FORM 513 (r.12/00)

TAX COLLECTOR'S CERTIFICATION

Application Date / Number Jun 29, 2015 / 150246

This is to certify that the holder listed below of Tax Sale Certificate Number 2013 / 6905.0000, 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: 10-4625-260

Certificate Holder:

GEEZ LLC AND CMON LLC PARTNERS CITIBANK, N.A., AS 4747 EXECUTIVE DR., STE 510 SAN DIEGO, CALIFORNIA 92121

Property Owner:

OZIER BRENDA WITT TRUST 1574 WHITMAR PL EAST MEMPHIS , TENNESSEE 38120

Legal Description:

UNIT C-315 THE MARINER CONDOMINIUM AND 1/73 INTEREST IN THE COMMON ELEMENTS OR 2500 P 474 OR 5433 P 818

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	6905.0000	06/01/13	\$3,448.02	\$0.00	\$172.40	\$3,620.42

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
2015	6811.0000	06/01/15	\$3,619.04	\$6.25	\$180.95	\$3,806.24
2014	6443.0000	06/01/14	\$3,606.21	\$6.25	\$180.31	\$3,792.77

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed	
by Applicant or Included (County)	\$11,219.43
Total of Delinquent Taxes Paid by Tax Deed Application	\$0.00
Total of Current Taxes Paid by Tax Deed Applicant	
4. Ownership and Encumbrance Report Fee	\$200.00
5. Tax Deed Application Fee	\$125.00
Total Certified by Tax Collector to Clerk of Court	\$11,544.43
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	\$11,544.43
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	\$6.25
17. Total Amount to Redeem	

*Done this 29th day of June, 2015

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

Date of Sale: 10/5/15

^{*} This certification must be surrendered to the Clerk of the Circuit Court no later than ten days after this date.

Application Number: 150246

Notice to Tax Collector of Application for Tax Deed

TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

GEEZ LLC AND CMON LLC PARTNERS CITIBANK,

N.A., AS

4747 EXECUTIVE DR., STE 510 SAN DIEGO, California, 92121

holder of the following tax sale certificate hereby surrender same to the Tax Collector and make tax deed application thereon:

Certificate No. 6905.0000

Parcel ID Number

10-4625-260

Date 06/01/2013

Legal Description

UNIT C-315 THE MARINER CONDOMINIUM AND 1/73 INTEREST IN THE COMMON ELEMENTS OR 2500 P 474 OR 5433 P 818

2014 TAX ROLL
OZIER BRENDA WITT TRUST
1574 WHITMAR PL EAST
MEMPHIS , Tennessee 38120

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.

jsherpa (John Lemkey)

06/29/2015



Chris Jones Escambia CountyProperty Appraiser

Real Estate Search

Tangible Property Search

Sale List

Amendment 1/Portability Calculations

Back

Printer Friendly Version

064S322003315001 Reference:

104625260 Account:

Owners: **OZIER BRENDA WITT TRUST**

1574 WHITMAR PL EAST Mail: MEMPHIS, TN 38120

Situs: 16335 PERDIDO KEY DR C-315 32507

CONDO-RES UNIT 🔑 Use Code:

Taxing COUNTY MSTU **Authority:**

Tax Inquiry: Open Tax Inquiry Window

Tax Inquiry link courtesy of Janet Holley Escambia County Tax Collector

Assessments					
Year 2014 2013 2012	Land	Imprv	Total	Cap Val	
2014	\$0	\$213,123	\$213,123	\$213,123	
2013	\$0	\$209,060	\$209,060	\$209,060	
2012	\$0	\$197,959	\$197,959	\$196,066	

Disclaimer

Amendment 1/Portability Calculations

Sales Data

Official Sale Date Book Page Value Type Records (New Window)

06/2004 5433 1308 \$289,900 WD View Instr 01/1988 2500 474 \$82,500 WD View Instr 01/1974 791 139 \$34,200 WD View Instr

Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller

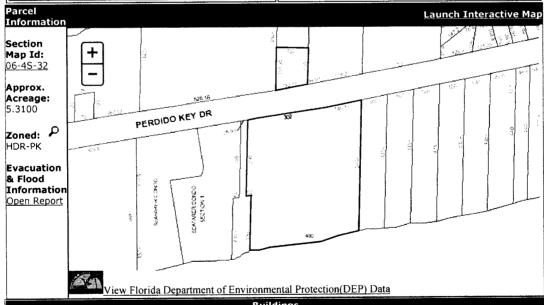
2014 Certified Roll Exemptions

Legal Description

UNIT C-315 THE MARINER CONDOMI NIUM AND 1/73 INTEREST IN THE COMMON ELEMENTS OR 2500 P 474 OR 5433 P 818

Extra Features

None



Buildings

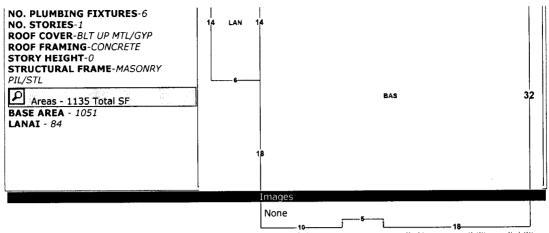
Address: 16335 PERDIDO KEY DR C-315, Year Built: 1973, Effective Year: 1973

Structural Elements

DECOR/MILLWORK-AVERAGE **DWELLING UNITS-1 EXTERIOR WALL-STUCCO OV BLOCK** FLOOR COVER-CARPET

FOUNDATION-STRUCTURAL **HEAT/AIR-CENTRAL H/AC**

INTERIOR WALL-DRYWALL-PLASTER



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.



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.: 12257 July 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 07-15-1995, through 07-15-2015, and said search reveals the following:

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

The Brenda Witt Ozier Revocable Trust dated 05-11-2004

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

July 16, 2015

OWNERSHIP AND ENCUMBRANCE REPORT LEGAL DESCRIPTION

File No.: 12257 July 16, 2015

Unit C-315, The Mariner Condominium, and 1/73 interest in the common elements, O.R. Book 2500, page 474, and O.R. Book 5433, page 818.

OWNERSHIP AND ENCUMBRANCE REPORT CONTINUATION PAGE

File No.: 12257 July 16, 2015

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

- 1. Subject to interest of The Mariner Condominium Association.
- 2. Taxes for the year 2012-2014 delinquent. The assessed value is \$213,123.00. Tax ID 10-4625-260.

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: rcsgt@aol.com

Janet Holley Escambia County Tax Collector P.O. Box 1312 Pensacola, FL 32596	
CERTIFICATION:	: TITLE SEARCH FOR TDA
TAX DEED SALE DATE: 10-5-2015	
TAX ACCOUNT NO.: 10-4625-260	
CERTIFICATE NO.: 2013-6905	
In compliance with Section 197.25 is a list of names and addresses agencies having legal interest in described property. The above ref being submitted as proper notific	aronged tax sale certificate is
YES NO	
X Notify City of Pensacol	a, P.O. Box 12910, 32521
X Notify Escambia County,	190 Governmental Center, 32502
X Homestead for tax	year.
Brenda Witt Ozier, Trustee of the Brenda Witt Ozier Revocable TRust dated 5-11-04 1574 Whitmar Place East Memphis, TN 38120 Unknown Tenants	The Mariner Condo. Assoc. 16335 Perdido Key Dr. Pensacola, FL 32507
16335 Perdido Key Dr. C-314 Pensacola, FL 32507	
Certified and delivered to Escame this 20th day of July 2	bia County Tax Collector,
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.

18.10

RECORDING REQUESTED BY AND RETURN TO:

Jon W. Smith, Esq.
Wyatt Tarrant & Combs, LLP
1715 Aaron Brenner Drive, Suite 800
Memphis, TN 38120-4367
Telephone: 901.537.1000
Tennessee Bar No. 15030

GRANTORS' NAME AND ADDRESS:

Calvin W. Ozier, Jr. and Brenda W. Ozier 1574 Whitmar Place East Memphis, TN 38120-4213

GRANTEE'S NAME AND ADDRESS:

The Brenda Witt Ozier Revocable Trust Attention: Brenda Witt Ozier, Trustee 1574 Whitmar Place Memphis, TN 38120-4213

MAIL TAX STATEMENTS TO PROPERTY OWNER:

The Brenda Witt Ozier Revocable Trust Attention: Brenda Witt Ozier, Trustee 1574 Whitmar Place East Memphis, TN 38120-4213

PROPERTY ADDRESS:

Unit C-315, The Mariner 16335 Perdido Key Drive Pensacola, FL 32507

TAX ACCOUNT NO. 10-4625-260

DEED DUC STRUPS PD & ESC CD \$ 0.70 O6/16/04 ERNIE LEE WARRING, CLERK

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION.

