

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

1120-51

513
R. 07/19

Part 1: Tax Deed Application Information					
Applicant Name Applicant Address	FCAP AS CUSTODIAN FOR FTCFIMT, LLC FL TAX CERT FUND I MUNI TAX, LLC PO BOX 775311 CHICAGO, IL 60677	Application date	Apr 01, 2020		
Property description	MELNYCHENKO ANDREW & RABOV VADIM 1709 N 60TH AVE PENSACOLA, FL 32506 1709 N 60TH AVE BEG AT SE COR OF W1/2 OF LT 6 NLY 313 9/100 FT WLY 263 58/100 FT FOR POB SLY 23 5/10 FT WLY 210 5/10 (Full legal attached.)	Certificate #	2018 / 2612		
		Date certificate issued	06/01/2018		
		Deed application number	2000105		
		Account number	05-4346-000		
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)	
# 2018/2612	06/01/2018	1,445.21	72.26	1,517.47	
→ Part 2: Total*				1,517.47	
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)
# 2019/2490	06/01/2019	1,502.33	6.25	75.12	1,583.70
Part 3: Total*					1,583.70
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)				3,101.17	
2. Delinquent taxes paid by the applicant				0.00	
3. Current taxes paid by the applicant				1,385.12	
4. Property information report fee and Deed Application Recording and Release Fees				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)				4,861.29	
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: <u><i>Candice Lewis</i></u>			<u>Escambia County, Florida</u>		
Signature, Tax Collector or Designee			Date <u>April 23rd, 2020</u>		

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

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Other outstanding certificates and delinquent taxes not included in this Application, if applicable per Florida statutes	
17. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
18. Redemption fee	6.25
19. Total amount to redeem	
Sign here: _____ Date of sale <u>11/02/2020</u>	
Signature, Clerk of Court or Designee	

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 AT SE COR OF W1/2 OF LT 6 NLY 313 9/100 FT WLY 263 58/100 FT FOR POB SLY 23 5/10 FT WLY 210 5/10 FT NLY 31 75/100 FT ELY 35 FT NLY 75 FT ELY 175 FT SLY 75 FT TO POB LT 65 AND PART OF LTS 66 67 68 OF AN UNRECORDED PLAT OF W1/2 OF LT 6 OR 7482 P 847

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2000105

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
FCAP AS CUSTODIAN FOR FTCFIMT, LLC
FL TAX CERT FUND I MUNI TAX, LLC
PO BOX 775311
CHICAGO, IL 60677,

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
05-4346-000	2018/2612	06-01-2018	BEG AT SE COR OF W1/2 OF LT 6 NLY 313 9/100 FT WLY 263 58/100 FT FOR POB SLY 23 5/10 FT WLY 210 5/10 FT NLY 31 75/100 FT ELY 35 FT NLY 75 FT ELY 175 FT SLY 75 FT TO POB LT 65 AND PART OF LTS 66 67 68 OF AN UNRECORDED PLAT OF W1/2 OF LT 6 OR 7482 P 847

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
FCAP AS CUSTODIAN FOR FTCFIMT, LLC
FL TAX CERT FUND I MUNI TAX, LLC
PO BOX 775311
CHICAGO, IL 60677

04-01-2020
Application Date

Applicant's signature



Chris Jones Escambia County Property Appraiser

Real Estate Search | Tangible Property Search | Sale List

← Navigate Mode Account Reference →

Printer Friendly Version

General Information

Reference: 142S306000000065
Account: 054346000
Owners: MELNYCHENKO ANDREW & RABOV VADIM
Mail: 1709 N 60TH AVE
 PENSACOLA, FL 32506
Situs: 1709 N 60TH AVE 32506
Use Code: SINGLE FAMILY RESID
Taxing Authority: COUNTY MSTU
Tax Inquiry: [Open Tax Inquiry Window](#)
 Tax Inquiry link courtesy of Scott Lunsford
 Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap Val
2019	\$19,992	\$68,378	\$88,370	\$88,370
2018	\$19,992	\$63,505	\$83,497	\$83,497
2017	\$19,992	\$58,028	\$78,020	\$78,020

