



# 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

0123-46

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	CITRUS CAPITAL HOLDINGS, LLC CITRUS CAPITAL HOLDINGS FBO SEC PTY PO BOX 54226 NEW ORLEANS, LA 70154-4226	Application date	Apr 21, 2022
Property description	POLUDNIAK ABIGAIL NADIA 10422 TANTON RD PENSACOLA, FL 32507 10422 TANTON RD 09-4567-749 BEG ON N R/W LI OF TANTON RD (66 FT R/W) ALSO BEING SW COR OF SEC 24 S 88 DEG 6 MIN 6 SEC E ALG N R/ (Full legal attached.)	Certificate #	2020 / 5262
		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)
# 2020/5262	06/01/2020	1,352.84	67.64	1,420.48
→ Part 2: Total*				1,420.48

## 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)
# 2021/4185	06/01/2021	335.18	6.25	16.76	358.19
Part 3: Total*					358.19

## 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)	1,778.67
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,445.89
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)	3,599.56

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: [Signature] Escambia, Florida  
Signature, Tax Collector or Designee Date May 6th, 2022

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

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
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. <b>Total Paid (Lines 8-13)</b>	
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>01/09/2023</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.

BEG ON N R/W LI OF TANTON RD (66 FT R/W) ALSO BEING SW COR OF SEC 24 S 88 DEG 6 MIN 6 SEC E ALG N R/W LI OF SD RD 1160 39/100 FT FOR POB CONT S 88 DEG 6 MIN 16 SEC E 80 FT N 1 DEG 14 MIN 50 SEC E 175 FT N 88 DEG 6 MIN 16 SEC W 80 FT S 1 DEG 14 MIN 50 SEC W 175 FT TO POB OR 7184 P 1450

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2200274

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,  
CITRUS CAPITAL HOLDINGS, LLC  
CITRUS CAPITAL HOLDINGS FBO SEC PTY  
PO BOX 54226  
NEW ORLEANS, LA 70154-4226,

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
09-4567-749	2020/5262	06-01-2020	BEG ON N R/W LI OF TANTON RD (66 FT R/W) ALSO BEING SW COR OF SEC 24 S 88 DEG 6 MIN 6 SEC E ALG N R/W LI OF SD RD 1160 39/100 FT FOR POB CONT S 88 DEG 6 MIN 16 SEC E 80 FT N 1 DEG 14 MIN 50 SEC E 175 FT N 88 DEG 6 MIN 16 SEC W 80 FT S 1 DEG 14 MIN 50 SEC W 175 FT TO POB OR 7184 P 1450

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  
CITRUS CAPITAL HOLDINGS, LLC  
CITRUS CAPITAL HOLDINGS FBO SEC PTY  
PO BOX 54226  
NEW ORLEANS, LA 70154-4226

04-21-2022  
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](#)