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CALVIN W. OZIER, JR. and BRENDA W. OZIER, husband and wife (herein "Grantors"), do hereby convey and quit claim unto THE BRENDA WITT OZIER REVOCABLE TRUST dated May 11, 2004 (herein "Grantee"), their entire interest in and to the real estate commonly known as Unit C-315, The Mariner, 16335 Perdido Key Drive, Pensacola, FL 32507 and more particularly described as follows:

That certain condominium parcel composed of Unit No. C-315 of The Mariner, a condominium, according to the Declaration of Condominium dated January 4, 1974, and recorded in Official Record Book 765 at Pages 723 through 753 of the Public Records of Escambia County, Florida, on January 17, 1974, as resubmitted and amended by instrument dated March 4, 1974, and recorded on March 8, 1974, in the Official Record Book 779 at Page 777 of the Public Records of Escambia County, Florida; together with an undivided 1/73rd interest in and to the common elements as described in said Declaration appurtenant thereto, all in accordance with and subject, however, to all of the provisions of the said Declaration of Condominium of The Mariner.

Subject to zoning, restrictions, prohibitions and other requirements imposed by governmental authorities; restrictions and matters according to the Declaration of Condominium of The Mariner recorded in O.R. Book 765 at Pages 723 through 753 as amended in O.R. Book 779 at Page 777 of the Public Records of Escambia County, Florida; valid easements and mineral reservations of recording affecting the property, if any, which are not hereby re-imposed.

This being the same property conveyed to Grantors herein by Warranty Deed dated January 11, 1988, and of record at Book No. 2500, Page 474, in said Register's Office.

The purpose of this conveyance is to vest full, fee simple title in the Grantee.

OR BK 5433 PSOB19 Escambia County, Florida INSTRUMENT 2004-251823

IN WITNESS WHEREOF, Grantor has 2004. Jon W. Smith w ITN 655	calvin W. Ozier, Jr.
Mara E. Seaton Witness	Brenda W. Ozier RCD Jun 16, 2004 10:02 am
STATE OF TENNESSEE)) ss. COUNTY OF SHELBY)	Escambia County, Florida ERNIE LEE MAGAHA Clerk of the Circuit Court INSTRUMENT 2004-251823
appeared Calvin W. Ozier, Jr. and Brenda V	e and County, duly commissioned and qualified, personally V. Ozier, to me known (or proved to me on the basis of bed in and who executed the foregoing instrument, and neir free act and deed.
WITNESS my hand and Notarial Seal at office the	his $\frac{3.5}{2}$ day of May, 2004.
My Commission Expires:	Frances Crown
FRANCIS J. CROCM Notary Public, Shalby County, Tennascee My Commission Explose Asquet 30, 2006	Notary Public
STATE OF TENNESSEE)	
) ss. COUNTY OF SHELBY)	
I, CALVIN W. OZIER, hereby swear and affirm tactual consideration for this transfer is \$0.00.	hat to the best of my knowledge, information and belief, the
	CALVIN W. OZIER, AFFIANT
STATE OF TENNESSEE)) ss.	
COUNTY OF SHELBY	
SUBSCRIBED AND SWORN to before me this 2	<u>\$</u> day of May, 2004.
My Commission Expires:	Francis Com
FRANCIS J. CROOM Notary Public, Shelby County, Tennessee My Commission Explans August 30, 2005	Notary Public

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: 104625260 Certificate Number: 006905 of 2013

Payor: Calvin Ozier 823 East Holmes Rd Memphis, TN 38116 Date 08/31/2015

Clerk's Check # 1 Clerk's Total \$499.26

Tax Collector Check # 1 Tax Collector's Total \$12,243.35

Postage \$26.92

Researcher Copies \$2.00
Total Received \$12,771.53

PAM CHILDERS
Clerk of the Circuit Court

Received By:_ Deputy Clerk

Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502 (850) 595-3793 • FAX (850) 595-4827 • http://www.clerk.co.escambia.fl.us

