



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

0825 -04

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	KEYS FUNDING LLC - 2022 PO BOX 71540 PHILADELPHIA, PA 19176-1540	Application date	Apr 22, 2024
Property description	POLLAK WILLIAM D II POLLAK SUSAN 3112 BRITTANY PL PENSACOLA, FL 32504 3112 BRITTANY PL 01-2614-008 LT 4 BRITTANY FORGE PB 13 P 78 OR 4968 P 642 ALSO ALL THAT CERTAIN PARCEL OF PROP BOUNDED ON E BY WL (Full legal attached.)	Certificate #	2022 / 227
		Date certificate issued	06/01/2022

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)
# 2022/227	06/01/2022	6,916.48	345.82	7,262.30
→Part 2: Total*				7,262.30

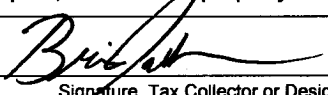
Part 3: Other Certificates Redeemed by Applicant (Other than County)

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)
# 2023/210	06/01/2023	6,968.26	6.25	399.22	7,373.73
Part 3: Total*					7,373.73

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)	14,636.03
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	6,668.22
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)	21,679.25

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 April 24th, 2024

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.	209,451.50
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>03/05/2025</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.

LT 4 BRITTANY FORGE PB 13 P 78 OR 4968 P 642 ALSO ALL THAT CERTAIN PARCEL OF PROP BOUNDED ON E BY WLY LI
LT 4 BRITTANY FORGE PB 13 P 78 BOUNDED ON N BY EXT WLY OF NLY LI OF LT 4 BOUNDED ON S BY EXT WLY OF SLY
LI OF LT 4 BOUNDED BOUNDED ON W BY ELY LI OF LTS 37 & 38 BRITTANY FORGE ADDN PB 14 P 1 BRITTANY FORGE PB
13 P 78 OR 8397 P 1350

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400597

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

KEYS FUNDING LLC - 2022

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
01-2614-008	2022/227	06-01-2022	LT 4 BRITTANY FORGE PB 13 P 78 OR 4968 P 642 ALSO ALL THAT CERTAIN PARCEL OF PROP BOUNDED ON E BY WLY LI LT 4 BRITTANY FORGE PB 13 P 78 BOUNDED ON N BY EXT WLY OF NLY LI OF LT 4 BOUNDED ON S BY EXT WLY OF SLY LI OF LT 4 BOUNDED BOUNDED ON W BY ELY LI OF LTS 37 & 38 BRITTANY FORGE ADDN PB 14 P 1 BRITTANY FORGE PB 13 P 78 OR 8397 P 1350

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 - 2022

PO BOX 71540

PHILADELPHIA, PA 19176-1540

04-22-2024

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](#)

General Information Parcel ID: 161S290150000004 Account: 012614008 Owners: POLLAK WILLIAM D II POLLAK SUSAN Mail: 3112 BRITTANY PL PENSACOLA, FL 32504 Situs: 3112 BRITTANY PL 32504 Use Code: SINGLE FAMILY RESID Taxing Authority: PENSACOLA CITY LIMITS Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						Assessments <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>2023</td> <td>\$65,000</td> <td>\$462,543</td> <td>\$527,543</td> <td>\$418,903</td> </tr> <tr> <td>2022</td> <td>\$65,000</td> <td>\$416,101</td> <td>\$481,101</td> <td>\$406,702</td> </tr> <tr> <td>2021</td> <td>\$65,000</td> <td>\$329,857</td> <td>\$394,857</td> <td>\$394,857</td> </tr> </tbody> </table> Disclaimer Tax Estimator File for Exemption(s) Online Report Storm Damage					Year	Land	Imprv	Total	Cap Val	2023	\$65,000	\$462,543	\$527,543	\$418,903	2022	\$65,000	\$416,101	\$481,101	\$406,702	2021	\$65,000	\$329,857	\$394,857	\$394,857																						
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Parcel Information						Launch Interactive Map																																														

