



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

0323-69

Part 1: Tax Deed Application Information					
Applicant Name Applicant Address	TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER PO BOX 54347 NEW ORLEANS, LA 70154	Application date	Jul 14, 2022		
Property description	SPIVEY ESSIE MAE SPIVEY JOE JR 103 W HIGHLAND DR PENSACOLA, FL 32503 103 W HIGHLAND DR 05-0419-000 LT 13 BLK 2 OR 766 P 195 OR 1496 P 542 HIGHLAND TERRACE PB 3 P 37/51/59	Certificate #	2020 / 2121		
		Date certificate issued	06/01/2020		
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)	
# 2020/2121	06/01/2020	277.23	13.86	291.09	
→Part 2: Total*				291.09	
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)
# 2022/1839	06/01/2022	306.84	6.25	15.34	328.43
# 2021/1686	06/01/2021	291.43	6.25	14.57	312.25
Part 3: Total*					640.68
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)				931.77	
2. Delinquent taxes paid by the applicant				0.00	
3. Current taxes paid by the applicant				0.00	
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)				1,306.77	
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 <u>July 27th, 2022</u>	

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.	18,495.50
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>03/06/2023</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS + 6.25

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: 2200471

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER
PO BOX 54347
NEW ORLEANS, LA 70154,

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
05-0419-000	2020/2121	06-01-2020	LT 13 BLK 2 OR 766 P 195 OR 1496 P 542 HIGHLAND TERRACE PB 3 P 37/51/59

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
TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER
PO BOX 54347
NEW ORLEANS, LA 70154

07-14-2022
Application Date

Applicant's signature



Chris Jones Escambia County Property Appraiser

[Real Estate Search](#)

[Tangible Property Search](#)

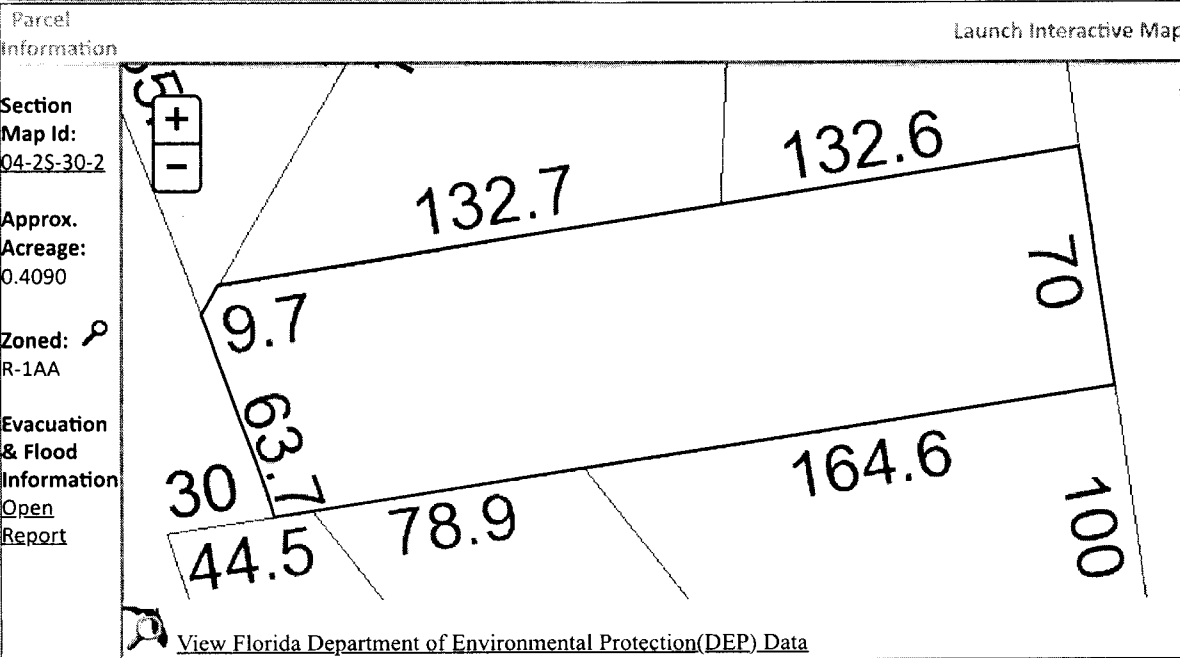
[Sale List](#)

← Nav. Mode Account Parcel ID →

[Printer Friendly Version](#)

