

Tax Collector's Certification

CTY-513

Tax Deed Application Number

1700568

Date of Tax Deed Application

Jul 28, 2017

This is to certify that **OAR LLC AND MML LLC PARTNERSHI CITIBANK, N.A., AS COLLATERAL**, holder of **Tax Sale Certificate Number 2015 / 3174**, Issued the 1st Day of June, 2015 and which encumbers the following described property in the county of Escambia County, State of Florida, to wit: **06-0872-060**

Cert Holder:

**OAR LLC AND MML LLC PARTNERSHI CITIBANK, N.A., AS COLLATERAL
4747 EXECUTIVE DRIVE SUITE 510 SAN DIEGO, CA 92121**

Property Owner:

**FRANKLIN MARILYNN RENA
1928 GARY CIR
PENSACOLA, FL 32505**

LT 11 GARY PARK PB 7 P 19 OR 7142 P 487

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, or if the certificate is held by the County, all appropriate fees have been deposited.

Certificates owned by applicant and filed in connection with this application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Interest	Total
2015/3174	06-0872-060	06/01/2015	917.94	45.90	963.84

Certificates redeemed by applicant or included (County) in connection with this tax deed application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Tax Collector's Fee	Interest	Total
2017/2798	06-0872-060	06/01/2017	581.52	6.25	29.08	616.85
2016/2877	06-0872-060	06/01/2016	552.93	6.25	27.65	586.83

Amounts Certified by Tax Collector (Lines 1-7):

Total Amount Paid

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant	2,167.52
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	0.00
4. Ownership and Encumbrance Report Fee	200.00
5. Tax Deed Application Fee	175.00
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.	
7. Total (Lines 1 - 6)	2,542.52

Amounts Certified by Clerk of Court (Lines 8-15):

Total Amount Paid

8. Clerk of Court Statutory Fee for Processing Tax Deed	
9. Clerk of Court Certified Mail Charge	
10. Clerk of Court Advertising Charge	
11. Clerk of Court Recording Fee for Certificate of Notice	
12. Sheriff's Fee	
13. Interest Computed by Clerk of Court Pursuant to Section 197.542, F.S.	
14. Total (Lines 8 - 13)	
15. One-half Assessed Value of Homestead Property, if Applicable per F.S.	25,942.50
16. Other Outstanding Certificates and Delinquent Taxes Not Included in this Application,	
17. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if	
18. Redemption Fee	6.25
19. Total Amount to Redeem	

Done this the 4th day of August, 2017 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: 2/13/18

By 

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
06-0872-060 2015

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1700568

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

OAR LLC AND MML LLC PARTNERSHI CITIBANK, N.A., AS COLLATERAL
4747 EXECUTIVE DRIVE SUITE 510
SAN DIEGO, CA 92121,

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
06-0872-060	2015/3174	06-01-2015	LT 11 GARY PARK PB 7 P 19 OR 7142 P 487

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, ownership and encumbrance 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
OAR LLC AND MML LLC PARTNERSHI CITIBANK, N.A.,
AS COLLATERAL
4747 EXECUTIVE DRIVE SUITE 510
SAN DIEGO, CA 92121

07-28-2017
Application Date

Applicant's signature



Chris Jones Escambia County Property Appraiser

- Real Estate Search
- Tangible Property Search
- Sale List
- Amendment 1/Portability Calculations

[Back](#)

☒ Navigate Mode
 ☒ Account
 ☐ Reference

[Printer Friendly Version](#)

General Information

Reference: 162S304800000011
Account: 060872060
Owners: FRANKLIN MARILYNN RENA
Mail: 1928 GARY CIR
 PENSACOLA, FL 32505
Situs: 1928 GARY CIR 32505
Use Code: SINGLE FAMILY RESID
Taxing Authority: COUNTY MSTU
Schools (Elem/Int/High): OAKCREST/WARRINGTON/ESCAMBIA
Tax Inquiry: [Open Tax Inquiry Window](#)
 Tax Inquiry link courtesy of Scott Lunsford
 Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap Val
2017	\$9,500	\$45,251	\$54,751	\$52,974
2016	\$9,500	\$43,823	\$53,323	\$51,885
2015	\$9,500	\$42,025	\$51,525	\$51,525

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

★ [File for New Homestead Exemption Online](#)