Section
Map Id:
16-1S-29-1

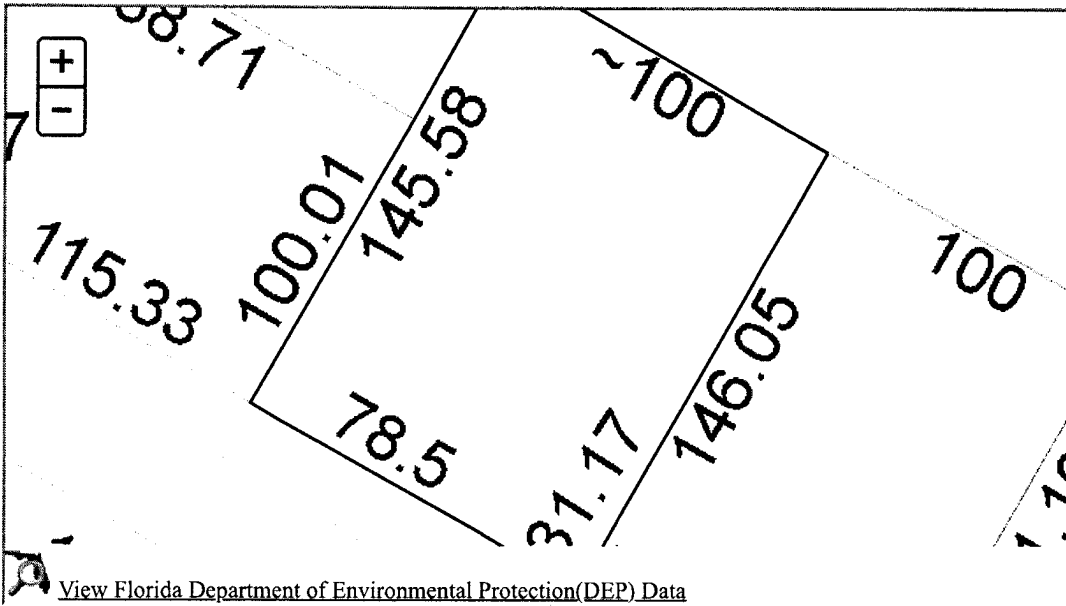
Approx.
Acreage:
0.3743

Zoned:

R-1A
R-1A
R-1A
R-1A
R-1A
R-1A
R-1A

Evacuation
& Flood
Information

[Open
Report](#)



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

Buildings

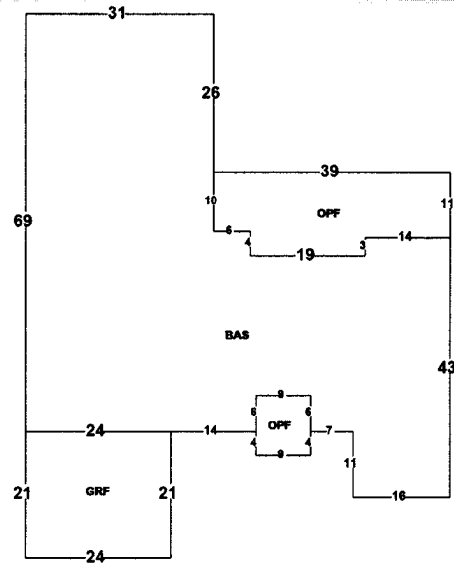
Address:3112 BRITTANY PL, Year Built: 1992, Effective Year: 1992, PA Building ID#: 40469

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-STUCCO
FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-DECORAT
NO. PLUMBING FIXTURES-9
NO. STORIES-1
ROOF COVER-DIMEN/ARCH SHNG
ROOF FRAMING-GABL/HIP COMBO
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

Areas - 4532 Total SF

BASE AREA - 3458
GARAGE FIN - 504
OPEN PORCH FIN - 570



Images



1/27/2021 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:04/25/2024 (tc.2253)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 00227**, issued the **1st** day of **June, A.D., 2022** 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:

LT 4 BRITTANY FORGE PB 13 P 78 OR 4968 P 642 ALSO ALL THAT CERTAIN PARCEL OF PROP BOUNDED ON E BY WLY LI LT 4 BRITTANY FORGE PB 13 P 78 BOUNDED ON N BY EXT WLY OF NLY LI OF LT 4 BOUNDED ON S BY EXT WLY OF SLY LI OF LT 4 BOUNDED BOUNDED ON W BY ELY LI OF LTS 37 & 38 BRITTANY FORGE ADDN PB 14 P 1 BRITTANY FORGE PB 13 P 78 OR 8397 P 1350

SECTION 16, TOWNSHIP 1 S, RANGE 29 W

TAX ACCOUNT NUMBER 012614008 (0325-04)

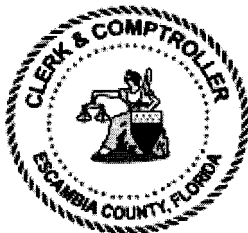
The assessment of the said property under the said certificate issued was in the name of

WILLIAM D POLLAK II and SUSAN POLLAK

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 March, which is the **5th** day of **March 2025**.