General Information		Assessments				
Parcel ID:	042S302050013002	Year	Land	Imprv	Total	Cap Val
Account:	050419000	2021	\$10,000	\$48,678	\$58,678	\$36,991
Owners:	SPIVEY ESSIE MAE SPIVEY JOE JR	2020	\$10,000	\$44,861	\$54,861	\$36,481
Mail:	103 W HIGHLAND DR PENSACOLA, FL 32503	2019	\$10,000	\$41,886	\$51,886	\$35,661
Situs:	103 W HIGHLAND DR 32503	Disclaimer				
Use Code:	SINGLE FAMILY RESID	Market Value Breakdown Letter				
Taxing Authority:	PENSACOLA CITY LIMITS	Tax Estimator				
Tax Inquiry:	Open Tax Inquiry Window	File for New Homestead Exemption Online				
Tax inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data						2021 Certified Roll Exemptions
Sale Date	Book	Page	Value	Type	Official Records (New Window)	HOMESTEAD EXEMPTION,WIDOW
11/1979	1496	542	\$100	WD		Legal Description
01/1974	766	195	\$15,900	WD		LT 13 BLK 2 OR 766 P 195 OR 1496 P 542 HIGHLAND TERRACE PB 3 P 37/51/59
01/1973	667	486	\$100	QC		Extra Features
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						METAL BUILDING



Buildings
Address: 103 W HIGHLAND DR, Year Built: 1954, Effective Year: 1954, PA Building ID#: 71567

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That TLGFY LLC CAPITAL ONE NA AS COLLATER holder of Tax Certificate No. 02121, issued the 1st day of June, A.D., 2020 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 13 BLK 2 OR 766 P 195 OR 1496 P 542 HIGHLAND TERRACE PB 3 P 37/51/59

SECTION 04, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 050419000 (0323-69)

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

ESSIE MAE SPIVEY and JOE SPIVEY JR

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 March, which is the **6th day of March 2023**.

Dated this 10th day of August 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

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 8839, Page 488, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 02121, issued the 1st day of June, A.D., 2020

TAX ACCOUNT NUMBER: 050419000 (0323-69)

DESCRIPTION OF PROPERTY:

LT 13 BLK 2 OR 766 P 195 OR 1496 P 542 HIGHLAND TERRACE PB 3 P 37/51/59

SECTION 04, TOWNSHIP 2 S, RANGE 30 W

NAME IN WHICH ASSESSED: ESSIE MAE SPIVEY and JOE SPIVEY JR

Dated this 19th day of September 2022.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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: 050419000 Certificate Number: 002121 of 2020**

Payor: ESSIE MAE SPIVEY 103 W HIGHLAND DR PENSACOLA, FL 32503 Date 9/19/2022

Clerk's Check # 1
 Tax Collector Check # 1

Clerk's Total	\$510.72	\$1,501.90
Tax Collector's Total	\$1,469.83	
Postage	\$60.00	
Researcher Copies	\$0.00	
Recording	\$10.00	
Prep Fee	\$7.00	
Total Received	\$2,057.55	\$1,518.90

**PAM CHILDERS
 Clerk of the Circuit Court**

Received By:
 Deputy Clerk

H Boydton

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 # 2020 TD 002121

Redeemed Date 9/19/2022

Name ESSIE MAE SPIVEY 103 W HIGHLAND DR PENSACOLA, FL 32503

Clerk's Total = TAXDEED	\$510.72	\$1,501.90
Due Tax Collector = TAXDEED	\$1,469.83	
Postage = TD2	\$60.00	
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
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 050419000 Certificate Number: 002121 of 2020

