

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

125.42

Part I. Iax Deeu	Application Infor		20 To 10 To				
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				Certificate #		2023 / 5089
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					Date certificate issued		06/01/2023
Part 2: Certificat	es Owned by App	licant an			Applicat	ion	Column 5: Total
Column 1 Certificate Number	Colum er Date of Certifi			olumn 3 ount of Certificate	Column 4 interest		(Column 3 + Column 4)
# 2023/5089	06/01/2			1,745.14	 		1,979.28
			<u> </u>		<u> </u>	Part 2: Total*	1,979.28
Port 2: Othor Co	rtificates Redeem	ed by An	nlicant (C	ther than Co	untv)	100 (A) (A) (B)	
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Date of Other Face Amount of Tax Collector's		Column 5		Total (Column 3 + Column 4 + Column 5)	
# /							
						Part 3: Total*	0.00
Part 4: Tax Coll	ector Certified An	nounts (L	ines 1-7)			, to	
1. Cost of all cer	tificates in applicant's	possession	on and othe	er certificates rec *	deemed b	y applicant arts 2 + 3 above	1,979.28
Delinquent taxes paid by the applicant					0.00		
Current taxes paid by the applicant						1,673.81	
Property information report fee						200.00	
5. Tax deed application fee						175.00	
• •		nder s 197	542. F.S. (see Tax Collect	or Instruct	ions, page 2)	0.00
Total Baid (Lines 1.6)						4,028.09	
7.	information is true an	d the tax c	ertificates, statement	interest, proper is attached.		•	and tax collector's fees
I certify the above have been paid, as	in that the broberty in					Escambia, Flori	da
I certify the above have been paid, as	Ruthat the property in					Lacalitola, i lon	· ·
have been paid, an	nature, New Collector or De	aigno.		-	Date		

75,003.50

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

Application Number: 2500159

To: Tax Collector of ESC	CAMBIA COUNTY	_, Fiorida	
I, KEYS FUNDING LLC - 8023 PO BOX 71540 PHILADELPHIA, PA 19176-7 hold the listed tax certificate	The state of the s	e 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
pay all delinquentpay all Tax Collect Sheriff's costs, if all	ding tax certificates plus and omitted taxes, plus in or's fees, property informationable.	nterest covering thation report costs, (
Electronic signature on file KEYS FUNDING LLC - 80 PO BOX 71540 PHILADELPHIA, PA 191	23 176-1540		04-21-2025 Application Date
Applic	ant's signature		



Gary "Bubba" Peters Escambia County Property Appraiser

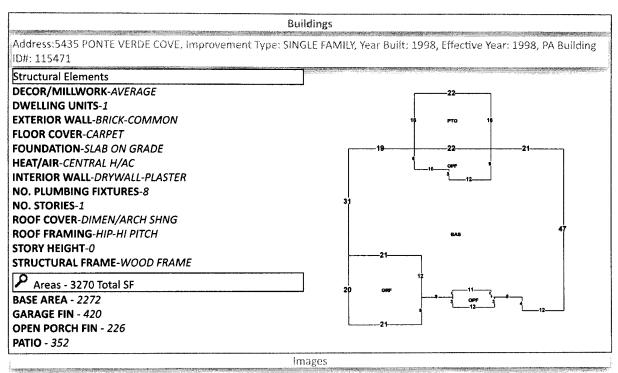
Real Estate Search

Tangible Property Search

Sale List

Back

Nav. Mode	e ●Account ○Pa	arcel ID					Printer Frie	endly Version
General Inforn	nation			Assessn	nents			
Parcel ID:	22353170070400	03		Year	Land	Imprv	Total	<u>Cap Val</u>
Account:	102094130			2024	\$90,000	\$259,545	\$349,545	\$150,007
Owners:	ROZIER ROBERT [O & MARY M		2023	\$90,000	\$245,869	\$335,869	\$145,638
Mail:	5435 PONTE VER PENSACOLA, FL 3			2022	\$65,000	\$221,084	\$286,084	\$141,397
Situs:	5435 PONTE VER	_	7	ŀ		Disclaime	er	
Use Code:	SINGLE FAMILY R	ESID D				Tax Estima	itor	
Taxing Authority:	COUNTY MSTU			Change of Address				
Tax Inquiry:	Open Tax Inquiry				ar (a Markanina da valga pinar (halak balkana a mananga sa ay da da sa sa kil			
	k courtesy of Scott nty Tax Collector	Lunstord			File fo	r Exemption	n(s) Online	
		nue de la companya d			Re	port Storm	<u>Damage</u>	
Sales Data Ty	/pe List: 🔑				ertified Roll E			
Sale Date Boo	ok Page Value T	ype Multi Parc	el Records	HOMES	STEAD EXEMP	NON		
06/1996 399	9 520 \$17,000 \	WD N	D _o		escription			
09/1987 245	55 145 \$14,000	WD N	C _o			LAGOON LAKE	S S/D PB 9 P	49 OR 3999
01/1978 125			Ē,	520 SEC 22/26 T 3S R 31W Extra Features				
Official Record	ds Inquiry courtesy nty Clerk of the Cir	cuit Court and	>	BOAT D				
Comptroller	may oscirior and an			3	RETE PAVING			
	The Property Comments			FRAME				
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Parcel Inform	ation						Launch int	eractive Ma
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	View Florida D	Department of E	<u>nvironment</u>	al Protec	tion(DEP) Da	ata		