<b>General Information</b> <b>Parcel ID:</b> 2425313201014002 <b>Account:</b> 094567749 <b>Owners:</b> POLUDNIAK ABIGAIL NADIA <b>Mail:</b> 10422 TANTON RD PENSACOLA, FL 32507 <b>Situs:</b> 10422 TANTON RD 32506 <b>Use Code:</b> SINGLE FAMILY RESID <b>Taxing Authority:</b> COUNTY MSTU <b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a> Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		<b>Assessments</b> <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>2021</td> <td>\$17,000</td> <td>\$75,369</td> <td>\$92,369</td> <td>\$92,299</td> </tr> <tr> <td>2020</td> <td>\$17,000</td> <td>\$66,909</td> <td>\$83,909</td> <td>\$83,909</td> </tr> <tr> <td>2019</td> <td>\$17,000</td> <td>\$62,447</td> <td>\$79,447</td> <td>\$78,013</td> </tr> </tbody> </table> <a href="#">Disclaimer</a> <a href="#">Market Value Breakdown Letter</a> <a href="#">Tax Estimator</a> <a href="#">File for New Homestead Exemption Online</a>		Year	Land	Imprv	Total	Cap Val	2021	\$17,000	\$75,369	\$92,369	\$92,299	2020	\$17,000	\$66,909	\$83,909	\$83,909	2019	\$17,000	\$62,447	\$79,447	\$78,013																
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<b>Sales Data</b> <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>06/20/2014</td> <td>7184</td> <td>1450</td> <td>\$100</td> <td>QC</td> <td></td> </tr> <tr> <td>05/2005</td> <td>5641</td> <td>1849</td> <td>\$45,000</td> <td>WD</td> <td></td> </tr> <tr> <td>02/2005</td> <td>5574</td> <td>1400</td> <td>\$100</td> <td>CT</td> <td></td> </tr> <tr> <td>03/1999</td> <td>4389</td> <td>900</td> <td>\$51,000</td> <td>WD</td> <td></td> </tr> <tr> <td>02/1994</td> <td>3542</td> <td>945</td> <td>\$46,100</td> <td>WD</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)	06/20/2014	7184	1450	\$100	QC		05/2005	5641	1849	\$45,000	WD		02/2005	5574	1400	\$100	CT		03/1999	4389	900	\$51,000	WD		02/1994	3542	945	\$46,100	WD		<b>2021 Certified Roll Exemptions</b> None  <b>Legal Description</b> BEG ON N R/W LI OF TANTON RD (66 FT R/W) ALSO BEING SW COR OF SEC 24 S 88 DEG 6 MIN 6 SEC E ALG N R/W LI OF SD RD...  <b>Extra Features</b> UTILITY BLDG	
Sale Date	Book	Page	Value	Type	Official Records (New Window)																																		
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03/1999	4389	900	\$51,000	WD																																			
02/1994	3542	945	\$46,100	WD																																			

**Parcel Information** [Launch Interactive Map](#)

**Section Map Id:** 24-25-31

**Approx. Acreage:** 0.3214

**Zoned:** MDR

**Evacuation & Flood Information**  
[Open Report](#)

[View Florida Department of Environmental Protection \(DEP\) Data](#)

Buildings

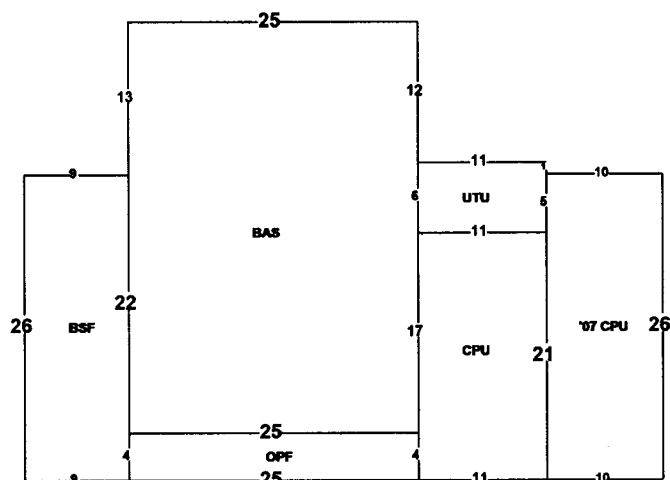
Address:10422 TANTON RD, Year Built: 1982, Effective Year: 1982, PA Building ID#: 107680

#### Structural Elements

DECOR/MILLWORK-AVERAGE  
DWELLING UNITS-1  
EXTERIOR WALL-STUCCO  
EXTERIOR WALL-SIDING-LAP.AAVG  
FLOOR COVER-CARPET  
FOUNDATION-SLAB ON GRADE  
HEAT/AIR-CENTRAL H/AC  
INTERIOR WALL-DRYWALL-PLASTER  
NO. PLUMBING FIXTURES-5  
NO. STORIES-1  
ROOF COVER-DIMEN/ARCH SHNG  
ROOF FRAMING-GABLE  
STORY HEIGHT-0  
STRUCTURAL FRAME-WOOD FRAME

Areas - 1766 Total SF

BASE AREA - 875  
BASE SEMI FIN - 234  
CARPORT UNF - 491  
OPEN PORCH FIN - 100  
UTILITY UNF - 66



#### Images



8/26/2019 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:05/12/2022 (tc.4142)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CITRUS CAPITAL HOLDINGS LLC** holder of **Tax Certificate No. 05262**, 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:

**BEG ON N R/W LI OF TANTON RD (66 FT R/W) ALSO BEING SW COR OF SEC 24 S 88 DEG 6 MIN 6 SEC E ALG N R/W LI OF SD RD 1160 39/100 FT FOR POB CONT S 88 DEG 6 MIN 16 SEC E 80 FT N 1 DEG 14 MIN 50 SEC E 175 FT N 88 DEG 6 MIN 16 SEC W 80 FT S 1 DEG 14 MIN 50 SEC W 175 FT TO POB OR 7184 P 1450**

**SECTION 24, TOWNSHIP 2 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 094567749 (0123-46)**

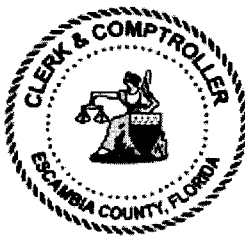
The assessment of the said property under the said certificate issued was in the name of

**ABIGAIL NADIA POLUDNIAK**

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 **second** Monday in the month of January, which is the **9th day of January 2023**.

Dated this 20th day of May 2022.

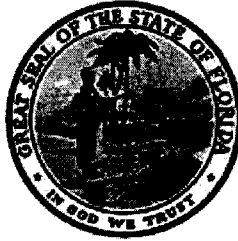
In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding 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

**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: 094567749 Certificate Number: 005262 of 2020**

**Payor: ABIGAIL KING 10422 TANTON RD PENSACOLA, FL 32507 Date 8/31/2022**

Clerk's Check #	454999371	Clerk's Total	\$517.56
Tax Collector Check #	1	Tax Collector's Total	\$4,091.75
		Postage	\$0.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$4,686.31</del>

**\$ 4002.14**

**PAM CHILDERS  
Clerk of the Circuit Court**

**Received By:  
Deputy Clerk**

**Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502  
(850) 595-3793 • FAX (850) 595-4827 • <http://www.clerk.co.escambia.fl.us>**

**PAM CHILDERS**  
 CLERK OF THE CIRCUIT COURT  
 ARCHIVES AND RECORDS  
 CHILDSUPPORT  
 CIRCUIT CIVIL  
 CIRCUIT CRIMINAL  
 COUNTY CIVIL  
 COUNTY CRIMINAL  
 DOMESTIC RELATIONS  
 FAMILY LAW  
 JURY ASSEMBLY  
 JUVENILE  
 MENTAL HEALTH  
 MIS  
 OPERATIONAL SERVICES  
 PROBATE  
 TRAFFIC



**COUNTY OF ESCAMBIA  
 OFFICE OF THE  
 CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES  
 ARCHIVES AND RECORDS  
 JUVENILE DIVISION  
 CENTURY**

CLERK TO THE BOARD OF  
 COUNTY COMMISSIONERS  
 OFFICIAL RECORDS  
 COUNTY TREASURY  
 AUDITOR

**Case # 2020 TD 005262**

**Redeemed Date 8/31/2022**

**Name ABIGAIL KING 10422 TANTON RD PENSACOLA, FL 32507**

Clerk's Total = TAXDEED	\$517.56	\$ 3985.14
Due Tax Collector = TAXDEED	\$4,091.75	
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
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No Information Available - See Dockets






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

**Tax Deed - Redemption Calculator**

**Account: 094567749 Certificate Number: 005262 of 2020**

Redemption ☐ No ☒ Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="1/9/2023"/>	Redemption Date <input type="text" value="8/31/2022"/> 
Months	9	4
Tax Collector	<input type="text" value="\$3,599.56"/>	<input type="text" value="\$3,599.56"/>
Tax Collector Interest	\$485.94	\$215.97
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$4,091.75	<input type="text" value="\$3,821.78"/> TC
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	\$61.56	\$27.36
Total Clerk	\$517.56	<input type="text" value="\$483.36"/> CH
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	\$4,686.31	\$4,322.14
	Repayment Overpayment Refund Amount	\$364.17
Book/Page	<input type="text" value="8789"/>	<input type="text" value="1266"/>

## 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 8789, Page 1266, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 05262, issued the 1st day of June, A.D., 2020