Redemption	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	Application Date	<input type="text" value="7/14/2022"/>	Interest Rate	<input type="text" value="18%"/>
		Final Redemption Payment ESTIMATED		Redemption Overpayment ACTUAL	
		Auction Date	<input type="text" value="3/6/2023"/>	Redemption Date	<input type="text" value="9/19/2022"/>
Months		8		2	
Tax Collector		<input type="text" value="\$1,306.77"/>		<input type="text" value="\$1,306.77"/>	
Tax Collector Interest		\$156.81		\$39.20	
Tax Collector Fee		<input type="text" value="\$6.25"/>		<input type="text" value="\$6.25"/>	
Total Tax Collector		\$1,469.83		\$1,352.22 T.C.	
Record TDA Notice		<input type="text" value="\$17.00"/>		<input type="text" value="\$17.00"/>	
Clerk Fee		<input type="text" value="\$119.00"/>		<input type="text" value="\$119.00"/>	
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		\$54.72		\$13.68	
Total Clerk		\$510.72		\$469.68 C.H.	
Release TDA Notice (Recording)		<input type="text" value="\$10.00"/>		<input type="text" value="\$10.00"/>	
Release TDA Notice (Prep Fee)		<input type="text" value="\$7.00"/>		<input type="text" value="\$7.00"/>	
Postage		<input type="text" value="\$60.00"/>		<input type="text" value="\$0.00"/>	
Researcher Copies		<input type="text" value="\$0.00"/>		<input type="text" value="\$0.00"/>	
Total Redemption Amount		\$2,057.55		\$1,838.90 - 120 - 200 \$1,518.90	
		Repayment Overpayment Refund Amount		\$218.65	
Book/Page		<input type="text" value="8839"/>		<input type="text" value="488"/>	



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 #: 05-0419-000 CERTIFICATE #: 2020-2121

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: December 01, 2002 to and including December 01, 2022 Abstractor: Ashley McDonald

BY

Michael A. Campbell,
As President
Dated: December 26, 2022

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

December 26, 2022
Tax Account #: **05-0419-000**

1. The Grantee(s) of the last deed(s) of record is/are: **ESSIE MAE SPIVEY AND JOE SPIVEY JR**
By Virtue of Warranty Deed recorded 12/2/1980 in OR 1496/542

ABTRACTOR'S NOTE: WE FIND NO EVIDENCE OF DEATH FOR JOE SPIVEY, JR RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA. THE ESCAMBIA COUNTY TAX ROLL DOES INDICATE ESSIE MAE SPIVEY IS A WIDOW.

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. **Lien in favor of the Emerald Coast Utilities Authority recorded 1/11/2016 OR 7462/891**
 - b. **Judgment in favor of Meldon Rich recorded 7/20/2005 OR 5684/1997**

4. Taxes:

Taxes for the year(s) None are delinquent.
Tax Account #: 05-0419-000
Assessed Value: \$38,100.00
Exemptions: HOMESTEAD, WIDOW

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.

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: _____ **MAR 6, 2023**
TAX ACCOUNT #: _____ **05-0419-000**
CERTIFICATE #: _____ **2020-2121**

In compliance with Section 197.522, Florida Statutes, the following is a list of names and addresses of those persons, firms, and/or agencies having legal interest in or claim against the above-described property. The above-referenced tax sale certificate is being submitted as proper notification of tax deed sale.

YES	NO	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Homestead for <u>2021</u> tax year.

ESSIE MAE SPIVEY AND JOE SPIVEY, JR 103 W HIGHLAND DR PENSACOLA, FL 32503	MELDON RICH HAMILTON CORRECTIONAL INSTITUTION ANNEX 11419 SOUTHWEST COUNTY RD 249 JASPER, FL 32052-3735	EMERALD COAST UTILITIES AUTHORITY 9255 STURDEVANT ST PENSACOLA, FL 32514-0311
--	--	--

Certified and delivered to Escambia County Tax Collector, this 26th day of December, 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

December 26, 2022

Tax Account #:05-0419-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 13 BLK 2 OR 766 P 195 OR 1496 P 542 HIGHLAND TERRACE PB 3 P 37/51/59

SECTION 04, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 05-0419-000(0323-69)

4130
4130
440

Form 140
PRINTED AND FOR SALE
MAYES PRINTING CO.
PENSACOLA, FLA.

State of Florida
Escambia County

WARRANTY DEED

Know All Men by These Presents: That.....

Essie Mae Rich Spivey

for and in consideration of Ten (\$10.00) Dollars and other good and Valuable

Consideration DOLLARS

the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto Essie Mae Spivey and Joe Spivey, Jr. husband and wife 103 W. Highland DS

..... heirs, executors, administrators and assigns, forever, the following described real property, situate, lying and being in the City of Pensacola County of Escambia State of Florida to-wit:

Lot 13, Block 2, Highland Terrace, a Subdivision of a portion of the Joseph Laura Grant, Section 4, Township 2 South, Range 30 West, Escambia County, Florida, according to plat recorded in plat Book 3, page 37 of the Public Records of Escambia County lying and being in the City of Pensacola,

*This was prepared by Lillian Chase
701 N DuVlrs St*

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead.

