacola, FL 32503

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

This form completed by:  
Southland Acquire Land Title, LLC  
4900 Bayou Blvd.  
Suite 207  
Pensacola, Florida 32503

As to Seller(s):

*Donna M. Carruthers*  
Seller's Name: Donna M. Carruthers, Personal Representative of the Estate

*Terrence Davis*  
Witness' Name: Terrence Davis

*David L. Maggard*  
Witness' Name: David L. Maggard

As to Buyer(s):

*Larry Roper*  
Buyer's Name: Larry Roper

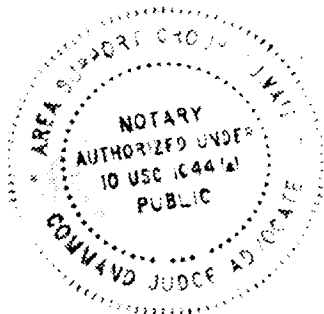
*Letisha Roper*  
Buyer's Name: Letisha Roper

*Donna L. Sigal*  
Witness' Name: Donna L. Sigal

*Catherine H. Holsinger*  
Witness' Name: Catherine H. Holsinger

**THIS FORM APPROVED BY THE  
ESCAMBIA COUNTY BOARD  
OF COUNTY COMMISSIONERS  
Effective 4/15/95**

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me on the 13 day of November, in the year 2007 by Donna M. Carruthers the declarant who is known to me to be eligible for Legal Assistance under the provisions of 10 U.S.C. § 1044 (a) or regulations of the Department of Defense. This acknowledgment is executed in my official capacity under the authority granted by Title 10, U.S.C. § 1044(a), which also states that no seal is required on this acknowledgment.



*Reese D. Bintz*  
Signature  
Reese D. Bintz  
Print

Paralegal NCO  
Official Capacity  
SGT, U. S. Army  
Rank/Component



BK: 6259 PG: 811

**ESCAMBIA COUNTY HEALTH DEPARTMENT  
ENVIRONMENTAL HEALTH DIVISION  
1300 WEST GREGORY STREET  
PENSACOLA, FL 32501**



November 2, 2007

Estate of Frank B. Henderson  
o/o Ronald L. Nelson, Esquire  
517 East Government Street  
Pensacola, FL 32502

RE: Three Bedroom  
Single Family Residence  
3215 North Miller Street  
Pensacola, FL 32503  
Parcel ID No: 04-2S-30-6001-013-012

Dear Property Owner(s):

Environmental Health conducted an inspection of the Onsite Sewage Treatment and Disposal System (OSTDS) at the above referenced location on November 1, 2007. The condition(s) stated below outline the department's assessment of the OSTDS:

**Status of Property:**

The premise was vacant at the time of our inspection and no overflows were observed. Because there were no occupants living in the residence, no sewage flow was being generated; therefore, our ability to fully assess the functionality of the system was limited.

**Septic Tank Compartment:**

The condition of the internal structure of the tank compartment could not be determined because the tank was not opened for a visual inspection. However, a limited external inspection of the tank was conducted.

- The cleanout cap located at the inlet side of the septic tank was missing. This missing cleanout cap leading to the tank must be replaced in accordance with the Florida Plumbing Code to prevent a sanitary nuisance.

**Drainfield System:**

The drainfield system was probed and the soil adjacent to the drainfield was augured to assess the system's functionality.

- The drainfield was found to be constructed of cradle drain and gravel material, which indicates that the system may be at least 25 years old.
- A moderate amount of roots were noted in the tank and drainfield areas. Roots could alter system functionality; however, no structural deficiencies were apparent during the inspection.

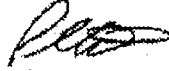
**Conclusion:**

- No action is required at this time. This letter does not imply that the system will perform optimally for a specific period of time. However, with the data available at the time of the inspection, the system was operating properly.

Page 2 of 2  
November 2, 2007  
3215 North Miller Street

This inspection will be honored for a period of nine months. If we can be of further assistance, please do not hesitate to call us at (850) 585-8788.