Dated this 13th day of May 2024.

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

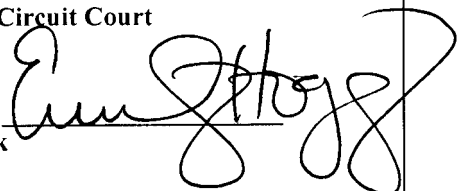
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 012614008 Certificate Number: 000227 of 2022**

**Payor: WILLIAM DANIEL POLLAK 3112 BRITTANY PL PENSACOLA FL 32504 Date
9/27/2024**

Clerk's Check #	1	Clerk's Total	\$531.24
Tax Collector Check #	1	Tax Collector's Total	\$25,262.58
		Postage	\$100.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$25,910.82

\$23,481.64

**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
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 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 # 2022 TD 000227

Redeemed Date 9/27/2024

Name WILLIAM DANIEL POLLAK 3112 BRITTANY PL PENSACOLA FL 32504

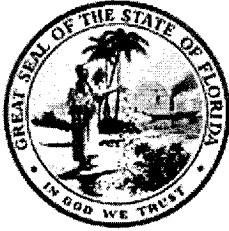
Clerk's Total = TAXDEED	\$531.24 \$23,481.64
Due Tax Collector = TAXDEED	\$25,262.58
Postage = TD2	\$100.00
ResearcherCopies = TD6	\$0.00
Release TDA Notice (Recording) = RECORD2	\$10.00
Release TDA Notice (Prep Fee) = TD4	\$7.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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FINANCIAL SUMMARY

No Information Available - See Dockets




PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 012614008 Certificate Number: 000227 of 2022

Redemption Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="3/5/2025"/>	Redemption Date <input type="text" value="9/27/2024"/> 
Months	11	5
Tax Collector	<input type="text" value="\$21,679.25"/>	<input type="text" value="\$21,679.25"/>
Tax Collector Interest	\$3,577.08	\$1,625.94
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$25,262.58	<input type="text" value="\$23,311.44"/> 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	\$75.24	\$34.20
Total Clerk	\$531.24	<input type="text" value="\$490.20"/> 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="\$100.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$25,910.82	\$23,818.64
	Repayment Overpayment Refund Amount	\$2,092.18
Book/Page	<input type="text" value="9145"/>	<input type="text" value="1482"/>



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 #: 01-2614-008 CERTIFICATE #: 2022-227

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: November 20, 2004 to and including November 20, 2024 Abstractor: Ben Murzin

BY

Michael A. Campbell,
As President
Dated: November 22, 2024

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

November 22, 2024

Tax Account #: **01-2614-008**

1. The Grantee(s) of the last deed(s) of record is/are: **WILLIAM D POLLAK II AND SUSAN POLLAK**
By Virtue of Warranty Deed recorded 11/3/2020 in OR 8397/1350
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. **Final Judgment in favor of Capital One N.A. recorded 07/23/2024 OR 9178/887**
4. Taxes:

Taxes for the year(s) NONE are delinquent.
Tax Account #: 01-2614-008
Assessed Value: \$431,470.00
Exemptions: HOMESTEAD EXEMPTION
5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **BRITTANY FORGE HOMEOWNERS ASSOCIATION OF PENSACOLA, INC. (OR 2550, PAGE 221)**

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: MAR 5, 2025

TAX ACCOUNT #: 01-2614-008

CERTIFICATE #: 2022-227

In compliance with Section 197.522, Florida Statutes, the following is a list of names and addresses of those persons, firms, and/or agencies having legal interest in or claim against the above-described property. The above-referenced tax sale certificate is being submitted as proper notification of tax deed sale.

YES	NO	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Homestead for <u>2023</u> tax year.

WILLIAM D POLLAK II
SUSAN POLLAK
3112 BRITTANY PLACE
PENSACOLA FL 32504

CAPITAL ONE N.A.
4851 COX RD
GLEN ALLEN VA 23060

BRITTANY FORGE HOMEOWNERS
ASSOCIATION OF PENSACOLA, INC
3112 BRITTANY CT
PENSACOLA, FL 32504

Certified and delivered to Escambia County Tax Collector, this 22nd day of November, 2024.

