



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

0125-75

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	JPL INVESTMENTS CORP AND OCEAN BANK 8724 SW 72 ST #382 MIAMI, FL 33173	Application date	Apr 26, 2024
Property description	HOLLMAN REGGIE 6276 FERGUSON DR PENSACOLA, FL 32503 4515 IDLEWOOD DR 07-4108-720 LT 12 BLK B WESLEYAN TERRACE PB 6 P 91 OR 8406 P 1782 CA 177	Certificate #	2022 / 3387
		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)
# 2022/3387	06/01/2022	204.14	10.21	214.35
→Part 2: Total*				214.35

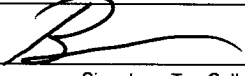
Part 3: Other Certificates Redeemed by Applicant (Other than County)

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)
# 2023/3400	06/01/2023	213.33	6.25	35.20	254.78
Part 3: Total*					254.78

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)	469.13
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	157.24
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)	1,001.37

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Sign here:  _____
Signature, Tax Collector or Designee

Escambia, Florida
Date April 29th, 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.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>08/06/2025</u> Signature, Clerk of Court or Designee <u>1/8/2025</u>	

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.

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400804

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

JPL INVESTMENTS CORP AND OCEAN BANK
8724 SW 72 ST #382
MIAMI, FL 33173,

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
07-4108-720	2022/3387	06-01-2022	LT 12 BLK B WESLEYAN TERRACE PB 6 P 91 OR 8406 P 1782 CA 177

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
JPL INVESTMENTS CORP AND OCEAN BANK
8724 SW 72 ST #382
MIAMI, FL 33173

04-26-2024
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		Assessments				
Parcel ID:	3725303400012002	Year	Land	Imprv	Total	Cap Val
Account:	074108720	2023	\$8,000	\$2,376	\$10,376	\$10,376
Owners:	HOLLMAN REGGIE	2022	\$8,000	\$2,376	\$10,376	\$10,376
Mail:	6276 FERGUSON DR PENSACOLA, FL 32503	2021	\$8,000	\$2,376	\$10,376	\$10,376
Situs:	4515 IDLEWOOD DR 32506	Disclaimer				
Use Code:	VACANT RESIDENTIAL - IMPROVED 🔍	Tax Estimator				
Taxing Authority:	COUNTY MSTU	File for Exemption(s) Online				
Tax Inquiry:	Open Tax Inquiry Window	Report Storm Damage				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data						2023 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	Official Records (New Window)	None	
11/05/2020	8406	1782	\$5,600	TD		Legal Description	
02/2005	5581	1127	\$35,200	WD		LT 12 BLK B WESLEYAN TERRACE PB 6 P 91 OR 8406 P 1782	
06/1990	2873	181	\$1,500	WD		CA 177	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Extra Features	
						FRAME GARAGE	

Parcel Information [Launch Interactive Map](#)

Section Map Id:
CA177

Approx. Acreage:
0.2144

Zoned: 🔍
HDMU
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View Florida Department of Environmental Protection(DEP) Data

HDMU
HDMU

**Evacuation
& Flood
Information**
Open
Report

Buildings

Images



3/16/2016 12:00:00 AM

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Last Updated:05/08/2024 (tr.4692)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **JPL INVESTMENTS CORP AND OCEAN BANK** holder of **Tax Certificate No. 03387**, 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 12 BLK B WESLEYAN TERRACE PB 6 P 91 OR 8406 P 1782 CA 177

SECTION 37, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 074108720 (0125-75)

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

REGGIE HOLLMAN

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **second** Wednesday in the month of January, which is the **8th day of January 2025**.