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.

Last Updated:05/21/2025 (tc.4112)

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025038268 5/23/2025 10:31 AM
OFF REC BK: 9322 PG: 588 Doc Type: TDN

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.

COMPTAGE STATE OF THE STATE OF

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk



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, E	SCAMBIA COUNTY TA	X COLLECTOR			
TAX ACCOUNT #:	10-2094-130	CERTIFICATE #:	2023-5089		
REPORT IS LIMITED T	TO THE PERSON(S) EXP	E LIABILITY FOR ERROI RESSLY IDENTIFIED BY S) OF THE PROPERTY IN	NAME IN THE PRO	PERTY	
listing of the owner(s) of tax information and a list	record of the land describ- ing and copies of all open n the Official Record Book	ne instructions given by the used herein together with curre or unsatisfied leases, mortga ks of Escambia County, Flor	ent and delinquent ad vages, judgments and	alorem	
	rface rights of any kind or	s and assessments due now nature; easements, restriction			
		y or sufficiency of any docu le, a guarantee of title, or an			
Use of the term "Report"	herein refers to the Prope	rty Information Report and t	he documents attached	l hereto.	
Period Searched: Septem	ber 11, 2005 to and inclu	ding September 11, 2025	Abstractor: And	rew Hunt	
BY					
Malphel					

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

CERTIFICA	TION.	PROPERTY	INFORMATION	REPORT FOR TDA
CENTIFICE	MILLON.	INVIENTI	INTUNIMATION	NEI ONI FON IDA

TAX DEED SALE DATE:	DEC 3, 2025				
TAX ACCOUNT #:	10-2094-130				
CERTIFICATE #:	2023-5089				
those persons, firms, and/or agencies having	a Statutes, the following is a list of names and addresses of g legal interest in or claim against the above-described rtificate is being submitted as proper notification of tax deed				
YES NO ☐ ☐ Notify City of Pensacola, P.O ☐ Notify Escambia County, 190 ☐ Homestead for 2024 tax yes	Governmental Center, 32502				
ROBERT D ROZIER AND	ROBERT D ROZIER AND				
MARY M ROZIER	MARY M ROZIER				
5435 PONTE VERDE COVE	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

Malphel

PENSACOLA, FL 32507

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)



This Warranty Deed

Made this 2016 day of June A.D. 19 96
by NUMERIANO P. DESEMBRANA and LIBRADA P.
DESEMBRANA, husband and wife

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
hereinafter called the grantee:

OR Bk3999 Pg0520 INSTRUMENT 00305382

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

(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 County, Florida, viz:

ESCAMBIA

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: | STUBLE |

State of NEW JERSEY
County of

The foregoing instrument was acknowledged before me this 2 h day of June by

, 19 **96**

NUMERIANO P. DESEMBRANA and LIBRADA P. DESEMBRANA, husband and wife

who is personally known to me or who has produced

DRIVERS LICENSE

Notary Public

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 Print Name: My Commission Expires:

Notary Privile State philes Jeffey Qualified in Middlesex County Certificate Piet in Middlesex County Telm Expressions 20 1306

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):	
numerinof Desembano	-
MIMERIANO P DESEMBRANA Labrada Desembrana	-
LIBRADA P. DESEMBRANA	
AS TO BUYER (s):	
12/1-12/1-	Instrument 00305382 Filed and recorded in the Official Records
ROBERT D. ROZIER	JUNE 25, 1996 at 03:25 P.M.
MARY M. ROZIER	ERNIE LEE MAGAHA, CLERK OF THE CIRCUIT COURT Escambia County,