And..... covenant..... that..... well seized of an indefeasible estate in fee simple in the said property, and ha..... a good right to convey the same; that it is free of lien or encumbrance, and that..... heirs, executors and administrators, the said grantee..... heirs, executors, administrators and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons lawfully claiming the same, shall and will forever warrant and defend.

IN WITNESS WHEREOF, she have hereunto set her hand and seal this 27th day of November A. D. 1929.

Signed sealed and delivered in the presence of

Lillian Chase
Auto Stronard

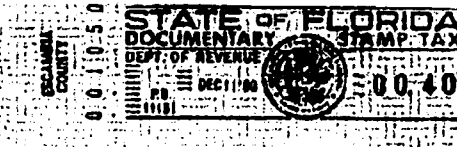
Essie Mae Rich Spivey (SEAL)

..... (SEAL)

..... (SEAL)

..... (SEAL)

State of Florida
Escambia County



RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA CO. FLA. ON
DEC 9 2 28 PM '29
IN ROOM 201 OF HOTEL ANCHER
222 N. GADSDEN, CORNER
ESCAMBIA COUNTY

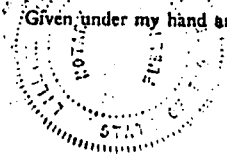
054432

Before the subscriber personally appeared Essie Mae Rich Spivey

and

his wife, known to me, and known to me to be the individual described by said name in and who executed the foregoing instrument and acknowledged that s. he executed the same for the uses and purposes therein set forth.

Given under my hand and official seal this 27th day of November 1929.



Lillian Chase
Notary Public

MY COMMISSION EXPIRES JUNE 27, 1930.

This Instrument Was Prepared
By And Is To Be Returned To:
Processing Dept,
Emerald Coast Utilities Authority
9255 Sturdevant Street
Pensacola, Florida 32514-0311



NOTICE OF LIEN

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

Notice is hereby given that the EMERALD COAST UTILITES AUTHORITY has a lien against the following described real property situated in Escambia County, Florida, for water, wastewater and/or sanitation service provided to the following customer:
LT 13 BLK 2 OR 766 P 195 OR 14 96 P 542 HIGHLAND TERRACE PB 3 P 37/51/59

Customer: Essie Mae Spivey

Account Number: 31705-25571

Amount of Lien: \$209.84, together with additional unpaid utility service charges, if any, which may accrue subsequent to the date of this notice and simple interest on unpaid charges at 18 percent per annum, or at such lesser rate as may be allowed by law.

This lien is imposed in accordance with Section 159.17, Florida Statutes, Chapter 92-248, Laws of Florida, as amended and Emerald Coast Utilities Authority Resolution 87-10, as amended, and this lien shall be prior to all other liens on such lands or premises except the lien of state, county, and municipal taxes and shall be on a parity with the lien of such state, county, and municipal taxes.

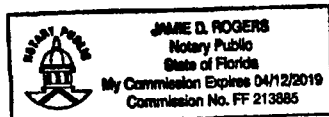
Provided however, that if the above-named customer has conveyed said property by means of deed recorded in the public records of Escambia County, Florida, prior to the recording of this instrument, or if the interest of the above-named customer is foreclosed by a proceeding in which notice of lis pendens has been filed prior to the recording of this instrument, this lien shall be void and of no effect.

Dated: 01/08/16

EMERALD COAST UTILITIES AUTHORITY
BY: Burt

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 8 day of January, 2016, by Brianna Rubert of the Emerald Coast Utilities Authority, who is personally known to me and who did not take an oath.



Jamie D. Rogers
Notary Public - State of Florida

RWK:ls
Revised 05/31/11

IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA
CIVIL DIVISION

ERNEE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL

MELDON RICH,
Plaintiff,

2005 JUL 12 P 3:23

vs.

Case Number 2003 CA 001725
Division "J"

CIRCUIT CIVIL DIVISION
FILED & RECORDED

ESSIE SPIVEY and
MARY GRIMSLEY,
Defendants.

FINAL JUDGMENT

THIS CAUSE came on for non-jury trial upon the Complaint of the Plaintiff, MELDON RICH ("RICH"). RICH, currently incarcerated at Hamilton Correctional Institution in Jasper, Florida, appeared by telephone and was placed under oath by Sherry D. Owens, notary public. The Defendants, ESSIE SPIVEY and MARY GRIMSLEY ("SPIVEY" and "GRIMSLEY", respectively), appeared *pro se* and participated in the non-jury trial.