Disclaimer

Tax Estimator

> **File for New Homestead Exemption Online**

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
02/19/2016	7482	847	\$27,500	WD	View Instr
08/10/2015	7389	1597	\$18,900	CT	View Instr
09/1990	2932	110	\$60,300	WD	View Instr
09/1987	2452	748	\$59,500	WD	View Instr
08/1984	1949	204	\$55,000	WD	View Instr

Official Records Inquiry courtesy of Pam Childers
 Escambia County Clerk of the Circuit Court and
 Comptroller

2019 Certified Roll Exemptions
None

Legal Description

BEG AT SE COR OF W1/2 OF LT 6 NLY 313 9/100 FT
 WLY 263 58/100 FT FOR POB SLY 23 5/10 FT WLY 210
 5/10 FT NLY 31...

Extra Features
UTILITY BLDG

Parcel Information [Launch Interactive Map](#)

Section Map Id:
14-2S-30-2

Approx. Acreage:
0.4151

Zoned:
MDR

Evacuation & Flood Information
[Open Report](#)

+

-


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

Buildings

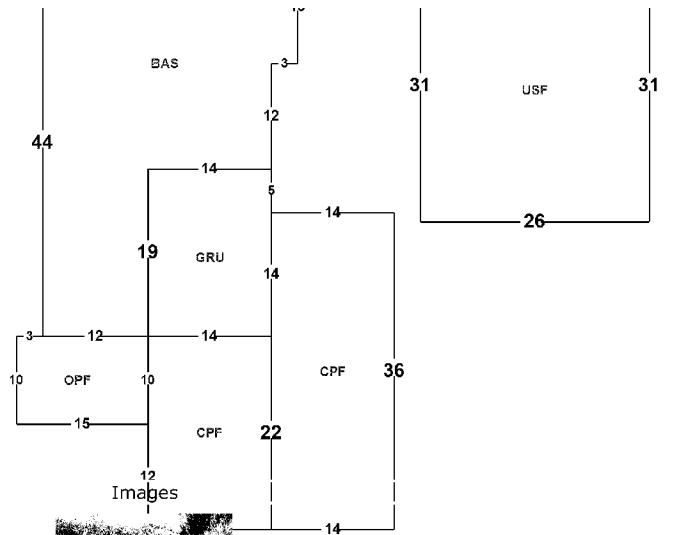
Address: 1709 N 60TH AVE, Year Built: 1954, Effective Year: 1954

Structural Elements
DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-CONCRETE BLOCK
FLOOR COVER-VINYL ASBESTOS
FOUNDATION-SLAB ON GRADE

HEAT/AIR-WALL/FLOOR FURN
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-9
NO. STORIES-2
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-HIP
STORY HEIGHT-0
STRUCTURAL FRAME-MASONRY
PIL/STL

 Areas - 2951 Total SF

BASE AREA - 917
CARPORT FIN - 812
GARAGE UNFIN - 266
OPEN PORCH FIN - 150
UPPER STORY FIN - 806



10/12/17

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:05/05/2020 (tc.28256)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **FL TAX CERT FUND I MUNI TAX LLC/FCAP AS CUSTODIAN** holder of **Tax Certificate No. 02612**, issued the 1st day of **June, A.D., 2018** 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 AT SE COR OF W1/2 OF LT 6 NLY 313 9/100 FT WLY 263 58/100 FT FOR POB SLY 23 5/10 FT WLY 210 5/10 FT NLY 31 75/100 FT ELY 35 FT NLY 75 FT ELY 175 FT SLY 75 FT TO POB LT 65 AND PART OF LTS 66 67 68 OF AN UNRECORDED PLAT OF W1/2 OF LT 6 OR 7482 P 847

SECTION 14, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 054346000 (1120-51)

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

ANDREW MELNYCHENKO and VADIM RABOV

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 **November**, which is the **2nd day of November 2020**.

Dated this 11th day of May 2020.

