

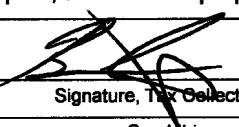


CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

DR-513
Rule 12D-16.002 F.A.C.
Effective 07/19
Page 1 of 2

1225.19

Part 1: Tax Deed Application Information					
Applicant Name Applicant Address	KEYS FUNDING LLC - 5023 PO BOX 71540 PHILADELPHIA, PA 19176-1540			Application date	Apr 21, 2025
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 #	2023 / 4606
				Date certificate issued	06/01/2023
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)	
# 2023/4606	06/01/2023	1,729.79	86.49	1,816.28	
→Part 2: Total*					1,816.28
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)
# 2024/4709	06/01/2024	1,934.25	6.25	132.98	2,073.48
Part 3: Total*					2,073.48
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)					3,889.76
2. Delinquent taxes paid by the applicant					0.00
3. Current taxes paid by the applicant					1,860.22
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)					6,124.98
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	
				Date <u>April 24th, 2025</u>	
Signature, Tax Collector or Designee					

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:

Signature, Clerk of Court or Designee

Date of sale 12/03/2025

INSTRUCTIONS

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: 2500422

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

KEYS FUNDING LLC - 5023

PO BOX 71540

PHILADELPHIA, PA 19176-1540,

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	2023/4606	06-01-2023	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
KEYS FUNDING LLC - 5023
PO BOX 71540
PHILADELPHIA, PA 19176-1540

Applicant's signature

04-21-2025
Application Date



Gary "Bubba" Peters

Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

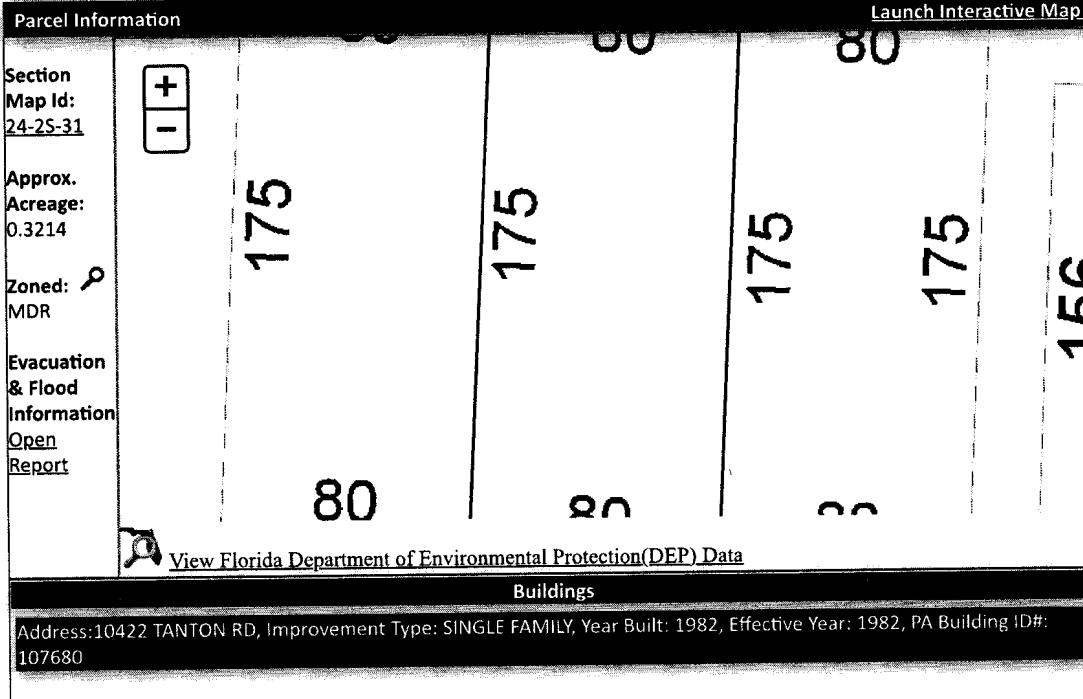
Sale List

[Back](#)

← Nav. Mode Account Parcel ID →

[Printer Friendly Version](#)