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

November 22, 2024

Tax Account #:01-2614-008

LEGAL DESCRIPTION EXHIBIT "A"

**LT 4 BRITTANY FORGE PB 13 P 78 OR 4968 P 642 ALSO ALL THAT CERTAIN PARCEL OF
PROP BOUNDED ON E BY WLY LI LT 4 BRITTANY FORGE PB 13 P 78 BOUNDED ON N BY EXT
WLY OF NLY LI OF LT 4 BOUNDED ON S BY EXT WLY OF SLY LI OF LT 4 BOUNDED
BOUNDED ON W BY ELY LI OF LTS 37 & 38 BRITTANY FORGE ADDN PB 14 P 1 BRITTANY
FORGE PB 13 P 78 OR 8397 P 1350**

SECTION 16, TOWNSHIP 1 S, RANGE 29 W

TAX ACCOUNT NUMBER 01-2614-008(0325-04)

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

Prepared by and upon recording return to:
Holly V. Jurnovoy, Esquire of
Emmanuel, Sheppard & Condon, P.A.
30 South Spring Street
Pensacola, Florida 32502
File No: 15460-152452
Parcel ID Number: 161S29-0150-000-004

WARRANTY DEED

THIS WARRANTY DEED, effective this 3rd day of November, 2020, given by RYAN CHAMBERLAIN, an unmarried man, whose mailing address is 174 River Lights Lane, Memphis, Tennessee 38103, (hereinafter called the Grantor), to WILLIAM D. POLLAK, II AND SUSAN POLLAK, husband and wife, whose mailing address is 3112 Brittany Place, Pensacola, Florida 32504, (hereinafter called the Grantees). (Wherever used herein the terms "Grantor" and "Grantees" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantees, all of that certain land situate in Escambia County, Florida, viz:

Parcel I : Lot 4, BRITTANY FORGE, a subdivision of a portion of Section 16, Township 1 South, Range 29 West, City of Pensacola, Escambia County, Florida; and a resubdivision of Parcel "C", being a portion of Spanish Trail Center Phase II (Plat Book 13, at Page 70) Escambia County, Florida, according to plat of said BRITTANY FORGE as recorded in Plat Book 13, at Page 78 of the Public Records of Escambia County, Florida, which said plat has been corrected by Affidavit of William T. Butler, Registered Land Surveyor No. 3774; and recorded in Official Records Book 2535, at Page 527 of the said Public Records.

Parcel II : All of that certain parcel of real property that is bounded on the East by the Westerly line of Lot 4, BRITTANY FORGE, according to Plat recorded in Plat Book 13, Page 78 of the Public Records of Escambia County, Florida; bounded on the North by the extension Westerly of the Northerly line of said Lot 4, BRITTANY FORGE; bounded on the South by the extension Westerly of the Southerly line of said Lot 4, BRITTANY FORGE; and bounded on the West by the Easterly lines of Lots 37 and 38, BRITTANY FORGE Addition, according to Plat recorded in Plat Book 14, Page 1 of the Public Records of Escambia County, Florida.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the current and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any, which are not hereby reimposed.

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 except as above noted, the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor resides thereon.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

-Signature Page of Warranty Deed-

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Abegael Jakey
#1 Witness Signature

Ryan Chamberlain
Ryan Chamberlain

Abegael Jakey
#1 Witness Printed Name

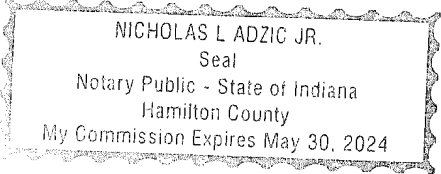
T. Froesch
#2 Witness Signature

Thomas Froesch
#2 Witness Printed Name

STATE OF Indiana
COUNTY OF Marion

THE FOREGOING INSTRUMENT was acknowledged and executed before me by means of [☒] physical presence or [☐] online notarization on this 28 day of October, 2020, by Ryan Chamberlain, who is personally known to me or who produced Drivers License as identification.

Nicholas L. Adzic Jr.
Notary Public
[NOTARY SEAL]



Prepared by and upon recording return to:
Holly V. Jurnovoy, Esquire of
Emmanuel, Sheppard & Condon, P.A.
30 South Spring Street
Pensacola, Florida 32502
File No: 15460-152452

(Space Above This Line For Recording Data)

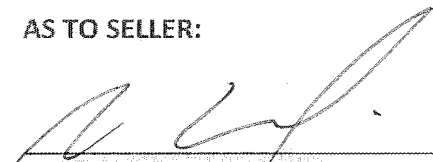
RESIDENTIAL SALES ABUTTING ROADWAY MAINTENANCE DISCLOSURE

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances, Chapter 1-29.2, Article V, requires that this disclosure be attached, along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. NOTE: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgment by the county of the veracity of any disclosure statement.