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

Case # 2013 TD 006905

Redeemed Date 08/31/2015

Name Calvin Ozier 823 East Holmes Rd Memphis, TN 38116

Clerk's Total = TAXDEED

\$499.26

Due Tax Collector = TAXDEED

\$12,243.35

Postage = TD2

\$26.92

ResearcherCopies = TD6

\$2.00

• For Office Use Only

Date Docket

Desc

Amount Owed

Amount Due

Payee Name

FINANCIAL SUMMARY

No Information Available - See Dockets



OTC - Receipt

Your payment has been successfully processed

OTC Receipt Number: 13686504

08/31/2015 09:41 AM

Service Information

Payment Amount

Amount: \$12771.53

Service Fee: \$447.00

Total: \$13218.53

Credit Card Info

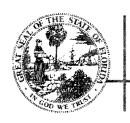
Name on Card: Calvin W Ozier Jr

Card Number: ********1005

There is a non-refundable 3.5% fee per transaction to provide this service.

This service fee is charged by MyFloridaCounty.com.

Your Credit Card Statement will display the vendor name of MyFloridaCounty.com for billing details. For Information on refunds or for general inquiries, please call customer support on (877) 326 8689.



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

September 8, 2015

CALVIN OZIER 823 EAST HOLMES RD MEMPHIS TN 38116

Dear Redeemer,

The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. The property was redeemed by you. A refund of unused fees/interest is enclosed.

If you have any questions, please feel free to give me a call.

CERTIFICATE NUMBER

REFUND

2013 TD 006905

\$507.39

TOTAL \$507.39

Very truly yours,

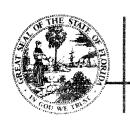
PAM CHILDERS

Clerk of Circuit Con

By:

Emily Hogg

Tax Deed Division



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

September 8, 2015

GEEZ LLC AND CMON LLC PARTNERS CITIBANK NA AS 4747 EXECUTIVE DR STE 510 SAN DIEGO CA 92121

Dear Certificate Holder:

The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. The property redeemed prior to sale; therefore your application fees are now refundable.

TAX CERT	APP FEES	INTEREST	TOTAL
2013 TD 006905	\$471.00	\$14.13	\$485.13
2013 TD 002205	\$471.00	\$14.13	\$485.13

TOTAL \$970.26

Very truly yours,

PAM CHILDERS

Clerk of Circuit Court

By:

Tax Deed Division

Emily Hoge

THE ESCAMBIA SUN-PRESS, LLC

PUBLISHED WEEKLY SINCE 1948



(Warrington) Pensacola, Escambia County, Florida

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That GEEZ LLC AND CMON LLC PART-NERS CITIBANK NAAS holder of Tax Certificate No. 06905, issued the 1st day of June, A.D., 2013 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:

UNIT C-315 THE MARINER CONDO-MINIUM AND 1/73 INTEREST IN THE COMMON ELEMENTS OR 2500 P 474 OR 5433 P 818

SECTION 06, TOWNSHIP 4 S, RANGE 32 W

TAX ACCOUNT NUMBER 104625260 (15-659)

The assessment of the said property under the said certificate issued was in the name of BRENDA WITT OZIER TRUST

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 October, which is the 5th day of October 2015.

Dated this 3rd day of September 2015.

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
(SEAL)

By: Emily Hogg Deputy Clerk

oaw-4w-09-03-10-17-24-2015

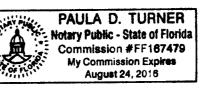
STATE OF FLORIDA

County of Escambia

PAULA D. TURNER

Before the undersigned authority personally appeared

MICH	AEL P. DRIVER		
MICH	ALL F. DRIVER		
Publisher of T	he Escambia S Warrington) I	Sun Press, Pensacola i	on oath says that he is a weekly newspape n Escambia County sement, being a
NOTICE	in the ma	tter of	SALE
10/05/2015 - TA			
	in the	CIRCUIT	Court
was published i			sues of
	MBER 3, 10, 17,		
Escambia Cou preceding the advertisement:	tter at the po nty, Florida, f first publicat and affiant fi	st office in for a peric tion of th arther says	d in said Escambien entered as second Pensacola, in said of one year next e attached copy of that he has neithe or corporation and for the purpose of ication in the said
,			PUBLISHE
Sworn to and su		e me this _	24TH DAY OF
Pan	س ٥. ر	Jun	_



NOTARY PUBLIC