General Information		Assessments				
Parcel ID:	242S313201014002	Year	Land	Imprv	Total	<i>Cap Val</i>
Account:	094567749	2024	\$30,000	\$111,798	\$141,798	\$122,848
Owners:	POLUDNIAK ABIGAIL NADIA	2023	\$30,000	\$105,829	\$135,829	\$111,680
Mail:	10422 TANTON RD PENSACOLA, FL 32507	2022	\$17,000	\$95,726	\$112,726	\$101,528
Situs:	10422 TANTON RD 32506	Disclaimer				
Use Code:	SINGLE FAMILY RESID	Tax Estimator				
Taxing Authority:	COUNTY MSTU	Change of Address				
Tax Inquiry:	Open Tax Inquiry Window	File for Exemption(s) Online				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						
Sales Data Type List: *		2024 Certified Roll Exemptions				
Sale Date	Book Page	Value	Type	Multi	Parcel Records	None
06/20/2014	7184	1450	\$100	QC	N	
05/2005	5641	1849	\$45,000	WD	N	
02/2005	5574	1400	\$100	CT	N	
03/1999	4389	900	\$51,000	WD	N	
02/1994	3542	945	\$46,100	WD	N	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						
Legal Description 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...						
Extra Features UTILITY BLDG						



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 FRAM

 Areas - 1766 Total SF

BASE AREA - 875

BASE AREA - 873
BASE SEMI FIN - 234

BASE SEMI FIN - 254
CARPORT UNF - 491

**CARPORT UNP-4
OPEN PORCH FIN**

OPEN FOREST IN
UTILITY LINE - 66

CHERRY BRIE 55

THE JOURNAL OF CLIMATE

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:05/15/20



8/26/2019 12:00:00 AM

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 04606**, issued the 1st day of **June, A.D., 2023** 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 (1225-19)

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 **first Wednesday** in the month of December, which is the **3rd day of December 2025**.

Dated this 22nd day of May 2025.

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

PERDIDO TITLE SOLUTIONS

Precise · Professional · Proven

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 #: 2023-4606

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 encumber the title to said land as listed on page 2 herein.

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.

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 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: September 5, 2005 to and including September 5, 2025 Abstractor: Andrew Hunt

BY



Michael A. Campbell,
As President
Dated: September 8, 2025

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

September 8, 2025
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) 2022-2024 are delinquent.
Tax Account #: 09-4567-749
Assessed Value: \$122,848.00
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 Property Information Report 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 SOLUTIONS
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: PROPERTY INFORMATION REPORT FOR TDA

TAX DEED SALE DATE: DEC 3, 2025

TAX ACCOUNT #: 09-4567-749

CERTIFICATE #: 2023-4606

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 2024 tax year.

ABIGAIL NADIA POLUDNIAK
10422 TANTON RD
PENSACOLA, FL 32507

PORTFOLIO RECOVERY ASSOCIATES LLC
120 CORPORATE BLVD
NORFOLK, VA 23502

Certified and delivered to Escambia County Tax Collector, this 8th day of September 2025.

PERDIDO TITLE SOLUTIONS, A DIVISION OF
PERDIDO TITLE & ABSTRACT, INC.



BY: Michael A. Campbell, As Its President

NOTE: The above-mentioned addresses are based upon current information available, but addresses are not guaranteed to be true or correct.

PROPERTY INFORMATION REPORT

September 8, 2025
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(1225-19)

Recorded in Public Records 06/20/2014 at 01:08 PM OR Book 7184 Page 1450,
Instrument #2014043312, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$18.50 Deed Stamps \$0.70

- Recording requested by: Juan Carlos Rojas Pezzo Space above reserved for use by Recorder's Office
- When recorded, mail to: Abigail Poludniak Document prepared by: Juan Carlos Rojas Pezzo
- Name: Abigail Poludniak
Address: 10422 Tanton Rd
City/State/Zip: Pensacola FL 32506 Address: 10422 Tanton Rd
City/State/Zip: Pensacola FL 32506
- Property Tax Parcel/Account Number: 242S3.13201C14002

Quitclaim Deed

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

BEG ON N R/W LI OF TANTON RD (66FT 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 10 SEC E 80FT N 1 DEG 14 MIN 50 SEC
E 175 FT N 88 DEG 6 MIN 10 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.