TAX ACCOUNT NUMBER: 094567749 (0123-46)

### DESCRIPTION OF PROPERTY:

BEG ON N R/W LI OF TANTON RD (66 FT R/W) ALSO BEING SW COR OF SEC 24 S 88 DEG 6 MIN 6 SEC E ALG N R/W LI OF SD RD 1160 39/100 FT FOR POB CONT S 88 DEG 6 MIN 16 SEC E 80 FT N 1 DEG 14 MIN 50 SEC E 175 FT N 88 DEG 6 MIN 16 SEC W 80 FT S 1 DEG 14 MIN 50 SEC W 175 FT TO POB OR 7184 P 1450

SECTION 24, TOWNSHIP 2 S, RANGE 31 W

NAME IN WHICH ASSESSED: ABIGAIL NADIA POLUDNIAK

Dated this 31st day of August 2022.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk



**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 #: 09-4567-749 CERTIFICATE #: 2020-5262

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: October 3, 2002 to and including October 3, 2022 Abstractor: Pam Alvarez

BY

Michael A. Campbell,  
As President  
Dated: October 21, 2022

**PROPERTY INFORMATION REPORT**  
**CONTINUATION PAGE**

October 21, 2022

Tax Account #: **09-4567-749**

1. The Grantee(s) of the last deed(s) of record is/are: **ABIGAIL NADIA POLUDNIAK**  
**By Virtue of Quitclaim Deed recorded 6/20/2014 in OR 7184/1450**
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. **Judgment in favor of Portfolio Recovery Associates LLC recorded 11/3/2021 OR 8653/72**
4. Taxes:  
**Taxes for the year(s) NONE are delinquent.**  
**Tax Account #: 09-4567-749**  
**Assessed Value: \$92,299.00**  
**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.

**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:** JAN 9, 2023

**TAX ACCOUNT #:** 09-4567-749

**CERTIFICATE #:** 2020-5262

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 type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2021</u> tax year.

**ABIGAIL NADIA POLUDNIAK**  
**10422 TANTON RD**  
**PENSACOLA, FL 32506**

**PORTFOLIO RECOVERY ASSOCIATES LLC**  
**120 CORPORATE BLVD**  
**NORFOLK, VA 23502**

Certified and delivered to Escambia County Tax Collector, this 21<sup>st</sup> day of October, 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**

**October 21, 2022**

**Tax Account #:09-4567-749**

### **LEGAL DESCRIPTION EXHIBIT "A"**

**BEG ON N R/W LI OF TANTON RD (66 FT R/W) ALSO BEING SW COR OF SEC 24 S 88 DEG 6 MIN 6 SEC E ALG N R/W LI OF SD RD 1160 39/100 FT FOR POB CONT S 88 DEG 6 MIN 16 SEC E 80 FT N 1 DEG 14 MIN 50 SEC E 175 FT N 88 DEG 6 MIN 16 SEC W 80 FT S 1 DEG 14 MIN 50 SEC W 175 FT TO POB OR 7184 P 1450**

**SECTION 24, TOWNSHIP 2 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 09-4567-749(0123-46)**

**ABTRACTOR'S NOTE: WE CAN NOT CERTIFY LEGAL AS WRITTEN ON TAX ROLL  
WITHOUT A CURRENT SURVEY.**

- Recording requested by: Juan Carlos Rojas Pezzo Space above reserved for use by Recorder's Office  
When recorded, mail to: \_\_\_\_\_ Document prepared by: \_\_\_\_\_  
Name: Abigail Poludniak Name: Juan Carlos Rojas Pezzo  
Address: 10422 Tanton Rd Address: 10422 Tanton Rd  
City/State/Zip: Pensacola FL 32506 City/State/Zip: Pensacola FL 32506  
Property Tax Parcel/Account Number: 2425313201014002

## Quitclaim Deed

This Quitclaim Deed is made on 06-20-2014, between  
Juan Carlos Rojas Pezzo, Grantor, of 10422 Tanton Rd.  
\_\_\_\_\_, City of Pensacola, State of Florida,  
and Abigail Nadia Poludniak, Grantee, of 10422 Tanton Rd  
\_\_\_\_\_, City of Pensacola, State of Florida.

