



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

0622-44

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	SAVVY FL LLC FTB COLLATERAL ASSIGNEE P.O. BOX 1000 - DEPT, #3035 MEMPHIS, TN 38148-3035	Application date	Apr 27, 2021
Property description	LOWE SPENCER S 1744 WILLIAMS DITCH RD CANTONMENT, FL 32533 227 EMERALD AVE 06-0412-000 LOT 9 BLK P RE S/D OAKCREST UNIT NO 3 PB 3 P 69/82/89 OR 6651 P 1222	Certificate #	2018 / 2859
		Date certificate issued	06/01/2018

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)
# 2018/2859	06/01/2018	283.60	80.65	364.25
→Part 2: Total*				364.25

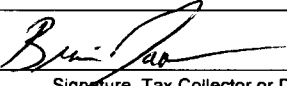
Part 3: Other Certificates Redeemed by Applicant (Other than County)

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)
# 2020/2942	06/01/2020	282.50	6.25	46.61	335.36
# 2019/2705	06/01/2019	281.18	6.25	14.06	301.49
Part 3: Total*					636.85

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)	1,001.10
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	236.48
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)	1,612.58

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:  Escambia, Florida
 Signature, Tax Collector or Designee Date May 17th, 2021

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.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>06/06/2022</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS + 625

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: 2100482

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
SAVVY FL LLC
FTB COLLATERAL ASSIGNEE
P.O. BOX 1000 - DEPT, #3035
MEMPHIS, TN 38148-3035,

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
06-0412-000	2018/2859	06-01-2018	LOT 9 BLK P RE S/D OAKCREST UNIT NO 3 PB 3 P 69/82/89 OR 6651 P 1222

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
SAVVY FL LLC
FTB COLLATERAL ASSIGNEE
P.O. BOX 1000 - DEPT, #3035
MEMPHIS, TN 38148-3035

04-27-2021
Application Date

Applicant's signature



Chris Jones

Escambia County Property Appraiser

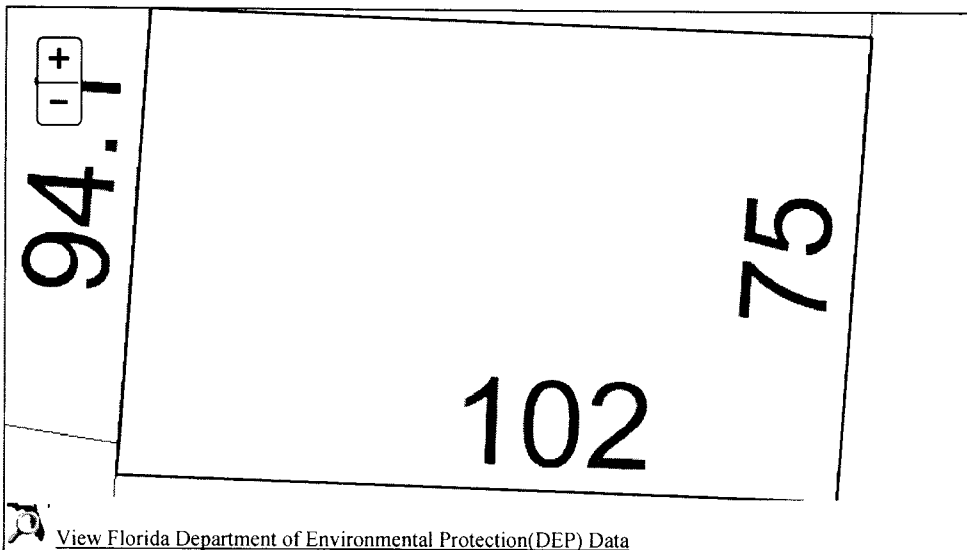
[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)
[Back](#)

 ◀ Nav. Mode ☒ Account ☐ Parcel ID ▶

[Printer Friendly Version](#)