Quitclaim Deed Pg.1 (11-12)

Dated: 06-20-2014

Al G. Rojas
Signature of Grantor

JUAN CARLOS ROJAS PEZZO
Name of Grantor

Krystal Arender
Signature of Witness #1

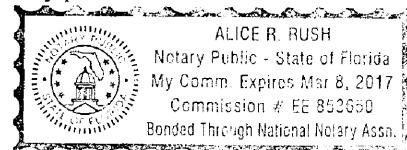
Krystal Arender
Printed Name of Witness #1

Amanda Patterson
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.

Alice R. Rush
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.

Quitclaim Deed Pg 2 (11-12)

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 #202112239, 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

CERTIFIED TO BE A TRUE COPY OF THE
 ORIGINAL ON FILE IN THIS OFFICE
 WITNESS MY HAND AND OFFICIAL SEAL
 PAM CHILDERS
 CLERK OF THE CIRCUIT COURT & COMPTROLLER
 ESCAMBIA COUNTY, FLORIDA
 BY: *[Signature]*
 DATE: 11/3/21



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 10/08/2021 11:10:33 -0500 (AKA)

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

Defendant

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

STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 04606 of 2023

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on October 16, 2025, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

ABIGAIL NADIA POLUDNIAK 10422 TANTON RD PENSACOLA, FL 32507	PORTFOLIO RECOVERY ASSOCIATES LLC 120 CORPORATE BLVD NORFOLK VA 23502
---	---

WITNESS my official seal this 16th day of October 2025.

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 December 3, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE TAX COLLECTOR IMMEDIATELY AT 850-438-6500 EXT. 3324.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of Tax Certificate No. 04606, issued the 1st day of **June, A.D., 2023** 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 (1225-19)

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 10:00 A.M. on the **first** Wednesday in the month of December, which is the **3rd day of December 2025**.

Dated this 17th day of October 2025.

TO RECEIVE FURTHER INFORMATION REGARDING THE UNPAID TAXES PLEASE CONTACT THE TAX COLLECTOR AT 850-438-6500 EXT. 3324, OR VISIT THE DOWNTOWN LOCATION AT 213 PALAFOX PLACE, PENSACOLA, FL 32502. THE PROPERTY WILL BE SOLD AT AUCTION UNLESS THE BACK TAXES ARE PAID.

IF YOU HAVE QUESTIONS REGARDING THE AUCTION PROCESS, PLEASE CONTACT THE TAX DEEDS DIVISION AT 850-595-3793 OR EMAIL TAXDEEDS@ESCAMBIACLERK.COM

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

IF THE PROPERTY PROCEEDS TO SALE, YOU WILL RECEIVE NOTICE FROM US REGARDING SURPLUS FUNDS. YOU MAY CLAIM THE FUNDS DIRECTLY FROM OUR OFFICE, FREE OF CHARGE. PAYING A FEE FROM THE SURPLUS FOR ASSISTANCE FROM A THIRD PARTY IS NOT REQUIRED.

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Post Property:

10422 TANTON RD 32506



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That KEYS FUNDING LLC holder of Tax Certificate No. 04606, issued the 1st day of June, A.D., 2023 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 (1225-19)

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 10:00 A.M. on the first Wednesday in the month of December, which is the 3rd day of December 2025.

Dated this 17th day of October 2025.

TO RECEIVE FURTHER INFORMATION REGARDING THE UNPAID TAXES PLEASE CONTACT THE TAX COLLECTOR AT 850-438-6500 EXT. 3324, OR VISIT THE DOWNTOWN LOCATION AT 213 PALAFOX PLACE, PENSACOLA, FL 32502. THE PROPERTY WILL BE SOLD AT AUCTION UNLESS THE BACK TAXES ARE PAID.

IF YOU HAVE QUESTIONS REGARDING THE AUCTION PROCESS, PLEASE CONTACT THE TAX DEEDS DIVISION AT 850-595-3793 OR EMAIL TAXDEEDS@ESCAMBIACLERK.COM

Personal Services:

ABIGAIL NADIA POLUDNIAK
10422 TANTON RD
PENSACOLA, FL 32507

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA




By:
Emily Hogg
Deputy Clerk

IF THE PROPERTY PROCEEDS TO SALE, YOU WILL RECEIVE NOTICE FROM US REGARDING SURPLUS FUNDS. YOU MAY CLAIM THE FUNDS DIRECTLY FROM OUR OFFICE, FREE OF CHARGE. PAYING A FEE FROM THE SURPLUS FOR ASSISTANCE FROM A THIRD PARTY IS NOT REQUIRED.

