

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

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

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
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.



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