



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

1225.42

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	KEYS FUNDING LLC - 8023 PO BOX 71540 PHILADELPHIA, PA 19176-1540	Application date	Apr 21, 2025
Property description	ROZIER ROBERT D & MARY M 5435 PONTE VERDE COVE PENSACOLA, FL 32507 5435 PONTE VERDE COVE 10-2094-130 LT 4 BLK C GRANDE LAGOON LAKES S/D PB 9 P 49 OR 3999 P 520 SEC 22/26 T 3S R 31W	Certificate #	2023 / 5089
		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)
# 2023/5089	06/01/2023	1,745.14	234.14	1,979.28
→Part 2: Total*				1,979.28

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)
# /					
Part 3: Total*					0.00

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)	1,979.28
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,673.81
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)	4,028.09

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: _____ Date Escambia, Florida
Signature, Tax Collector or Designee 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.	75,003.50
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>12/03/2025</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: 2500159

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
KEYS FUNDING LLC - 8023
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
10-2094-130	2023/5089	06-01-2023	LT 4 BLK C GRANDE LAGOON LAKES S/D PB 9 P 49 OR 3999 P 520 SEC 22/26 T 3S R 31W

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 - 8023
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](#)

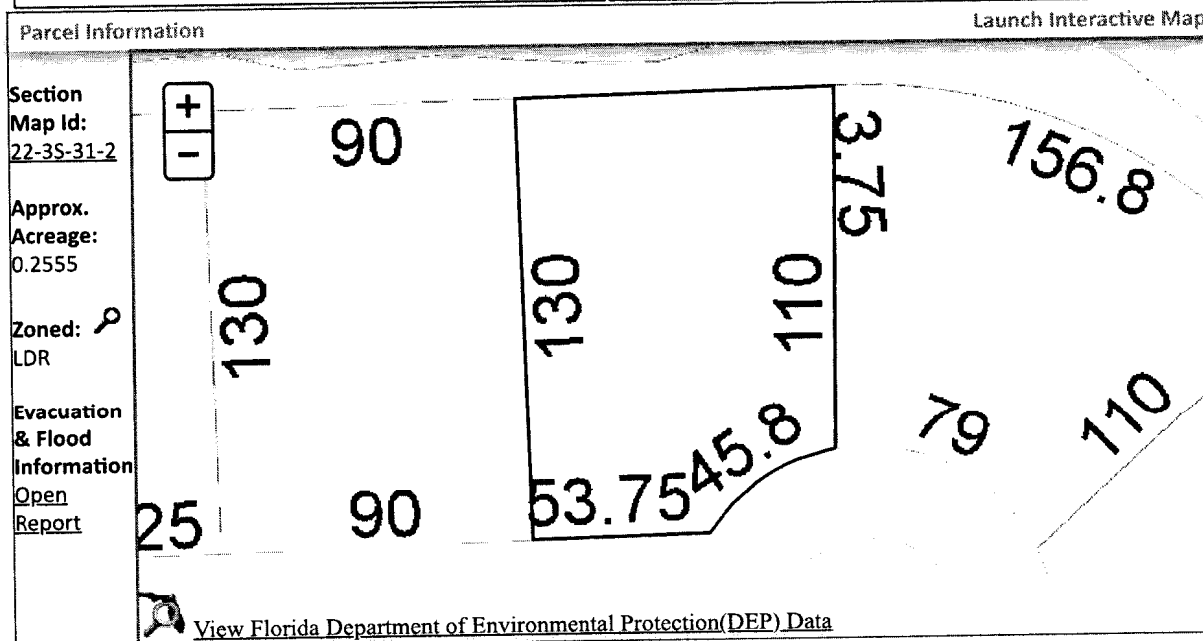
[Sale List](#)

[Back](#)

← Nav. Mode Account Parcel ID →

[Printer Friendly Version](#)