General Information Parcel ID: 162S302400009016 Account: 060412000 Owners: LOWE SPENCER S Mail: 1744 WILLIAMS DITCH RD CANTONMENT, FL 32533 Situs: 227 EMERALD AVE 32505 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>2020</td> <td>\$4,500</td> <td>\$0</td> <td>\$4,500</td> <td>\$4,500</td> </tr> <tr> <td>2019</td> <td>\$4,500</td> <td>\$0</td> <td>\$4,500</td> <td>\$4,500</td> </tr> <tr> <td>2018</td> <td>\$4,500</td> <td>\$0</td> <td>\$4,500</td> <td>\$4,500</td> </tr> </tbody> </table> Disclaimer Market Value Breakdown Letter Tax Estimator File for New Homestead Exemption Online Report Storm Damage					Year	Land	Imprv	Total	Cap Val	2020	\$4,500	\$0	\$4,500	\$4,500	2019	\$4,500	\$0	\$4,500	\$4,500	2018	\$4,500	\$0	\$4,500	\$4,500																						
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Sales Data <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>10/18/2010</td> <td>6651</td> <td>1222</td> <td>\$8,900</td> <td>WD</td> <td></td> </tr> <tr> <td>05/05/2010</td> <td>6589</td> <td>656</td> <td>\$100</td> <td>CT</td> <td></td> </tr> <tr> <td>08/2005</td> <td>5726</td> <td>1584</td> <td>\$32,000</td> <td>WD</td> <td></td> </tr> <tr> <td>02/2005</td> <td>5586</td> <td>134</td> <td>\$100</td> <td>CT</td> <td></td> </tr> <tr> <td>10/1990</td> <td>2920</td> <td>452</td> <td>\$24,100</td> <td>WD</td> <td></td> </tr> <tr> <td>12/1989</td> <td>2797</td> <td>169</td> <td>\$100</td> <td>CT</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	Official Records (New Window)	10/18/2010	6651	1222	\$8,900	WD		05/05/2010	6589	656	\$100	CT		08/2005	5726	1584	\$32,000	WD		02/2005	5586	134	\$100	CT		10/1990	2920	452	\$24,100	WD		12/1989	2797	169	\$100	CT		2020 Certified Roll Exemptions None Legal Description LOT 9 BLK P RE S/D OAKCREST UNIT NO 3 PB 3 P 69/82/89 OR 6651 P 1222 Extra Features None				
Sale Date	Book	Page	Value	Type	Official Records (New Window)																																														
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Parcel Information Section Map Id: 16-2S-30-1 Approx. Acreage: 0.1996 Zoned: MDR Evacuation & Flood Information Open Report	Launch Interactive Map
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View Florida Department of Environmental Protection(DEP) Data

Buildings

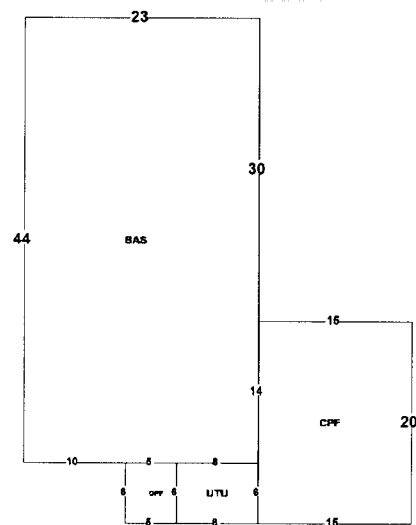
Address: 227 EMERALD AVE, Year Built: 1955, Effective Year: 1955, PA Building ID#: 78262

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-VINYL SIDING
EXTERIOR WALL-CONCRETE BLOCK
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-ROLLED ROOFING
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-MASONRY PIL/STL

Areas - 1390 Total SF

BASE AREA - 1012
CARPORT FIN - 300
OPEN PORCH FIN - 30
UTILITY UNF - 48



Images



1/6/21

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 05/21/2021 (tc.18784)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **SAVVY FL LLC** holder of **Tax Certificate No. 02859**, issued the **1st** day of **June, A.D., 2018** 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:

LOT 9 BLK P RE S/D OAKCREST UNIT NO 3 PB 3 P 69/82/89 OR 6651 P 1222

SECTION 16, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 060412000 (0622-44)

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

SPENCER S LOWE

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 June, which is the **6th day of June 2022**.