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
03/05/2014	7142	487	\$100	QC	View Instr
05/1998	4254	535	\$33,000	QC	View Instr
01/1981	1504	739	\$100	QC	View Instr
01/1971	555	396	\$17,700	WD	View Instr

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

2017 Certified Roll Exemptions

HOMESTEAD EXEMPTION

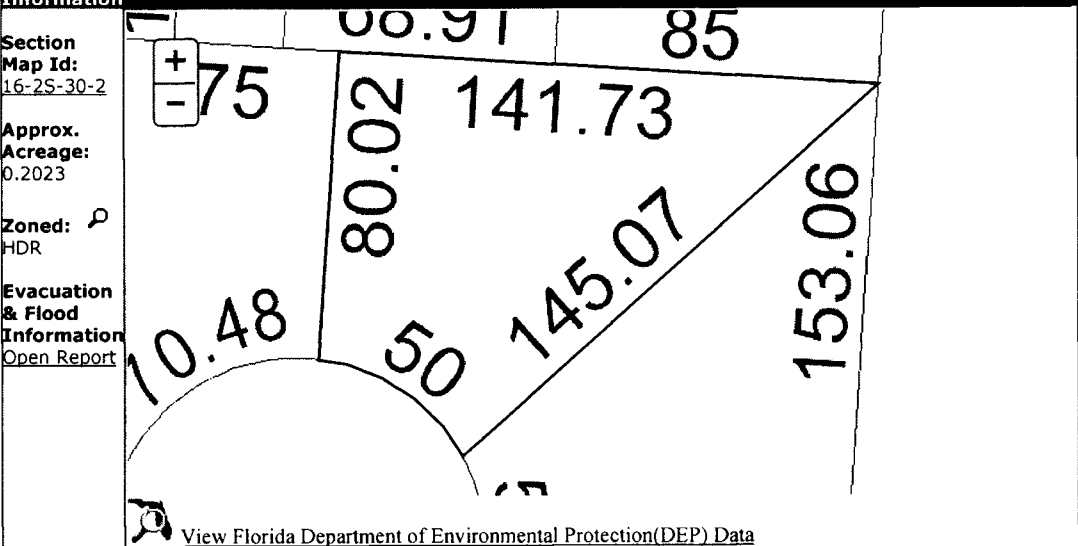
Legal Description

LT 11 GARY PARK PB 7 P 19 OR 7142 P 487

Extra Features

None

Parcel Information [Launch Interactive Map](#)



Buildings

Address: 1928 GARY CIR, Year Built: 1971, Effective Year: 1971

Structural Elements

DECOR/MILLWORK-AVERAGE
 DWELLING UNITS-1
 EXTERIOR WALL-SIDING-SHT.AVG.
 FLOOR COVER-ASPHALT TILE
 FOUNDATION-SLAB ON GRADE

HEAT/AIR-HEAT W/DUCTS
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-6
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABL/HIP COMBO
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

Areas - 1568 Total SF

BASE AREA - 1176

GARAGE UNFIN - 308

OPEN PORCH FIN - 84

28

GRU

28

BAS

32

11

10

Images

28



10/29/15

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:08/24/2017 (tc.1094)

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

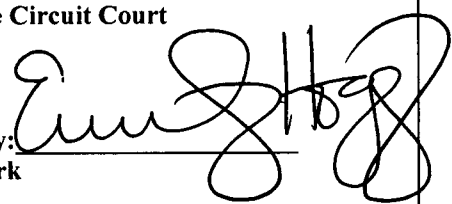
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 060872060 Certificate Number: 003174 of 2015**

Payor: MARILYNN R FRANKLIN 1928 GARY CIR PENSACOLA, FL 32505 Date 09/25/2017

Clerk's Check #	442085938	Clerk's Total	\$497.25
Tax Collector Check #	1	Tax Collector's Total	\$2,815.73
		Postage	\$60.00
		Researcher Copies	\$40.00
		Total Received	\$3,412.98

\$2168.55

**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 # 2015 TD 003174

Redeemed Date 09/25/2017

Name MARILYNN R FRANKLIN 1928 GARY CIR PENSACOLA, FL 32505

Clerk's Total = TAXDEED	\$497.25	
Due Tax Collector = TAXDEED	\$2,815.73	\$ 2768.55
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$40.00	

• 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: 060872060 Certificate Number: 003174 of 2015