General Information Parcel ID: 2235317007040003 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 Scott Lunsford Escambia County Tax Collector		Assessments <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>2024</td> <td>\$90,000</td> <td>\$259,545</td> <td>\$349,545</td> <td>\$150,007</td> </tr> <tr> <td>2023</td> <td>\$90,000</td> <td>\$245,869</td> <td>\$335,869</td> <td>\$145,638</td> </tr> <tr> <td>2022</td> <td>\$65,000</td> <td>\$221,084</td> <td>\$286,084</td> <td>\$141,397</td> </tr> </tbody> </table>					Year	Land	Imprv	Total	Cap Val	2024	\$90,000	\$259,545	\$349,545	\$150,007	2023	\$90,000	\$245,869	\$335,869	\$145,638	2022	\$65,000	\$221,084	\$286,084	\$141,397								
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		Change of Address																																
		File for Exemption(s) Online																																
		Report Storm Damage																																
Sales Data Type List: <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Multi Parcel</th> <th>Records</th> </tr> </thead> <tbody> <tr> <td>06/1996</td> <td>3999</td> <td>520</td> <td>\$17,000</td> <td>WD</td> <td>N</td> <td></td> </tr> <tr> <td>09/1987</td> <td>2455</td> <td>145</td> <td>\$14,000</td> <td>WD</td> <td>N</td> <td></td> </tr> <tr> <td>01/1978</td> <td>1258</td> <td>769</td> <td>\$8,100</td> <td>WD</td> <td>N</td> <td></td> </tr> </tbody> </table> Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller		Sale Date	Book	Page	Value	Type	Multi Parcel	Records	06/1996	3999	520	\$17,000	WD	N		09/1987	2455	145	\$14,000	WD	N		01/1978	1258	769	\$8,100	WD	N		2024 Certified Roll Exemptions HOMESTEAD EXEMPTION <hr/> 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 <hr/> Extra Features BOAT DOCK CONCRETE PAVING FRAME SHED UTILITY BLDG WOOD DECK				
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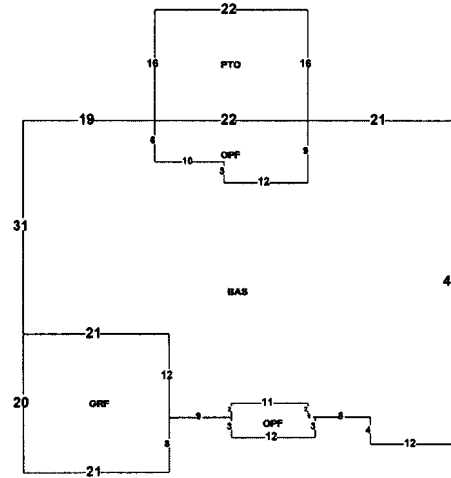


Buildings

Address: 5435 PONTE VERDE COVE, Improvement Type: SINGLE FAMILY, Year Built: 1998, Effective Year: 1998, PA Building ID#: 115471

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



7/25/2022 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.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 05089**, 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 4 BLK C GRANDE LAGOON LAKES S/D PB 9 P 49 OR 3999 P 520 SEC 22/26 T 3S R 31W

SECTION 22, TOWNSHIP 3 S, RANGE 31 W

TAX ACCOUNT NUMBER 102094130 (1225-42)

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

ROBERT D ROZIER and MARY M ROZIER

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 December, which is the **3rd day of December 2025**.

Dated this 22nd 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



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

Tax Deed Sales - Redeemed From Sale
Account: 102094130 Certificate Number: 005089 of 2023

Date Of Redemption

Clerk's Check Clerk's Total \$806.40

Postage Tax Deed Court Registry \$772.40

Payor Name
5435 POINTE VERDE CV
PENSACOLA FL 32507

Notes

Commit Redemption

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 #: 10-2094-130 CERTIFICATE #: 2023-5089

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: September 11, 2005 to and including September 11, 2025 Abstractor: Andrew Hunt

BY



Michael A. Campbell,
As President

Dated: September 12, 2025

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

September 12, 2025

Tax Account #: **10-2094-130**

1. The Grantee(s) of the last deed(s) of record is/are: **ROBERT D ROZIER AND MARY M ROZIER**

By Virtue of Warranty Deed recorded 6/25/1996 in OR 3999/520

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. **NONE**

4. Taxes:

Taxes for the year(s) NONE are delinquent.

Tax Account #: 10-2094-130

Assessed Value: \$154,357.00

Exemptions: HOMESTEAD EXEMPTION

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: DEC 3, 2025
TAX ACCOUNT #: 10-2094-130
CERTIFICATE #: 2023-5089

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 type="checkbox"/>	<input checked="" type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Homestead for <u>2024</u> tax year.

ROBERT D ROZIER AND
MARY M ROZIER
5435 PONTE VERDE COVE
PENSACOLA, FL 32507

ROBERT D ROZIER AND
MARY M ROZIER
10108 COMSTOCK AVE
PENSACOLA, FL 32507

Certified and delivered to Escambia County Tax Collector, this 12th day of September 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

September 12, 2025

Tax Account #:10-2094-130

**LEGAL DESCRIPTION
EXHIBIT "A"**

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

SECTION 22, TOWNSHIP 3 S, RANGE 31 W

TAX ACCOUNT NUMBER 10-2094-130(1225-42)

9-1-88
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:

Stuart Schwartz
Name: STUART SCHWARTZ
Donna Ambos
Name: Donna Ambos
Donna Ambos
Name: Donna Ambos
Name: _____
Name: _____

Numeriano P. DeSebrana
Name & Address: NUMERIANO P. DESEMBRANA LS
Librada P. DeSebrana
Name & Address: LIBRADA P. DESEMBRANA LS
Name & Address: _____ LS
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

Stuart Schwartz
Notary Public
Print Name: STUART SCHWARTZ
My Commission Expires: 3/25/2000
STUART SCHWARTZ
Notary Public, State of New Jersey
Qualified in Middlesex County
Certificate Filed in Middlesex County
Term Expires June 30, 1996

WD-1
5/93

OR Bk3999 Pg0521
INSTRUMENT 00305382

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. Deembrana
NUMERIANO P. DESEMBRANA
Librada Deembrana
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, 1996
at 03:25 P.M.
ERNIE LEE MAGAHA,
CLERK OF THE CIRCUIT COURT
Escambia County,
Florida