Dated this 3rd day of August 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

IN THE COUNTY COURT IN, AND
FOR ESCAMBIA COUNTY
190 GOVERNMENTAL CENTER
PENSACOLA, FLORIDA

STATE OF FLORIDA

CASE NO: 2004 CO 026970 A
CITATION NO: 07358
W/M DOB: 02/06/1971

VS

SPENCER S LOWE
1744 WILLIAMS DITCH RD
CANTONMENT FL 32533

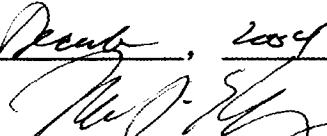
ERIN LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY
2004 DEC - 8 A 5:00
COUNTY ANIMAL CONTROL
FILED & RECORDED

JUDGMENT AGAINST DEFENDANT FOR ANIMAL CONTROL FINES AND COSTS

It is hereby ordered and adjudged that the above-named defendant shall pay to ESCAMBIA COUNTY, a political subdivision of the State of Florida, the sum of \$81.00, plus \$10.00 delinquent fee payable to the Clerk of the Court, for a total of \$91.00, which the Court has determined to be the defendant's liability for civil infraction under animal control law per FS 828.27, and related costs.

It is further ordered and adjudged that, in accordance with Section 828.27, Florida Statutes, a lien is hereby created against all of the property, both real and personal, of the defendant and his/her estate, in the amount aforesaid, in favor of the aforesaid county and shall bear interest at the rate set out in s.55.03 Florida Statutes, for which let execution issue.

DONE AND ORDERED this 8th day of December, 2004.


Judge

ONE OF THE FOLLOWING MUST BE EXECUTED

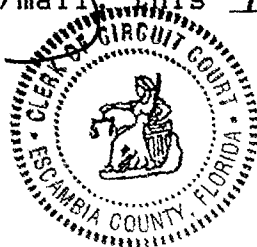
I hereby acknowledge receipt of a copy of this judgment.

Defendant's Signature

I do hereby certify that copy of hereof had been furnished to defendant by delivery/mail this 9th day of December, 2004

RCD Dec 10, 2004 10:46 am
Escambia County, Florida

ERIN LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2004-310753



Ernie Lee Magaha
Clerk of the Circuit Court
Escambia County Florida.


Deputy Clerk

IN THE COUNTY COURT IN AND
FOR ESCAMBIA COUNTY
190 GOVERNMENTAL CENTER
PENSACOLA, FLORIDA

STATE OF FLORIDA

CASE NO: 2004 CO 027034 A
CITATION NO: 07360
W/M DOB: 02/06/1971

VS

SPENCER S LOWE
1744 WILLIAMS DITCH RD
CANTONMENT FL 32533

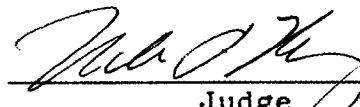
ERIN LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL
2004 DEC -8 A 5:01
COUNTY CLERK'S OFFICE
FILED & RECORDED

JUDGMENT AGAINST DEFENDANT FOR ANIMAL CONTROL FINES AND COSTS

It is hereby ordered and adjudged that the above-named defendant shall pay to ESCAMBIA COUNTY, a political subdivision of the State of Florida, the sum of \$54.00, plus \$10.00 delinquent fee payable to the Clerk of the Court, for a total of \$64.00, which the Court has determined to be the defendant's liability for civil infraction under animal control law per FS 828.27, and related costs.

It is further ordered and adjudged that, in accordance with Section 828.27, Florida Statutes, a lien is hereby created against all of the property, both real and personal, of the defendant and his/her estate, in the amount aforesaid, in favor of the aforesaid county and shall bear interest at the rate set out in s.55.03 Florida Statutes, for which let execution issue.

DONE AND ORDERED this 8th day of December, 2004.


Judge

ONE OF THE FOLLOWING MUST BE EXECUTED

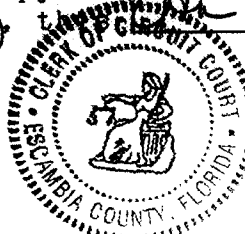
I hereby acknowledge receipt of a copy of this judgment.