RICH initiated this civil suit against SPIVEY and GRIMSLEY in August 2003. In December 2003, RICH filed his Amended Civil Complaint. He obtained service upon both SPIVEY and GRIMSLEY on January 8, 2004. Neither SPIVEY nor GRIMSLEY filed or served a written response to the Amended Civil Complaint, and RICH moved for and obtained the entry of a default against both on February 2, 2004. In January 2005, RICH filed his Second Amended Civil Complaint, but this was never served upon the Defendants. RICH then moved for entry of a final judgment, and this Court entered its Order Setting Non Jury Trial for June 20, 2005.

At the commencement of the Non Jury Trial, Rich advised the Court that he wished to pursue the Amended Civil Complaint on which the Defendants had been defaulted. In his Amended Civil Complaint, RICH pursued three issues, namely:

- 1) A claim for the loss or conversion of his personal property, including, a 1988 Pontiac Grand Am, among other things, with a total value of \$2,828;
- 2) A claim for the loss or conversion of household items belonging to him and purportedly located in a residence occupied by RICH and his father before RICH'S incarceration and prior to his father's death, including, among other things, major kitchen appliances and household furniture, totaling \$1,399; and
- 3) a claim for the value of RICH'S purported interest in a 100' by 150' lot on Maxwell and "H" Streets in Pensacola, Florida.

RICH'S Amended Civil Complaint alleged that on July 18, 1999, his father, Sam Rich, died intestate, leaving as his only heirs his three children, RICH and his two half sisters, SPIVEY and GRIMSLEY. At the time RICH was in the Escambia County Jail awaiting trial for murder. RICH "contends that Essie (SPIVEY) and Mary (GRIMSLEY) committed fraud in that they failed to properly bring Mr. Rich's estate before the probate court so it could be legally distributed among the heirs; misrepresented the true number of heirs to the judicial system by omitting Meldon's name from the revised deed at the title office; selling Meldon part of the estate for their own personal gain without his knowledge or consent; failed to allow Meldon to participate in or enjoy any benefits from his share of his father's estate." [sic] RICH sought treble damages pursuant to Section 772.104 Florida Statute.

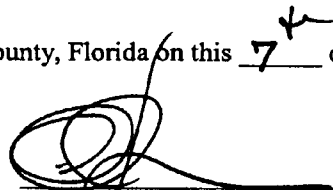
At the onset, this Court determined that Section 772.104 is inapplicable because that statute requires a "pattern of criminal activity" (see Section 772.103 and the definition in Section 772.101(4)) and RICH'S Amended Civil Complaint failed to establish a qualifying "pattern of criminal activity."

The Court received testimony from RICH as well as from SPIVEY and GRIMSLEY.

RICH objected to the testimony of SPIVEY and GRIMSLEY which sought to deny the allegations of the Amended Civil Complaint. This Court sustains RICH'S objection, and SPIVEY'S and GRIMSLEY'S testimony shall be stricken, except their testimony relating to the amount of damages. Based upon the allegations in RICH'S Amended Civil Complaint, the defaults against SPIVEY and GRIMSLEY, the testimony and evidence received at the non jury trial, and the parties' arguments, this Court determines that the entry of the default against SPIVEY and the default against GRIMSLEY resulted in the well-pled allegations of RICH'S Amended Civil Complaint being admitted and liability being established. However, SPIVEY and GRIMSLEY still had the right to present evidence in opposition to RICH'S valuation as to damages. As to RICH'S testimony regarding damages, this Court finds him not to be credible.

It is ORDERED and ADJUDGED that Plaintiff, MELDON RICH, Hamilton Correctional Institution Annex, 11419 Southwest County Road 249, Jasper, Florida 32052-3735, shall recover from Defendants, ESSIE SPIVEY, 103 West Highland Drive, Pensacola, Florida 32503 and MARY GRIMSLEY, 7745 Herrington Drive, Pensacola, Florida 32534 nominal damages in the amount of ten dollars (\$10.00) that shall bear interest at the rate of seven percent (7%) a year, for which let execution issue.

DONE and ORDERED at Pensacola, Escambia County, Florida on this 7th day of July, 2005.


MICHAEL JONES
Circuit Judge

- cc:
- ✓ MELDON RICH, Hamilton Correctional Institution Annex,
11419 Southwest County Road 249, Jasper, Florida 32052-3735
 - ✓ ESSIE SPIVEY, 103 West Highland Drive, Pensacola, Florida 32503
 - ✓ MARY GRIMSLEY, 7745 Herrington Drive, Pensacola, Florida 32534