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

1225.19

Document Number: ECSO25CIV046706NON

Agency Number: 26-000676

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 04606 2023

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE ABIGAIL NADIA POLUDNIAK

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 10/24/2025 at 8:31 AM and served same at 8:46 AM on 10/27/2025 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:



D. NELSON, CPS

Service Fee: \$40.00

Receipt No: BILL

WARNING

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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 (1225-19)

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Dated this 17th day of October 2025.

TO RECEIVE FURTHER INFORMATION REGARDING THE UNPAID TAXES PLEASE CONTACT THE TAX COLLECTOR AT 850-438-6500 EXT. 3324, OR VISIT THE DOWNTOWN LOCATION AT 213 PALAFOX PLACE, PENSACOLA, FL 32502. THE PROPERTY WILL BE SOLD AT AUCTION UNLESS THE BACK TAXES ARE PAID.

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Post Property:

10422 TANTON RD 32506



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

IF THE PROPERTY PROCEEDS TO SALE, YOU WILL RECEIVE NOTICE FROM US REGARDING SURPLUS FUNDS. YOU MAY CLAIM THE FUNDS DIRECTLY FROM OUR OFFICE, FREE OF CHARGE. PAYING A FEE FROM THE SURPLUS FOR ASSISTANCE FROM A THIRD PARTY IS NOT REQUIRED.

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE 125.19

Document Number: ECSO25CIV046779NON

Agency Number: 26-000711

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 04606 2023

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: ABIGAIL NADIA POLUDNIAK

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Substitute

Received this Writ on 10/24/2025 at 8:32 AM and served same on ABIGAIL NADIA POLUDNIAK , in ESCAMBIA COUNTY, FLORIDA, at 8:48 AM on 10/27/2025 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: RONALD KING, HUSBAND, as a member of the household and informing said person of their contents.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By:



D. NELSON, CPS

Service Fee: \$40.00
Receipt No: BILL

WARNING

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Dated this 17th day of October 2025.

TO RECEIVE FURTHER INFORMATION REGARDING THE UNPAID TAXES PLEASE CONTACT THE TAX COLLECTOR AT 850-438-6500 EXT. 3324, OR VISIT THE DOWNTOWN LOCATION AT 213 PALAFOX PLACE, PENSACOLA, FL 32502. THE PROPERTY WILL BE SOLD AT AUCTION UNLESS THE BACK TAXES ARE PAID.

IF YOU HAVE QUESTIONS REGARDING THE AUCTION PROCESS, PLEASE CONTACT THE TAX DEEDS DIVISION AT 850-595-3793 OR EMAIL [TAXDEEDS@ESCAMBIACLERK.COM](mailto:taxdeeds@escambiaclerk.com)

Personal Services:

ABIGAIL NADIA POLUDNIAK
10422 TANTON RD
PENSACOLA, FL 32507

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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ABIGAIL NADIA POLUDNIAK
[1225-19]
10422 TANTON RD
PENSACOLA, FL 32507

9171 9690 0935 0127 2045 24

PORTFOLIO RECOVERY ASSOCIATES
LLC [1225-19]
120 CORPORATE BLVD
NORFOLK VA 23502

9171 9690 0935 0127 2045 31

Contact

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 KEYS FUNDING LLC holder of Tax Certificate No. 04606, issued the 1st day of June, A.D., 2023 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:

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SECTION 24, TOWNSHIP 2 S, RANGE 31 W
TAX ACCOUNT NUMBER 094567749
(1225-19)

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 10:00 A.M. on the first Wednesday in the month of December, which is the 3rd day of December 2025.

Dated this 23rd day of October 2025.

