## **APPLICATION FOR TAX DEED**

Section 197.502, Florida Statutes

Application Number: 2200471

To: Tax Collector of	ESCAMBIA COUNTY ,	Florida	
l,			
TLGFY, LLC CAPITAL OPEN BOX 54347 NEW ORLEANS, LA 7	ONE, N.A., AS COLLATER		
•	•	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:			
<ul> <li>pay any curre</li> </ul>	ent taxes, if due and		
<ul> <li>redeem all out</li> </ul>	utstanding tax certificates plus int	terest not in my p	possession, and
<ul> <li>pay all deline</li> </ul>	quent and omitted taxes, plus inte	erest covering the	e property.
	ollector's fees, property informations, if applicable.	on report costs, C	clerk of the Court costs, charges and fees, and
Attached is the tax sal which are in my posse	• •	tion is based and	all other certificates of the same legal description
Electronic signature of TLGFY, LLC CAPITA PO BOX 54347	on file AL ONE, N.A., AS COLLATER		
NEW ORLEANS, LA	70154		
			<u>07-14-2022</u> Application Date
	Annlicant's signature		••

Pai	rt 5: Clerk of Court Certified Amounts (Lines 8-14)	E
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 I	nere: Date of sale 03/06/20 Signature, Clerk of Court or Designee	023

# INSTRUCTIONS 4 6.75

#### 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.



## **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

							0000
Part 1: Tax Deed	Application Infor	mation					
Applicant Name Applicant Address	TLGFY, LLC CAPIT PO BOX 54347 NEW ORLEANS, LA	·	I.A., AS Co	OLLATER	Applica	ation date	Jul 14, 2022
Property description	103 W HIGHLAND DR			Certific	cate #	2020 / 2121	
	PENSACOLA, FL 32503 103 W HIGHLAND DR			Date certificate issued		06/01/2020	
Part 2: Certificate	es Owned by App	licant and	I Filed w	ith Tax Deed	Applic	ation	
Column 1 Certificate Numbe	Column er Date of Certific			olumn 3 unt of Certificate		Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2020/2121	06/01/20	020		277.23		13.8	291.09
20.070.10					<del> </del>	→Part 2: Total	* 291.09
Part 3: Other Cei	rtificates Redeeme	ed by App	olicant (C	ther than Co	unty)		\$ 1.50 p. 1.40
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Face Ar	mn 3 mount of ertificate	Column 4 Tax Collector's F	ee	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	14.5	312.25
			<u> </u>			Part 3: Total	640.68
Part 4: Tax Colle	ector Certified Am	ounts (Li	nes 1-7)				
1. Cost of all certi	ificates in applicant's	possession	and other			by applicant Parts 2 + 3 above	931.77
2. Delinquent tax	es paid by the applica	ant					0.00
3. Current taxes p	paid by the applicant						0.00
Property information report fee					200.00		
5. Tax deed application fee					175.00		
6. Interest accrue	ed by tax collector und	der s.197.5	42, F.S. (s	ee Tax Collecto	r Instruc	ctions, page 2)	0.00
7.					Tota	I Paid (Lines 1-6	1,306.77
	nformation is true and				/ informa	ation report fee, a	and tax collector's fees
R						Escambia, Flor	da
Sign here: Signs	ature, Tax Collector or Desi	gnee			Da	te <u>July 27th,</u>	2022_
	, selloudi di Dedi	g					

Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

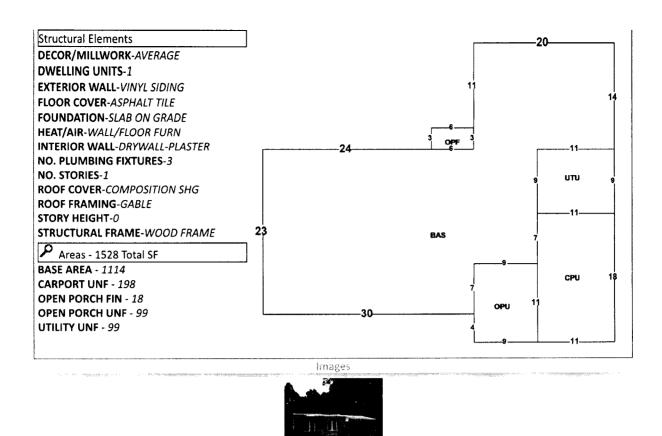
**Real Estate Search** 

**Tangible Property Search** 

Sale List

Nav. Mode	Account O Parcel ID	7	,			Printer Frie	endly Version
General informa	tion		Assessi	ments	adi Security and the second of the control of the c	alle access	
Parcel ID:	0425302050013002		Year	Land	Imprv	Total	<u>Cap Val</u>
Account:	050419000		2021	\$10,000	\$48,678	\$58,678	\$36,99
Owners:	SPIVEY ESSIE MAE SPIVEY JOE JR  103 W HIGHLAND DR PENSACOLA, FL 32503  103 W HIGHLAND DR 32503  SINGLE FAMILY RESID		2020	\$10,000	\$44,861	\$54,861	\$36,48
Mail:			2019	\$10,000	\$41,886	\$51,886	\$35,663
wiaii.			Disclaimer				
Situs:							
Use Code:			Market Value Breakdown Letter				
Taxing Authority:	PENSACOLA CITY LIMIT	rs .			Tax Estima	tor	
Tax Inquiry:	Open Tax Inquiry Wind	<u>ow</u>		la for Now I	-lomestead	Evamption	Online
Tax Inquiry link c Escambia County	ourtesy of Scott Lunsfor Tax Collector	d	FI	ie ioi new i	Tomesteau	cxemption	Omme
Sales Data		The second secon	2021 C	ertified Roll E	xemptions		
Sale Date Book	Page Value Type	Official Records (New Window)	HOMES	STEAD EXEMP	TION,WIDOW	ACOUNTY PARTY OF THE PARTY OF T	
11/1979 1496	542 \$100 WD	[] <sub>6</sub>	Legal C	escription			
01/1974 766	195 \$15,900 WD	Ē,	LT 13 BLK 2 OR 766 P 195 OR 1496 P 542 HIGHLAND			AND	
01/1973 667	486 \$100 QC	Ē,	TERRA	CE PB 3 P 37/5	51/59		
Official Records I	nquiry courtesy of Pam	-2-	Extra F	eatures	<del> </del>		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
Escambia County Comptroller	Clerk of the Circuit Cou	ut and	METAL	BUILDING		A cf assero. anserfor . seeinoon assess	\$ \$500 per \$ \$100 per
Parcel Iformation			<u> </u>	-		Launch Inte	eractive Ma
ection Map Id: 4-2S-30-2  Approx. Acreage: A090  oned: -1AA  vacuation A Flood aformation Appen Appen	9.7	132.7	7,000		132.6	3	100
	44.5 View Florida Departme		al Protect	ion(DEP) Dat	<u>a</u>		ŏ\ 

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



8/23/2017 12:00:00 AM

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Last Updated.07/29/2022 (tc.8794)

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2022081790 8/11/2022 2:57 PM
OFF REC BK: 8839 PG: 488 Doc Type: TDN

## 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.

COUNTY

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2022094583 9/19/2022 4:07 PM
OFF REC BK: 8861 PG: 219 Doc Type: RTD

## 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.

COUNTY

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By:

Emily Hogg Deputy Clerk



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

Tax Deed - Redemption Calculator
Account: 050419000 Certificate Number: 002121 of 2020

Redemption No 🗸	Application Date 7/	/14/2022	Interest Rate	18%
	Final Redemption Paymone ESTIMATED	ent	Redemption Overp	payment
	Auction Date 3/6/2023		Redemption Date	9/19/2022
Months	8		2	
Tax Collector	\$1,306.77	]	\$1,306.77	
Tax Collector Interest	\$156.81		\$39.20	
Tax Collector Fee	\$6.25		\$6.25	
Total Tax Collector	\$1,469.83		\$1,352.22 T. C	<b>C</b> .
Record TDA Notice	\$17.00		\$17.00	
Clerk Fee	\$119.00		\$119.00	
Sheriff Fee	\$120.00		\$120.00	
Legal Advertisement	\$200.00		\$200.00	
App. Fee Interest	\$54.72		\$13.68	
Total Clerk	\$510.72		\$469.68 C.H	r
Release TDA Notice (Recording)	\$10.00		\$10.00	
Release TDA Notice (Prep Fee)	\$7.00		\$7.00	
Postage	\$60.00		\$0.00	
Researcher Copies	\$0.00		\$0.00	
Total Redemption Amount	\$2,057.55		\$1,838.90 -120	-200
	Repayment Overpayment Amount	Refund	\$1,838.90 -120 \$1,5 \$218.65	18.90
Book/Page	8839		488	

#### **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

Due Tax Collector = TAXDEED

Postage = TD2

ResearcherCopies = TD6

Release TDA Notice (Recording) = RECORD2

Release TDA Notice (Prep Fee) = TD4

\$510.72

\$1,469.83

\$0.00

\$1.000

\$10.00

\$10.00

\$10.00

• 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 **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 1

Tax Collector Check #

Clerk's Total

Tax Collector's Total

\$1,501.90

Postage

Researcher Copies

\$0.00

Recording

\$10.00

Prep Fee

\$7.00

Total Received

**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

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 \_\_\_\_\_\_ 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

- 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;
- 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.