Defendant's Signature

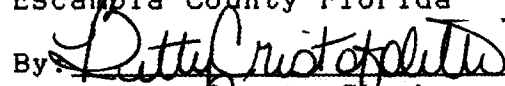
I do hereby certify that copy of hereof had been furnished to defendant by delivery mail, the 8th day of December, 2004

RCD Dec 10, 2004 10:46 am
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2004-310747



Ernie Lee Magaha
Clerk of the Circuit Court
Escambia County Florida

By: 
Deputy Clerk

IN THE COUNTY COURT IN AND
FOR ESCAMBIA COUNTY
190 GOVERNMENTAL CENTER
PENSACOLA, FLORIDA

IN003
CERTIFIED TO BE A TRUE COPY
OF THE ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
ERNIE LEE MAGAHA, CLERK
CIRCUIT COURT AND COUNTY COURT
ESCAMBIA COUNTY, FLORIDA

ESCAMBIA COUNTY

CASE NO: 2002 CO 023297 A
CODE ENFORCEMENT CITATION NO: 0835
U/ DOB: 10/22/1960

VS

RCD Jun 13, 2002 08:52 am
Escambia County, Florida

GEORGE DEAN POPE
842 ESCONDITAS PL PENSACOLA, FL 32506

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2002-974374

JUDGMENT AGAINST DEFENDANT FOR CODE ENFORCEMENT CIVIL PENALTY

It is hereby ordered and adjudged that the above-named defendant shall pay to ESCAMBIA COUNTY, a political subdivision of the State of Florida, the sum of \$ 100.00, to the Clerk of the Court, which the Court has determined to be the defendant's liability for civil infraction under Escambia County Resolution R98-171;

It is further ordered and adjudged that, in accordance with Section 162.21, Florida Statutes, a lien is hereby created against all of the property, both real and personal, of the defendant and his/her estate, in the amount aforesaid, in favor of the aforesaid county and shall bear interest at the rate set out in s.55.03 Florida Statutes, for which let execution issue.

DONE AND ORDERED this 10th day of June, 2002

[Signature]
Judge

ERNIE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL
2002 JUN 10 P 1:12
FILED & RECORDED

ONE OF THE FOLLOWING MUST BE EXECUTED

I hereby acknowledge receipt of a copy of this judgment.

Defendant's Signature

I do hereby certify that copy of hereof has been furnished defendant by delivery/mail, this 11 day of June, 2002.

Ernie Lee Magaha
Clerk of the Circuit Court
Escambia County Florida

By: [Signature]
Deputy Clerk

190 GOVERNMENTAL CENTER
PENSACOLA, FLORIDA

"CERTIFIED TO BE A TRUE COPY
OF THE ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
ERNIE LEE MAGAHA, CLERK
CIRCUIT COURT AND COUNTY COURT
ESCAMBIA COUNTY, FLORIDA"

CASE NO.: 02-22488CIA

ESCAMBIA COUNTY

VS

CODE ENFORCEMENT CITATION # 0831

POPE, GEORGE DEAN
DEFENDANT

DATE OF BIRTH: 10/22/1960
842 ESCONDITAS PLACE PENS FL 32506

BY Daniel Johnson D.C.

ERNIE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA
2002 MAY 17
FILED & RECORDED

JUDGMENT AGAINST DEFENDANT FOR CODE ENFORCEMENT CIVIL PENALTY

It is hereby ordered and adjudged that the above-named defendant shall pay to ESCAMBIA COUNTY, a political subdivision of the State of Florida, the sum of \$ 50.00, to the Clerk of the Court, which the Court has determined to be the defendant's liability for civil infraction under Escambia County Resolution R98-171;

It is further ordered and adjudged that, in accordance with section 162.21, Florida Statutes, a lien is hereby created against all of the property, both real and personal, of the defendant and his/her estate, in the amount aforesaid, in favor of the aforesaid county and shall bear interest at the rate set out in s.55.03 Florida Statutes, for which let execution issue.