ADDRESS OF: 3112 Brittany Place, Pensacola, Florida 32504

The County has () has not (X) accepted the abutting roadway for paved
maintenance. (city maintained)

AS TO SELLER:


Ryan Chamberlain

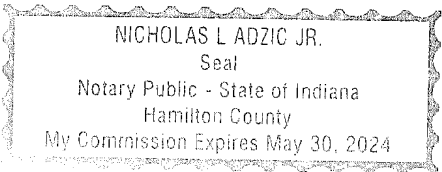
WITNESSES TO SELLER:

 Abigail Jakub
Witness Signature & Printed Name

 Thomas Froese
Witness Signature & Printed Name

STATE OF Indiana
COUNTY OF Marion

The foregoing instrument was acknowledged and executed before me by means of ☒ physical presence or ☐ online notarization on this 28 day of October, 2020, by Ryan Chamberlain, who is personally well known to me or who has produced Driver License as valid identification.




NOTARY PUBLIC
My Commission Expires: 5/30/2024

-Signature Page of RESIDENTIAL SALES ABUTTING ROADWAY MAINTENANCE DISCLOSURE-

AS TO BUYERS:

William D. Pollak II

William D. Pollak, II

Susan Pollak

Susan Pollak

WITNESSES TO BUYER:

Holly V. Jurnovoy Holly V. Jurnovoy


Witness Signature & Printed Name

Charlene C. Mahan Charlene C. Mahan

Witness Signature & Printed Name

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged and executed before me by means of ☒ physical presence or ☐ online notarization on this 3rd day of November, 2020, by William D. Pollak, II and Susan Pollak, who are personally well known to me or who have produced a driver's license as valid identification.

 HOLLY V. JURNOVOY
Notary Public, State of Florida
My Comm. Expires May 25, 2023
Commission No. GG311700

Holly V. Jurnovoy
NOTARY PUBLIC
My Commission Expires: _____

Filing # 199445135 E-Filed 05/30/2024 10:01:30 AM

IN THE COUNTY COURT IN THE FIRST JUDICIAL CIRCUIT
IN AND FOR ESCAMBIA COUNTY, FLORIDA

CASE NUMBER: 2023 CC 002309 DIV:

CAPITAL ONE, N.A.,

Plaintiff,

vs.

SUSAN W POLLAK,

Defendant.
_____ /

FINAL JUDGMENT

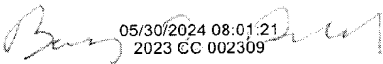
The Court finding that the Defendant is in default of the Stipulation for Payments filed in this case and is indebted to the Plaintiff, it is:

ADJUDGED that the Plaintiff, CAPITAL ONE, N.A., 4851 Cox Road, Glen Allen, VA 23060, recover from the Defendant, SUSAN W POLLAK, 3112 Brittany Pl, Pensacola FL 32504-4945, SSN [REDACTED] the amount of \$9,635.43, together with \$370.85 for costs of this suit, that shall bear interest at the rate of zero percent (0.00%) per year, for which let execution issue.

IT IS FURTHER ORDERED AND ADJUDGED that the Defendant shall complete under oath Florida Rule of Civil Procedure Form 1.977 (Fact Information Sheet), including all required attachments, and serve it on the judgment creditor's attorney, or the judgment creditor if the judgment creditor is not represented by an attorney, within 45 days from the date of this final judgment, unless the final judgment is satisfied or post-judgment discovery is stayed.

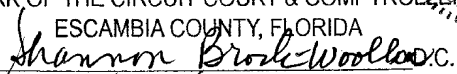
Jurisdiction of this case is retained to enter further orders that are proper to compel the judgment Defendant to complete form 1.977, including all required attachments, and serve it on the judgment creditor's attorney, or the judgment creditor if the judgment creditor is not represented by an attorney.

DONE AND ORDERED at Escambia County, Florida.


05/30/2024 08:01:21
2023 CC 002309

signed by COUNTY COURT JUDGE BARRY DICKSON JR. 05/30/2024 08:01:21 aN9o4HWK
County Court Judge

N2104111

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: 
DATE: 7-18-24