Redemption ☐ Yes ☒ No
 Application Date
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="02/05/2018"/>	Redemption Date <input type="text" value="09/25/2017"/> 
Months	7	2
Tax Collector	<input type="text" value="\$2,542.52"/>	<input type="text" value="\$2,542.52"/>
Tax Collector Interest	\$266.96	\$76.28
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$2,815.73	<input type="text" value="\$2,625.05"/> TC
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	\$47.25	\$13.50
Total Clerk	\$497.25	<input type="text" value="\$463.50"/> CH
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$40.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$3,412.98	\$3,088.55
	Repayment Overpayment Refund Amount	\$324.43



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

October 3, 2017

OAR LLC AND MML LLC PARTNERSHI CITIBANK NA AS COLLATERAL
4747 EXECUTIVE DRIVE SUITE 510
SAN DIEGO CA 92121

Dear Certificate Holder:

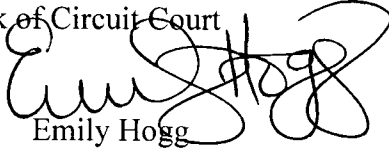
The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. The property redeemed prior to sale; therefore your application fees are now refundable.

TAX CERT	APP FEES	INTEREST	TOTAL
2015 TD 003174	\$450.00	\$13.50	\$463.50
2015 TD 000247	\$450.00	\$6.75	\$456.75
2015 TD 001749	\$450.00	\$6.75	\$456.75

TOTAL \$1,377.00

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By: 
Emily Hogg
Tax Deed Division

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

18-073

Redeemed

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 14072

November 14, 2017

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 11-14-1997, through 11-14-2017, and said search reveals the following:

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

Marylynn Rena Franklin

2. The land covered by this Report is:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF

3. The following unsatisfied mortgages, liens and judgments affecting the land covered by this Report appear of record:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

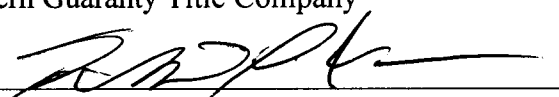
4. Taxes:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

The foregoing report is prepared and furnished for information only, is not intended to constitute or imply any opinion, warranty, guaranty, insurance, or similar assurance as to the status of title, and no determination has been made of the authenticity of any instrument described or referred to herein. The name search for the purposes of determining applicable judgments and liens is limited to the apparent record owner(s) shown herein. No attempt has been made to determine whether the land is subject to liens or assessments which are not shown as existing liens by the public records. The Company's liability hereunder shall not exceed the cost of this Report, or \$1,000.00 whichever is less.

THIS REPORT SHALL NOT BE USED FOR THE ISSUANCE OF TITLE INSURANCE.

Southern Guaranty Title Company

By: 

November 14, 2017

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 14072

November 14, 2017

Lot 11, Gary Park, as per plat thereof, recorded in Plat Book 7, Page 19, of the Public Records of Escambia County, Florida

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 14072

November 14, 2017

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

1. Judgment filed by Springleaf Financial Services of America, Inc. recorded in O.R. Book 6867, page 1056.
2. Taxes for the year 2014-2016 delinquent. The assessed value is \$54,751. Tax ID 06-0872-060.

PLEASE NOTE THE FOLLOWING:

- A. Subject to current year taxes.
- B. Taxes and assessments due now or in subsequent years.
- C. Subject to Easements, Restrictions and Covenants of record.
- D. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
- E. Oil, gas and mineral or any other subsurface rights of any kind or nature.

SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE

PENSACOLA, FLORIDA 32503

TEL. (850) 478-8121 FAX (850) 476-1437

Email: rcsgr@aol.com

Scott Lunsford
Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL 32591

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 2-5-2018

TAX ACCOUNT NO.: 06-0872-060

CERTIFICATE NO.: 2015-3174

In compliance with Section 197.256, Florida Statutes, the following is a list of names and addresses of those persons, firms and/or agencies having legal interest in or claim against the above described property. The above referenced tax sale certificate is being submitted as proper notification of tax deed sale.

YES NO

 X Notify City of Pensacola, P.O. Box 12910, 32521

 X Notify Escambia County, 190 Governmental Center, 32502

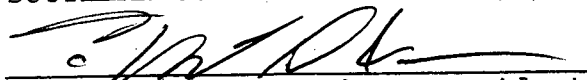
X Homestead for 2017 tax year.