DONE AND ORDERED This 16 day of May, 2002

[Signature]
JUDGE

ONE OF THE FOLLOWING MUST BE EXECUTED

I hereby acknowledge receipt of a copy of this Judgment.

Defendant's signature

I do hereby certify that copy of hereof has been furnished defendant by delivery/mail. This 20 day of May, 2002

RCD May 24, 2002 10:14 am
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2002-968215

ERNIE LEE MAGAHA, CLERK
CIRCUIT COURT AND COUNTY COURT
ESCAMBIA COUNTY, FLORIDA

By: Daniel Johnson
Deputy Clerk

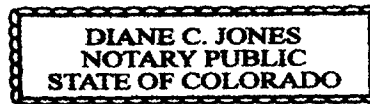
Signed, sealed and delivered in our presence:

Witness Name: H. SmithWitness Name: Kwelle M. MorganSTATE OF COLORADO
COUNTY OF JEFFERSONAURORA LOAN SERVICES, LLC, a Delaware
limited liability companyBy: LPS Asset Management Solutions, Inc., as
Attorney-in-FactBy: Norma J. Dudgeon, AVP
Print Name: Norma J. Dudgeon, AVP
Assistant Vice President

The foregoing instrument was acknowledged before me this 18 day of October, 2010, by Norma J. Dudgeon, AVP, as Assistant Vice President of LPS Asset Management Solutions, Inc., as Attorney-in-Fact for AURORA LOAN SERVICES, LLC, a Delaware limited liability company, who is personally known to me.

Diane C. Jones
Notary Public, State of ColoradoDiane C. Jones

Printed Name/Commission No.



Recorded in Public Records 10/27/2010 at 11:26 AM OR Book 6651 Page 1222,
Instrument #2010070528, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$18.50 Deed Stamps \$62.30

Prepared by or under the supervision of and return to:

Scott A. Marcus, Esq.
Becker & Poliakoff, P.A.
3111 Stirling Road
Fort Lauderdale, FL 33312
954-987-7550
File Number: 312395
Will Call No.:

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 22nd day of October, 2010 between AURORA LOAN SERVICES, LLC, a Delaware limited liability company, whose post office address is 10350 Park Meadows Drive, Littleton, CO 80124, grantor, and Spencer S. Lowe, a single man whose post office address is 1744 Williams Ditch Road, Cantonment, FL 32533, grantee:

(Whenever used herein the terms 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Escambia County, Florida, to-wit:

Lot 9, Block P, of RE-SUBDIVISION OF A PORTION OF OAKCREST UNIT NO. 3, being a portion of Section 16, Township 2 South, Range 30 West, according to the map or plat thereof, as recorded in Plat Book 3, at Page 89, of the Public Records of Escambia County, Florida.

Parcel Identification Number: 06-0412-000

SUBJECT TO:

- a. Taxes for the current and all subsequent years, which taxes are not yet due and payable; zoning restrictions imposed by governmental authority; restrictions and matters appearing on the Plat or otherwise common to the subdivision; utility easements of record.
- b. Covenants, conditions, restrictions, easements, reservations and limitations of record, if any, but not to reimpose same.

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 claiming by, through or under grantors.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

DoubleTime®

PROPERTY INFORMATION REPORT

March 23, 2022

Tax Account #:06-0412-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

LOT 9 BLK P RE S/D OAKCREST UNIT NO 3 PB 3 P 69/82/89 OR 6651 P 1222

SECTION 16, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 06-0412-000(0622-44)

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: JUNE 6, 2022
TAX ACCOUNT #: 06-0412-000
CERTIFICATE #: 2018-2859

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	
☐	☒	Notify City of Pensacola, P.O. Box 12910, 32521
☒	☐	Notify Escambia County, 190 Governmental Center, 32502
☐	☒	Homestead for <u>2020</u> tax year.

SPENCER S. LOWE
AKA SPENCER SCOTT LOWE
277 EMERALD AVE
PENSACOLA, FL 32505

SPENCER S. LOWE
AKA SPENCER SCOTT LOWE
1744 WILLIAMS DITCH RD
CANTONMENT, FL 32533

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

CLERK OF CIRCUIT COURT
DIVISION ENFORCEMENT
1800 WEST ST. MARY'S ST.
PENSACOLA, FL 32501

DOR CHILD SUPPORT
DOMESTIC RELATIONS
3670B NORTH "L" ST
PENSACOLA, FL 32505

Certified and delivered to Escambia County Tax Collector, this 23rd day of March, 2022.