Sincerely,



Phillip L. Davies  
Environmental Supervisor I

PLD/fd/jp  
OSTDS # 07-0800  
Fax to: 432-8800

TOTAL P.03

THE OFFICE OF ENVIRONMENTAL ENFORCEMENT  
SPECIAL MAGISTRATE  
IN AND FOR ESCAMBIA COUNTY, FLORIDA

ESCAMBIA COUNTY, FLORIDA

vs.

Case No.: CE 16-02-00363  
Location: 3210 N Miller St  
PR# 042S306001026011

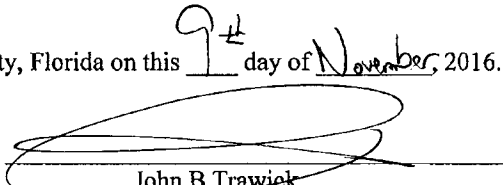
Roper, Larry D & Letisha B  
5042 Skylark Ct  
Pensacola, FL 32505

**ORDER**

THIS CAUSE was brought before the Office of the Environmental Enforcement Special Magistrate on Petitioner's Certification of Costs, pursuant to the Special Magistrate's Order of August 23, 2016; and the Special Magistrate having found the Respondent in violation of Escambia County Code of Ordinances 42-196 (a) Nuisance Conditions, (b) Trash & Debris, 30-203 Main Structure (n), (p), (t), and (u). THEREFORE, the Special Magistrate being otherwise fully advised of the premises; it is hereby ORDERED, pursuant to Section 30-35 of the Escambia County Code of Ordinances, that the following itemized costs shall be added to the fines imposed by the Order of Special Magistrate dated August 23, 2016.

Itemized	Cost
a. Fines	\$ 0.00
b. Court Costs	\$ 1,100.00
c. County Abatement Fees	\$ 0.00
Total:	\$ 1,100.00

DONE AND ORDERED at Escambia County, Florida on this 9<sup>th</sup> day of November, 2016.

  
John B Trawiek  
Special Magistrate  
Office of Environmental Enforcement

IN THE COUNTY COURT IN AND  
FOR ESCAMBIA COUNTY, FLORIDA  
SMALL CLAIMS DIVISION

J ANN S CORP d/b/a  
STANLEY STEEMER

Plaintiff/Counter-Defendant

vs.

CASE NO.: 2007 SC 4093  
DIV.: V

LARRY and LETISHA ROPER,  
Husband and Wife,

Defendants/Counter-Plaintiffs

ERNEE LEE MAGAHA  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FL  
2008 APR 14 A 9:16  
COUNTY CIVIL DIVISION  
FILED & RECORDED

**ORDER APPROVING JOINT STIPULATION AND ENTRY OF FINAL JUDGMENT**

THIS CAUSE having come before this Honorable Court on STANLEY STEEMER'S Motion for Prevailing Party Attorney Fees and Taxable Costs based upon this Court's Order granting Summary Judgment on the personal injury counterclaim issues dated February 18, 2008, and the Court having reviewed the file and being otherwise duly advised in the premises, it is hereby:

ORDERED AND ADJUDGED as follows:

1. LARRY and LETISHA ROPER shall pay to STANLEY STEEMER, as the prevailing party in this matter, the sum of 9051<sup>00</sup> for reasonable attorneys fees incurred in this litigation as of March 6, 2008, which shall bear interest at the rate of 11%, for which let execution issue.
2. LARRY and LETISHA ROPER shall pay to STANLEY STEEMER, as the prevailing party in this matter, the sum of 1474<sup>60</sup> for taxable costs incurred in this litigation as of March 6, 2008, which shall bear interest at the rate of 11%, for which let execution issue.

Case: 2007 SC 004093



00054272581

Dkt: CC1250 Pg#: 2

3. This Court reserves jurisdiction to award additional fees and costs in this matter pending LARRY and LETISHA ROPER'S appellate action.

ORDERED at Pensacola, Escambia County, Florida, this 14 day of April, 2008.

  
\_\_\_\_\_  
Patricia A. Kinsey  
County Court Judge

Conformed copies furnished to:

Stuart C. Poage, Esq.

Patrick J. Hammergren, Esq.