



Fidelity National Title Insurance Company

PROPERTY INFORMATION REPORT

Order No.: 12845862

Customer Reference Number FTPA25-155760

Addressee:

Title Agency of Florida, a Division of Fidelity National Title of Florida, Inc.

19535 Gulf Boulevard, Suite C

Indian Shores, FL 33785

727-596-0700

727-596-2657

Fidelity National Title Insurance Company has caused to be made a search of the Public Records of Pinellas County, Florida, ("Public Records"), from 11/10/2025, through 11/24/2025 8:00 AM, as to the following described real property lying and being in the aforesaid County, to-wit:

The West 98.3 feet of Lot 7 and 8, Antondale Sub. No 2, according to the map or plat thereof, as recorded in Plat Book 33, Page(s) 50, of the Public Records of Pinellas County, Florida.

As of the effective date of this Report, the apparent record Fee Simple title owner(s) to the above-described real property is/are:

Louiskhoa Dan and Margaret Poyhanya and, as disclosed in the Public Records, has been since November 18, 2025.

The following liens against the said real property recorded in the aforesaid Public Records have been found:

- A. Mortgage from Louiskhoa Nguyen Dan, a single person and Margaret Phoyhanya, a single person to Mortgage Electronic Registration Systems, Inc., as nominee for Truist Bank, A Corporation, recorded 11/18/2025 in Official Records Book 23362, Page 136, in the original principal amount of \$261,000.00, all of the Public Records of Pinellas County, Florida.
- B. Final Judgment of Deficiency recorded in Official Records Book 19446, Page 1821.
- C. Judgment for Fines and Costs recorded in Official Records Book 22905, Page 1450.

1. ADDITIONAL INFORMATION:

1. Warranty Deed recorded in Official Records Book 23362, Page 132.
2. Affidavit of Continuous Marriage by Third Party recorded in Official Records Book 23362, Page 128.
3. Judgment Affidavit recorded in Official Records Book 23362, Page 130.

NOTE: 2025 Real Property Taxes in the gross amount of \$1,350.84 are Paid, under Tax I.D. No. 04/31/16/01296/000/0071.

NOTE: These taxes are currently being paid under a payment plan with Pinellas County, Florida.

Public Records shall be defined herein as those records currently established under the Florida Statutes

for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.

This Report shows only matters disclosed in the aforesaid Public Records, and it does not purport to insure or guarantee the validity or sufficiency of any documents noted herein; nor have the contents of any such documents been examined for references to other liens or encumbrances. This Report is not to be construed as an opinion, warranty, or guarantee of title, or as a title insurance policy; and its effective date shall be the date above specified through which the Public Records were searched. This Report is being provided for the use and benefit of the Addressee(s) only, and it may not be used or relied upon by any other party. This Report may not be used by a Fidelity National Title Insurance Company agent for the purpose of issuing a Fidelity National Title Insurance Company title insurance commitment or policy.

This Report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

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