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
CONTINUATION PAGE

March 23, 2022

Tax Account #: **06-0412-000**

1. The Grantee(s) of the last deed(s) of record is/are: **SPENCER S. LOWE**

By Virtue of Warranty Deed recorded 10/27/2010 in OR 6651/1222

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 5/22/2002 – OR 4908/1907**
- b. **Code Enforcement Lien in favor of Escambia County recorded 6/13/2002 – OR 4919/916**
- c. **Judgment in favor of the State of FL/Escambia County recorded 12/8/2004 – OR 5539/703**
- d. **Judgment in favor of the State of FL/Escambia County recorded 12/8/2004 – OR 5539/709**
- e. **Judgment/Certificate of Delinquency recorded 3/27/2015 – OR 7320/1129**
- f. **Judgment/Certificate of Delinquency recorded 6/25/2002 – OR 4927/1856**

4. Taxes:

Taxes for the year(s) 2017-2020 are delinquent.

Tax Account #: 06-0412-000

Assessed Value: \$4,950.00

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.



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 #: 06-0412-000 CERTIFICATE #: 2018-2859

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: March 18, 2002 to and including March 18, 2022 Abstractor: Cody Campbell

BY

Michael A. Campbell,
As President
Dated: March 23, 2022

☒ Search Property	☒ Property Sheet	☒ Lien Holder's	☒ Redeem	☒ Forms	☒ Courtview	☒ Benchmark
Redeemed From Sale						



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

Tax Deed - Redemption Calculator

Account: 060412000 Certificate Number: 002859 of 2018

Redemption ☒ Yes ☐ No Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 6/6/2022	Redemption Date 4/28/2022 
Months	14	12
Tax Collector	\$1,612.58	\$1,612.58
Tax Collector Interest	\$338.64	\$290.26
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$1,957.47	\$1,909.09 TC
Record TDA Notice	\$17.00	\$17.00
Clerk Fee	\$130.00	\$130.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$200.00	\$200.00
App. Fee Interest	\$98.07	\$84.06
Total Clerk	\$565.07	\$551.06 CH
Release TDA Notice (Recording)	\$10.00	\$10.00
Release TDA Notice (Prep Fee)	\$7.00	\$7.00
Postage	\$12.36	\$12.36
Researcher Copies	\$0.00	\$0.00
Total Redemption Amount	\$2,551.90	\$2,489.51
	Repayment Overpayment Refund Amount	\$62.39
Book/Page	8592	60

Notes

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 # 2018 TD 002859

Redeemed Date 4/28/2022

Name SPENCER LOWE 1744 WILLIAMS DITCH RD CANTONMENT, FL 32533

Clerk's Total = TAXDEED	\$565.07	\$ 2,420.15
Due Tax Collector = TAXDEED	\$1,957.47	
Postage = TD2	\$12.36	
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
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
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**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

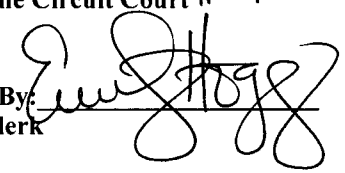
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
 Tax Certificate Redeemed From Sale
 Account: 060412000 Certificate Number: 002859 of 2018**

**Payor: SPENCER LOWE 1744 WILLIAMS DITCH RD CANTONMENT, FL 32533 Date
 4/28/2022**

Clerk's Check #	1	Clerk's Total	\$365.07 \$2,420.15
Tax Collector Check #	1	Tax Collector's Total	\$1,937.47
		Postage	\$12.36
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$2,551.90

\$2,449.51
+ 85.73 fee
\$2,535.24

**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>**

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 8592, Page 60, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 02859, issued the 1st day of June, A.D., 2018

TAX ACCOUNT NUMBER: **060412000 (0622-44)**

DESCRIPTION OF PROPERTY:

LOT 9 BLK P RE S/D OAKCREST UNIT NO 3 PB 3 P 69/82/89 OR 6651 P 1222

SECTION 16, TOWNSHIP 2 S, RANGE 30 W

NAME IN WHICH ASSESSED: SPENCER S LOWE

Dated this 28th day of April 2022.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 02859 of 2018

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on April 21, 2022, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

SPENCER S LOWE 1744 WILLIAMS DITCH RD CANTONMENT, FL 32533	SPENCER S LOWE AKA SPENCER SCOTT LOWE 277 EMERALD AVE PENSACOLA FL 32505
ESCAMBIA COUNTY / STATE OF FLORIDA 190 GOVERNMENTAL CENTER PENSACOLA FL 32502	ESCAMBIA COUNTY / STATE OF FLORIDA CHILD SUPPORT DIV

WITNESS my official seal this 21th day of April 2022.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON June 6, 2022, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That SAVVY FL LLC holder of Tax Certificate No. 02859, issued the 1st day of June, A.D., 2018 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:

LOT 9 BLK P RE S/D OAKCREST UNIT NO 3 PB 3 P 69/82/89 OR 6651 P 1222

SECTION 16, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 060412000 (0622-44)

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

SPENCER S LOWE

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 June, which is the 6th day of June 2022.

Dated this 7th day of April 2022.

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

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SPENCER S LOWE

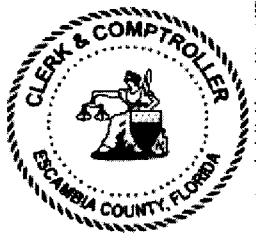
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Post Property:

227 EMERALD AVE 32505



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

WARNING

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Dated this 7th day of April 2022.

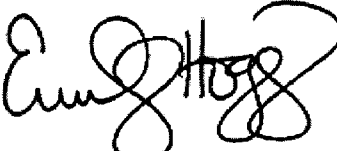
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Personal Services:

SPENCER S LOWE
1744 WILLIAMS DITCH RD
CANTONMENT, FL 32533

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By: 
Emily Hogg
Deputy Clerk

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Personal Services:

SPENCER S LOWE
1744 WILLIAMS DITCH RD
CANTONMENT, FL 32533

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

2022 APR 27 A 9
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

Redeemed

NON-ENFORCEABLE RETURN OF SERVICE

0622-44

Document Number: ECSO22CIV014316NON

Agency Number: 22-005506

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 02859 2018

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE SPENCER S LOWE

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Substitute

Received this Writ on 4/22/2022 at 9:33 AM and served same on SPENCER S LOWE , in ESCAMBIA COUNTY, FLORIDA, at 11:24 AM on 4/26/2022 by leaving a true copy of this Writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me, at the within named individual's usual place of abode, with a person residing therein who is 15 years of age, or older, to wit: BRIDGETTE ALLEN, GIRLFRIEND/RESIDENT, as a member of the household and informing said person of their contents.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

A. HARDIN, CPS

Service Fee: \$40.00

Receipt No: BILL

WARNING

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LOT 9 BLK P RE S/D OAKCREST UNIT NO 3 PB 3 P 69/82/89 OR 6651 P 1222

SECTION 16, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 060412000 (0622-44)

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SPENCER S LOWE

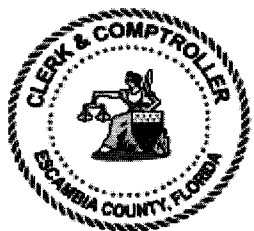
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Dated this 7th day of April 2022.