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



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

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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)				4,861.29	
I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.					
Sign here: _____			Escambia, Florida		
Signature, Tax Collector or Designee			Date <u>July 28th, 2020</u>		

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

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>11/02/2020</u>	
Signature, Clerk of Court or Designee	

INSTRUCTIONS

16.25

Tax Collector (complete Parts 1-4)

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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.

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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 8294, Page 637, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 02612, issued the 1st day of June, A.D., 2018

TAX ACCOUNT NUMBER: 054346000 (1120-51)

DESCRIPTION OF PROPERTY:

BEG AT SE COR OF W1/2 OF LT 6 NLY 313 9/100 FT WLY 263 58/100 FT FOR POB SLY 23 5/10 FT WLY 210 5/10 FT NLY 31 75/100 FT ELY 35 FT NLY 75 FT ELY 175 FT SLY 75 FT TO POB LT 65 AND PART OF LTS 66 67 68 OF AN UNRECORDED PLAT OF W1/2 OF LT 6 OR 7482 P 847

SECTION 14, TOWNSHIP 2 S, RANGE 30 W

NAME IN WHICH ASSESSED: ANDREW MELNYCHENKO and VADIM RABOV

Dated this 4th day of August 2020.



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: 054346000 Certificate Number: 002612 of 2018

Redemption	<input type="text" value="No"/>	Application Date	<input type="text" value="04/01/2020"/>	Interest Rate	<input type="text" value="18%"/>
		Final Redemption Payment ESTIMATED		Redemption Overpayment ACTUAL	
		Auction Date	<input type="text" value="11/02/2020"/>	Redemption Date	<input type="text" value="08/04/2020"/> <input type="checkbox"/>
Months	7				4
Tax Collector	<input type="text" value="\$4,861.29"/>				<input type="text" value="\$4,861.29"/>
Tax Collector Interest	\$510.44				\$291.68
Tax Collector Fee	<input type="text" value="\$6.25"/>				<input type="text" value="\$6.25"/>
Total Tax Collector	\$5,377.98				\$5,159.22 T.C.
Record TDA Notice	<input type="text" value="\$17.00"/>				<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$130.00"/>				<input type="text" value="\$130.00"/>
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	\$49.04				\$28.02
Total Clerk	\$516.04				\$495.02 C.H.
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>				<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>				<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$60.00"/>				<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$40.00"/>				<input type="text" value="\$0.00"/>
Total Redemption Amount	\$6,011.02				\$5,671.24 -120-200
		Repayment Overpayment Refund Amount			<u>\$5351.24</u>
Book/Page	<input type="text" value="8294"/>				<input type="text" value="637"/>

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: 054346000 Certificate Number: 002612 of 2018

**Payor: ANDREW MELNYCHENKO 3709 HOLLOWAY LN CARMICHAEL, CA 95608 Date
 08/04/2020**

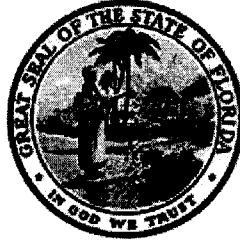
Clerk's Check # 1
 Tax Collector Check # 1

Clerk's Total	\$516.04	\$5,334.24
Tax Collector's Total	\$3,377.98	
Postage	\$60.00	
Researcher Copies	\$0.00	
Recording	\$10.00	
Prep Fee	\$7.00	
Total Received	\$5,971.02	\$5351.24

**PAM CHILDERS
 Clerk of the Circuit Court**

Received By: *[Signature]*
 Deputy Clerk

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
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 JURY ASSEMBLY
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 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 # 2018 TD 002612
 Redeemed Date 08/04/2020**

Name ANDREW MELNYCHENKO 3709 HOLLOWAY LN CARMICHAEL, CA 95608

Clerk's Total = TAXDEED	\$516.04	\$ 5,334.24
Due Tax Collector = TAXDEED	\$5,377.98	
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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FINANCIAL SUMMARY

No Information Available - See Dockets



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 #: 05-4346-000 CERTIFICATE #: 2018-2612

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: September 28, 1990 to and including August 20, 2020 Abstractor: Vicki Campbell

BY

A handwritten signature in black ink, appearing to read "Michael A. Campbell".