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by  
the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs  
and assigns, to have and hold forever, located at 10422 Tanton Rd.  
\_\_\_\_\_, City of Pensacola, State of Florida:

BEG ON N R/W L1 OF TANTON RD (66 FT R/W) ALSO BEING SW COR OF  
SEC 24 S 88 DEG 6 MIN 6 SEC E ALG N R/W L1 OF SD RD 1100 39/100 FT  
FOR POB CONT S 88 DEG 6 MIN 16 SEC E 80 FT N 1 DEG 14 MIN 50 SEC  
E 175 FT N 88 DEG 6 MIN 16 SEC W 80 FT S 1 DEG 14 MIN 50 SEC W  
175 FT TO POB OR 5641 P 1849  
Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any.

Taxes for the tax year of 2014 shall be prorated between the Grantor and Grantee as of the date of  
recording of this deed.

Dated: 06-20-2014

[Signature]  
Signature of Grantor

JUAN CARLOS ROJAS PEZZO  
Name of Grantor

[Signature]  
Signature of Witness #1

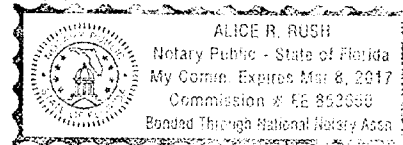
Krystal Arendier  
Printed Name of Witness #1

[Signature]  
Signature of Witness #2

Amanda Patterson  
Printed Name of Witness #2

State of FLORIDA County of ESCAMBIA  
On 20 JUNE 2014, the Grantor, JUAN CARLOS ROJAS PEZZO,  
personally came before me and, being duly sworn, did state and prove that he/she is the person described  
in the above document and that he/she signed the above document in my presence.

[Signature]  
Notary Signature



Notary Public,

In and for the County of ESCAMBIA State of FLORIDA

My commission expires: 3/8/2017 Seal

Send all tax statements to Grantee.



Recorded in Public Records 11/3/2021 9:28 AM OR Book 8653 Page 72,  
Instrument #2021120350, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$10.00

Recorded in Public Records 10/12/2021 12:39 PM OR Book 8638 Page 277,  
Instrument #2021112239, Pam Childers Clerk of the Circuit Court Escambia  
County, FL

Filing # 136288178 E-Filed 10/11/2021 12:55:10 PM

**IN THE COUNTY COURT IN AND FOR  
ESCAMBIA COUNTY, FLORIDA**

**CASE NO.: 2019 SC 006035**

PORTFOLIO RECOVERY ASSOCIATES, LLC  
120 CORPORATE BLVD  
NORFOLK, VA 23502

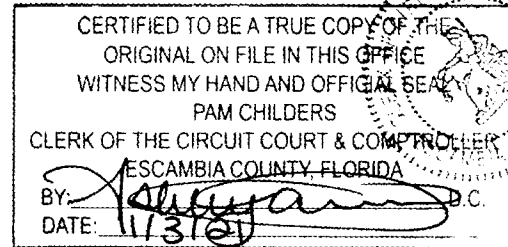
**Plaintiff,**

vs.

ABIGAIL POLUDNIAK  
10422 TANTON ROAD  
PENSACOLA, FL 32506

nadia.rojas11@gmail.com

**Defendant**



**FINAL JUDGMENT**

At a Small Claims Pretrial Conference on January 15, 2020, the parties appeared and entered into a court-ordered payment plan. The Plaintiff notified the court that the defendant failed to pay as agreed. As a result, the plaintiff is entitled to a Final Judgment and it is,

ORDERED AND ADJUDGED that the plaintiff recover from the defendant, ABIGAIL POLUDNIAK, \$1,722.41, for all of which let execution issue.

DONE AND ORDERED in chambers, Pensacola, ESCAMBIA County, Florida.

Escambia County Court Judge PAT KINNEY  
on 10/09/2021 11:10:33 AM PFA

Copies furnished to:  
HAYT, HAYT & LANDAU, P.L.  
Attorney for Plaintiff

Defendant

HHL File # 428975  
Last 4 Digits of Account # [REDACTED]