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Post Property:

227 EMERALD AVE 32505



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY
CLERK OF THE CIRCUIT COURT
2022 APR 22 A

2022 APR 22 A

2022 APR 22 A

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

Redeemed

NON-ENFORCEABLE RETURN OF SERVICE

0622-44

Document Number: ECSO22CIV014339NON

Agency Number: 22-005427

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 02859 2018

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: SPENCER S LOWE

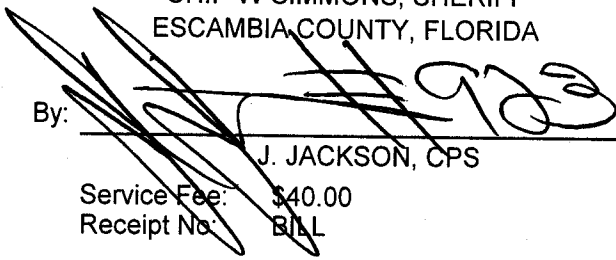
Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 4/22/2022 at 9:29 AM and served same at 4:24 PM on 4/26/2022 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO THE PROPERTY AS INSTRUCTED BY THE CLERKS OFFICE

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: 

J. JACKSON, CPS

Service Fee: \$40.00

Receipt No: BILL

THE SUMMATION WEEKLY

A Weekly Publication of the Escambia-Santa Rosa Bar Association Since 2014

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That SAVVY FL LLC holder of Tax Certificate No. 02859, issued the 1st day of June, A.D., 2018 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:

LOT 9 BLK P RE S/D OAKCREST UNIT NO 3 PB 3 P 69/82/89 OR 5551 P 1222

SECTION 16, TOWNSHIP 2 S. RANGE 30 W
TAX ACCOUNT NUMBER 060412000 (0622-44)

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SPENCER S LOWE

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PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

4WR5/4-5/25TD

Before the undersigned authority personally appeared Malcolm Ballinger who under oath says that he is the Legal Administrator and Publisher of The Summation Weekly Newspaper published at Pensacola in Escambia & Santa Rosa County, Florida; that the attached copy of the advertisement, being a notice in the matter of **02859** in the Escambia County Court was published in said newspaper in and was printed and released on May 4, 2022; May 11, 2022; May 18, 2022; and May 25, 2022.

Affiant further says that the said Summation Weekly is a newspaper published at Pensacola, in said Escambia & Santa Rosa Counties, Florida, and that the said newspaper has heretofore been continuously published in said Escambia & Santa Rosa Counties, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement: and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication of the said newspaper.

X

MALCOLM BALLINGER, PUBLISHER FOR THE
SUMMATION WEEKLY

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 25th day of May, 2022, by MALCOLM BALLINGER, who is personally known to me.

X

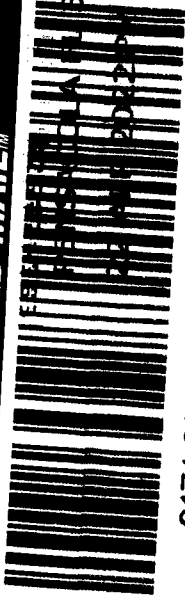
, NOTARY PUBLIC



Brooklyn Faith Coates
Notary Public
State of Florida
Comm# HH053675
Expires 10/14/2024

Pam Childers
Clerk of the Circuit Court & Comptroller
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502

CERTIFIED MAIL™



9171 9690 0935 0128 1854 64

NIXIE

322 DE 1

quadiant

FIRST-CLASS MAIL
IM1

\$006.13

04/22/2022 ZIP 32502
043M31219251
7204/27/22

US POSTAGE

RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD

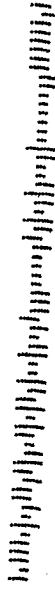
BC: 32502583335

3

*0238-03125-27-15

SPENCER S LOWE [0622-44]
AKA SPENCER SCOTT LOWE
277 EMERALD AVE
PENSACOLA FL 32505

32505-072177



SPENCER S LOWE [0622-44]
1744 WILLIAMS DITCH RD
CANTONMENT, FL 32533

9171 9690 0935 0128 1854 71

SPENCER S LOWE [0622-44]
AKA SPENCER SCOTT LOWE
277 EMERALD AVE
PENSACOLA FL 32505

9171 9690 0935 0128 1854 64

ESCAMBIA COUNTY / STATE OF
FLORIDA [0622-44]
190 GOVERNMENTAL CENTER
PENSACOLA FL 32502

ESCAMBIA COUNTY / STATE OF
FLORIDA [0622-44]
CHILD SUPPORT DIV

Redeemed