Michael A. Campbell,
As President

Dated: August 21, 2020

PROPERTY INFORMATION REPORT

August 21, 2020

Tax Account #: 05-4346-000

1. The Grantee(s) of the last deed(s) of record is/are: **ANDREW MELNYCHENKO AND VADIM RABOV**
By Virtue of Warranty Deed recorded 2/25/2016 – OR 7482/847
2. The land covered by this Report is:
3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:
 - a. **Civil Lien in favor of Escambia County Department of Community Corrections/State of Florida recorded 8/20/2013 – OR 7063/1155 and OR 7063/1156 (Abstractor's Note: This lien is against the prior owner in title and was not included in their foreclosure)**
4. Taxes:
Taxes for the year(s) 2017-2019 are delinquent.
Tax Account #: 05-4346-000
Assessed Value: \$88,370
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: NOV 2, 2020

TAX ACCOUNT #: 05-4346-000

CERTIFICATE #: 2018-2612

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

- X Notify City of Pensacola, P.O. Box 12910, 32521
X Notify Escambia County, 190 Governmental Center, 32502
 X Homestead for 2019 tax year.

ANDREW MELNYCHENKO AND VADIM RABOV
1709 N 60TH AVE
PENSACOLA, FL 32506

**ESCAMBIA COUNTY DEPARTMENT
OF COMMUNITY CORRECTIONS**
2251 N PALAFOX ST.
PENSACOLA, FL 32501

Certified and delivered to Escambia County Tax Collector, this 21ST day of August, 2020.

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

August 21, 2020

Tax Account #: 05-4346-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

**BEG AT SE COR OF W1/2 OF LT 6 NLY 313 9/100 FT WLY 263 58/100 FT FOR POB SLY 23 5/10 FT
WLY 210 5/10 FT NLY 31 75/100 FT ELY 35 FT NLY 75 FT ELY 175 FT SLY 75 FT TO POB LT
65 AND PART OF LTS 66 67 68 OF AN UNRECORDED PLAT OF W1/2 OF LT 6 OR 7482 P 847**

SECTION 14, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 05-4346-000 (1120-51)

Recorded in Public Records 02/25/2016 at 10:46 AM OR Book 7482 Page 847, Instrument #2016013338, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$10.00 Deed Stamps \$192.50

\$27,500.00

This document prepared by and return to: Monique Y. Garcia Title & Abstract Agency of America, Inc. 4630 Woodland Corporate Blvd Suite 160 Tampa, FL 33614 File # 15-294163 REO # A150PSQ Parcel ID # 142S306000000065

10.00
192.50

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED Made this 22nd day of February, 2016 by, Federal National Mortgage Association a/k/a Fannie Mae organized and existing under the laws of the United States of America, whose address is: P.O. Box 650043, Dallas, TX 75265-0043 hereinafter called the grantor, to Andrew Melnychenko, a Married Man and Vadim Rshov, a Married Man, whose mailing address is 1709 North 60th Avenue, Pensacola, FL 32506, hereinafter called the grantees:

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantees, all that certain land in Escambia County, Florida, to wit:

COMMENCING AT THE SOUTHEAST CORNER OF THE WEST HALF OF LOT 6, SECTION 14, TOWNSHIP 2 SOUTH, RANGE 30 WEST, THENCE RUN NORTHERLY 313.09 FEET; THENCE RUN WESTERLY 263.58 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTHERLY 23.5 FEET; THENCE RUN WESTERLY 210.5 FEET; THENCE RUN NORTHERLY 31.75 FEET; THENCE RUN EASTERLY 35.0 FEET; THENCE RUN NORTHERLY 75 FEET; THENCE RUN EASTERLY 175.0 FEET; THENCE RUN SOUTHERLY 75 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN ESCAMBIA COUNTY, FLORIDA.

Subject to taxes for the current year and all subsequent years; and conditions, restrictions, easements, limitations, reservations and zoning ordinances of record.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantees that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor.