Recorded in Public Records 07/20/2005 at 03:41 PM OR Book 5684 Page 1997, Instrument #2005396644, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL

IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA: LEE MAGACIA
CIVIL DIVISION
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL

MELDON RICH, Plaintiff,

2005 JUL 12 P 3: 23

VS.

Case Number 2003 CA 001725

Division "J"

CINCUIT CIVIL DIVISI
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:

Recorded in Public Records 01/11/2016 at 02:23 PM OR Book 7462 Page 891, Instrument #2016002091, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$10.00

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

## **NOTICE OF LIEN**



#### STATE OF FLORIDA COUNTY OF ESCAMBIA

Customer: Essie Mae Spivey
Account Number: 31705-25571

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

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: But
STATE OF FLORIDA  COUNTY OF ESCAMBIA  The foregoing instrument was acknowledged before me this <u>8</u> day of   January , 20 16 , by Brianna Rubert of the Emerald  Coast Utilities Authority, who is personally known to me and who did not take an oath.
Motory Public Notary Public Notary Public - State of Florida  RWK:ls Revised 05/31/11



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POPE 1495 PAGE 542
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# State of Florida &

# WARRANTY DEED

Essie Lae Rich S	of your			
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tuate, lying and being in the	City of Parsagot	ers and assigns, forever, the	following describe	d real property,
-wit:		County of S.C.	mb.1.aState of	Florida
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## 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)

## 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

TAX DEED SALE DATE:	MAR 6	5, 2023			
TAX ACCOUNT #:	05-041	9-000			
CERTIFICATE #:	2020-2	2020-2121			
those persons, firms, and/o	197.522, Florida Statutes, the following is r agencies having legal interest in or claim enced tax sale certificate is being submitted	against the above-described			
Notify Escan	f Pensacola, P.O. Box 12910, 32521 abia County, 190 Governmental Center, 32 or <u>2021</u> tax year.	502			
□ ⊠ Notify City o □ ⊠ Notify Escan □ Homestead for ESSIE MAE SPIVEY	nbia County, 190 Governmental Center, 32 or <u>2021</u> tax year. MELDON RICH	EMERALD COAST			
□ ⊠ Notify City o □ ⊠ Notify Escam □ Homestead for ESSIE MAE SPIVEY AND JOE SPIVEY, JR	nbia County, 190 Governmental Center, 32 or <u>2021</u> tax year. MELDON RICH HAMILTON CORRECTIONAL	EMERALD COAST UTILITIES AUTHORITY			
<ul><li>□ ⊠ Notify City o</li><li>□ ⊠ Notify Escan</li></ul>	nbia County, 190 Governmental Center, 32 or <u>2021</u> tax year. MELDON RICH	EMERALD COAST			

BY: Michael A. Campbell, As It's President

PERDIDO TITLE & ABSTRACT, INC.

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

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

ABSTRACTOR'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.

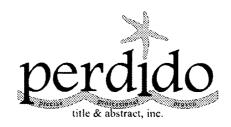
Tax Account #: 05-0419-000 Assessed Value: \$38,100.00

**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.



## PROPERTY INFORMATION REPORT

3050 Concho Drive, Pensacola, Florida 32507 | Phone: 850-466-3077

THE ATTACHED REPORT IS ISSUED TO:

TAX ACCOUNT #:	05-0419-000	CERTIFICATE #:	2020-2	121
REPORT IS LIMITED	T TITLE INSURANCE. THE TO THE PERSON(S) EXPR ORT AS THE RECIPIENT(S	ESSLY IDENTIFIED B	Y NAME IN TH	E PROPERTY
listing of the owner(s) of tax information and a li encumbrances recorded title to said land as liste	epared in accordance with the of record of the land described sting and copies of all open of in the Official Record Books of on page 2 herein. It is the rate a copy of any document list	I herein together with cur r unsatisfied leases, mort s of Escambia County, Fl esponsibility of the party	rrent and delinqu gages, judgment orida that appear named above to	ent ad valorem s and to encumber the verify receipt of
and mineral or any sub-	to: Current year taxes; taxes surface rights of any kind or ros, boundary line disputes, and of the premises.	ature; easements, restrict	tions and covena	nts of record;
	sure or guarantee the validity ance policy, an opinion of title			
Use of the term "Repor	t" herein refers to the Propert	y Information Report and	d the documents	attached hereto.
Period Searched: Dece	mber 01, 2002 to and includ	ing December 01, 2022	_ Abstractor:	Ashley McDonald

BY

Michael A. Campbell, As President

Dated: December 26, 2022