For information regarding the Tax Deed auction, please contact the Tax Deeds Division at 850-595-3793 or email TAXDEEDS@ESCAMBIACLERK.COM.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg
Deputy Clerk

4WR10/29-11/19TD

Name: Emily Hogg, Deputy Clerk
Order Number: 8327
Order Date: 10/23/2025
Number Issues: 4
Pub Count: 1
First Issue: 10/29/2025
Last Issue: 11/19/2025
Order Price: \$200.00
Publications: The Summation Weekly
Pub Dates: The Summation Weekly 10/29/2025, 11/5/2025, 11/12/2025, 11/19/2025

Emily Hogg, Deputy Clerk
First Judicial Circuit, Escambia County
190 W. Government St.
Pensacola FL 32502
USA

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

2023 TD 04606 KEYS FUNDING LLC Poludniak

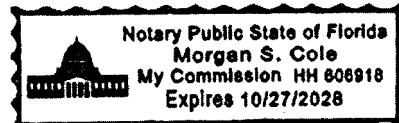
was published in said newspaper in and was printed and released from 10/29/2025 until 11/19/2025 for a consecutive 4 weeks.

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 [X] physical presence or [] online notarization, on 11/19/2025, by MALCOLM BALLINGER, who is personally known to me.


X
NOTARY PUBLIC





Scott Lunsford • Escambia County Tax Collector

EscambiaTaxCollector.com

facebook.com/ECTaxCollector

twitter.com/escamblatc



SCAN TO PAY ONLINE

2025 Real Estate Property Taxes

Notice of Ad Valorem and Non-Ad Valorem Assessments

ACCOUNT NUMBER	MILLAGE CODE	ESCROW CODE	PROPERTY REFERENCE NUMBER
09-4567-749	06		242S313201014002

POLUDNIAK ABIGAIL NADIA
10422 TANTON RD
PENSACOLA, FL 32507

PROPERTY ADDRESS:

10422 TANTON RD

EXEMPTIONS:

23 | 4606

PRIOR YEAR(S) TAXES OUTSTANDING

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6000	135,132	0	135,132	891.87
PUBLIC SCHOOLS					
BY LOCAL BOARD	2.2480	141,337	0	141,337	317.73
BY STATE LAW	3.1110	141,337	0	141,337	439.70
WATER MANAGEMENT	0.0207	135,132	0	135,132	2.80
SHERIFF	0.6850	135,132	0	135,132	92.57
M.S.T.U. LIBRARY	0.3590	135,132	0	135,132	48.51
ESCAMBIA CHILDRENS TRUST	0.3798	135,132	0	135,132	51.32
TOTAL MILLAGE	13.4035			AD VALOREM TAXES	\$1,844.50
NON-AD VALOREM ASSESSMENTS					
BEG ON N R/W LI OF TANTON RD (66 FT R/W) ALSO BEING SW COR OF SEC 24 S 88 DEG 6 See Additional Legal on Tax Roll	FP FIRE PROTECTION				226.78
				NON-AD VALOREM ASSESSMENTS	\$226.78
Pay online at EscambiaTaxCollector.com Payments must be in U.S. funds drawn from a U.S. bank				COMBINED TAXES AND ASSESSMENTS	\$2,071.28
If Paid By Please Pay	Dec 31, 2025 \$2,009.14	Jan 31, 2026 \$2,029.85	Feb 28, 2026 \$2,050.57	Mar 31, 2026 \$2,071.28	

RETAIN FOR YOUR RECORDS

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

Make checks payable to:

2025 Real Estate Property Taxes

Payments in U.S. funds from a U.S. bank

Scott Lunsford

Escambia County Tax Collector

P.O. BOX 1312

PENSACOLA, FL 32591

Pay online at EscambiaTaxCollector.com

PAY ONLY ONE AMOUNT

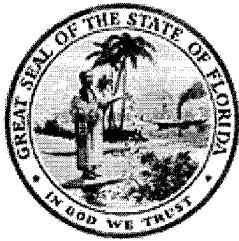
AMOUNT IF PAID BY	Dec 31, 2025 2,009.14
AMOUNT IF PAID BY	Jan 31, 2026 2,029.85
AMOUNT IF PAID BY	Feb 28, 2026 2,050.57
AMOUNT IF PAID BY	Mar 31, 2026 2,071.28
AMOUNT IF PAID BY	

DO NOT FOLD, STAPLE, OR MUTILATE

POLUDNIAK ABIGAIL NADIA
10422 TANTON RD
PENSACOLA, FL 32507

PRIOR YEAR(S) TAXES OUTSTANDING

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



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

Tax Deed Sales - Redeemed From Sale

Account: 094567749 Certificate Number: 004606 of 2023

Date Of
Redemption

Clerk's Check Clerk's Total

Postage Tax Deed Court Registry

Payor Name

Notes

Print Preview