Marylynn Rena Franklin
1928 Gary Circle
Pensacola, FL 32505

Springleaf Financial Services
of America, Inc.
6425 Pensacola Blvd. Ste 3
Pensacola, FL 32505

Certified and delivered to Escambia County Tax Collector,
this 16th day of November, 2017.

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.

Recording requested by: Hinote Investment Space above reserved for use by Recorder's Office
Donna R. Hinote Group Inc
When recorded, mail to: _____ Document prepared by: _____
Name: Donna R. Hinote Name Donna R. Hinote
Address: 7105 Palmetto Place Address 7105 Palmetto Place
City/State/Zip: Fort Mill, SC 29708 City/State/Zip Fort Mill, SC 29708
Property Tax Parcel/Account Number: _____

Quitclaim Deed

This Quitclaim Deed is made on 03/05/14, between
Donna R. Hinote
Hinote Investment Group Inc Grantor, of 1928 Gary Circle
_____, City of Pensacola, State of Florida
and Marilynn Rena Franklin, Grantee, of 1928 Gary Circle
_____, City of Pensacola, State of Florida

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by
the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs
and assigns, to have and hold forever, located at 1928 Gary Circle
_____, City of Pensacola, State of Florida:

1928 Gary Circle
Lt 11
Gary Park PB 7 P19
OR 4254 P535

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any.
Taxes for the tax year of _____ shall be prorated between the Grantor and Grantee as of the date of
recording of this deed.

Dated: March 5, 2014

Donna R. Hinote Owner/Pres. Hinote Investment Group, Inc
Signature of Grantor

Donna R. Hinote
Name of Grantor

Mary Greun
Signature of Witness #1

Mary Greun
Printed Name of Witness #1

Jessica N. Comer
Signature of Witness #2

Jessica N. Comer
Printed Name of Witness #2

State of Florida County of Escambia
On March 5, 2014 the Grantor, Donna Howes Hinote
personally came before me and, ~~being duly sworn~~ was not sworn in, did state and prove that he/she is the person described
in the above document and that he/she signed the above document in my presence.

AKA
Donna
R.
Hinote

Mary Greun
Notary Signature



Notary Public,

In and for the County of Escambia State of Florida

My commission expires: 1/13/17 Seal

Send all tax statements to Grantee.

Recorded in Public Records 05/21/2012 at 11:16 AM OR Book 6859 Page 1232,
Instrument #2012039419, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL

**IN THE COUNTY COURT
IN AND FOR ESCAMBIA COUNTY, FLORIDA**
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL

SPRINGLEAF FINANCIAL SERVICES OF AMERICA INC
6425 N PENSACOLA BLVD STE 3
PENSACOLA FL 32505
PLAINTIFF,

COUNTY CIVIL DIVISION
FILED & RECORDED

**CASE NO: 2012 SC 000062
DIVISION: V**

Vs.

MARILYN R FRANKLIN
1928 GARY CIRCLE
PENSACOLA FL 32505
DEFENDANT.

**FINAL JUDGMENT AGAINST
MARILYN R FRANKLIN**

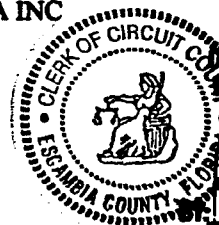
THIS CAUSE having come before the Court, and the Court being fully advised in the
premises, it is therefore

ORDERED AND ADJUDGED that the Plaintiff SPRINGLEAF FINANCIAL SERVICES
OF AMERICA INC hereby recovers from the Defendant MARILYN R FRANKLIN the sum of
\$2,701.00, plus prejudgment interest of \$0.00 and costs of \$0.00 for a total of \$2,701.00 that shall
bear interest at the rate of 4.75% per annum, for which let execution issue.

DONE AND ORDERED in Chambers at Pensacola, Escambia County, Florida this 18
day of May, 2012.

Copies to:

518-2012 SPRINGLEAF FINANCIAL SERVICES OF AMERICA INC
MARILYN R FRANKLIN



County Judge

"CERTIFIED TO BE A TRUE AND
CORRECT COPY OF THE ORIGINAL ON FILE IN THE
CLERK'S OFFICE. I HAVE
WITNESSED MY HAND AND OFFICIAL SEAL
ERNE LEE MAGAHA, CLERK
CIRCUIT COURT AND COUNTY COURT
ESCAMBIA COUNTY, FLORIDA

Case: 2012 SC 000062

00054227490

Dkt: CC1036 Pg#:

CCFNLJDMY (2012)