IN WITNESS WHEREOF the grantor has hereunto set its hand and seal the day and year first above written.

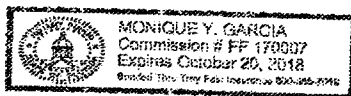
Signed, sealed and delivered in the presence of:

Witness Signature: *Monique Y. Garcia*
Printed Name: **Monique Y. Garcia**

Federal National Mortgage Association a/k/a Fannie Mae
By: *Shapiro, Fishman and Gaché, LLP* as its Attorney-in-Fact
BY: *Barbara C. Peddicord, Esq.*
Barbara C. Peddicord, Esq.
as authorized signatory for Shapiro, Fishman and Gaché, LLP, as Attorney-in-Fact for Federal National Mortgage Association a/k/a Fannie Mae

Witness Signature: *June Seaton*
Printed Name: **June Seaton**

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH



I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Barbara C. Peddicord, Esq., as authorized signatory for Shapiro, Fishman and Gaché, LLP, as Attorney-in-Fact for Federal National Mortgage Association a/k/a Fannie Mae to me known and known to be the person described in and who executed the foregoing instrument as Authorized Signatory for the limited liability partnership named therein, and who acknowledged before me that he/she executed the same as such officer in the same and on behalf of said limited liability partnership.

WITNESS my hand and official seal in the county and State last aforesaid this 19th day of February, 2016.

Monique Y. Garcia
Notary Public
My Commission Expires:
(SEAL)

Recorded in Public Records 08/20/2013 at 04:36 PM OR Book 7063 Page 1155,
Instrument #2013062883, Pam Childers Clerk of the Circuit Court Escambia
County, FL

IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA,

Plaintiff,

CASE NO: 2013 MM 003197 A

vs.

DIVISION: IV

Name: Catherine Landingin

Defendant.

CIVIL LIEN

THIS CAUSE comes before the Court for assessment of GPS monitoring fees. Upon the evidence presented, the Court assesses \$680.00 in monitoring fees arrears. Therefore, the Court determines that \$680.00 is due to **Department of Community Corrections**. Accordingly, pursuant to the provisions of §938.30, Florida Statutes, it is,

ORDERED AND ADJUDGED that the above-named Defendant shall pay cost of GPS arrears to the **Department of Community Corrections**, in the amount of \$680.00 which shall accrue interest at the rate of four and seventy-five (4.75%) per annum.

ORDERED FURTHER that nothing in this Civil Lien will bar any subsequent civil remedy or recovery, but the amount paid under this order shall be a set-off against any subsequent independent civil recovery. Any default in payment of the amount due hereunder may be collected by any means authorized by law for the enforcement of a civil judgment, for which let execution issue.

the 16 **DONE AND ORDERED** in Chambers, at Pensacola, Escambia County, Florida,
day of August 2013.

Thomas E. Johnson
Judge Thomas E. Johnson

RB
8-2013

cc: Community Corrections

CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA
2013 AUG 16 PM 2:59
COUNTY CLERK'S OFFICE
FILED & RECORDED

RB

Recorded in Public Records 08/20/2013 at 04:36 PM OR Book 7063 Page 1156, Instrument #2013062884, Pam Childers Clerk of the Circuit Court Escambia County, FL

IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA,

Plaintiff,

CASE NO: 2013 MM 003197 A

vs.

DIVISION: IV

Name: Catherine Landingin

Defendant.

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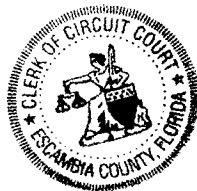
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the 16 **DONE AND ORDERED** in Chambers, at Pensacola, Escambia County, Florida, day of August 2013.

Thomas E. Johnson
Judge Thomas E. Johnson

cc: Community Corrections



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: *Brenda Sisk* D.C.
DATE: 8-2013

Part of a paper
of record of the Circuit Court
Escambia County, FL
2013 AUG 16 P 2:59
COUNTY CLERK'S OFFICE
RECORDS & INFORMATION