Dated this 10th 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



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 #: 07-4108-720 CERTIFICATE #: 2022-3387

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 10, 2004 to and including September 10, 2024 Abstractor: Vicki Campbell

BY

Michael A. Campbell,
As President

Dated: September 12, 2024

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

September 12, 2024

Tax Account #: **07-4108-720**

1. The Grantee(s) of the last deed(s) of record is/are: **REGGIE HOLLMAN**
By Virtue of Tax Deed recorded 11/17/2020 in OR 8406/1782

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. **Code Enforcement Order in favor of Escambia County recorded 07/30/2013 – OR 7053/127 together with Cost Order recorded 04/14/2015 – OR 7328/1931**
 - b. **Code Enforcement Order in favor of Escambia County recorded 09/13/2013 – OR 7075/381 together with Cost Order recorded 01/16/2015 – OR 7286/1660**
 - c. **Judgment in favor of Midland Credit Management, Inc. recorded 8/8/2024 – OR 9186/621**
 - d. **Affidavit of Notice of Interest in favor of REI V PRO, LLC recorded 8/30/2024 – OR 9197/593**

4. Taxes:

Taxes for the year(s) 2021-2023 are delinquent.

Tax Account #: 07-4108-720

Assessed Value: \$10,376.00

Exemptions: NONE

5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **NONE**

Payment of any special liens/assessments imposed by City, County, and/or State.

Note: Escambia County and/or local municipalities may impose special liens/assessments. These liens/assessments are not discovered in a title search or shown above. These special assessments typically create a lien on real property. The entity that governs subject property must be contacted to verify payment status.

PERDIDO TITLE & ABSTRACT, INC.
PROPERTY INFORMATION REPORT
3050 Concho Drive, Pensacola, Florida 32507 | Phone 850-466-3077

Scott Lunsford
Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL 32591

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: _____ **JAN 8, 2025**
TAX ACCOUNT #: _____ **07-4108-720**
CERTIFICATE #: _____ **2022-3387**

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

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

REGGIE HOLLMAN
6276 FERGUSON DR
PENSACOLA, FL 32503

MIDLAND CREDIT MANAGEMENT INC
PO BOX 290335
TAMPA, FL 33687

ESCAMBIA COUNTY
CODE ENFORCEMENT
3363 W PARK PL
PENSACOLA, FL 32505

REI V PRO LLC
8100 OAK LN STE 201
MIAMI LAKES, FL 33016

Certified and delivered to Escambia County Tax Collector, this 15th day of September, 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

September 12, 2024

Tax Account #:07-4108-720

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 12 BLK B WESLEYAN TERRACE PB 6 P 91 OR 8406 P 1782 CA 177

SECTION 37, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 07-4108-720(0125-75)

TAX DEED

STATE OF FLORIDA
COUNTY OF ESCAMBIA

This instrument was prepared by:
Pam Childers, Clerk of the Circuit Court
Escambia County Courthouse
Pensacola, Florida

WHEREAS the Tax Collector of Escambia County, Florida, duly delivered to the Clerk of the Circuit Court of said County a certificate as required by law as to the application for a Tax Deed under Tax Certificate No. 04711 was issued on June 1, 2012; and due notice of sale having been published and mailed as required by law, and no person entitled so to do having appeared to redeem said land, such land was on the 6th day of November, 2017, offered for sale at public auction for cash to the highest bidder, and there being no bidders at the public sale, the land was entered on the list of "Lands Available for Taxes" and notices thereof sent to the County Commission and any other persons holding certificates against said land as required by law, and after ninety (90) days from said offering for public sale **REGGIE HOLLMAN** having requested that said land be sold to them for the minimum bid fixed by law, and having paid said minimum bid in the amount of \$5,573.78;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the County of Escambia, State of Florida, in consideration of the premises, and in consideration of said sum of \$5,573.78, the minimum bid fixed by law, and in pursuance of the statutes in such cases made and provided, does hereby grant, bargain, sell and convey to the said **REGGIE HOLLMAN** 6276 FERGUSON DR PENSACOLA FL 32503 their heirs and assigns forever, the following described land in Escambia County, Florida, to wit:


LT 12 BLK B WESLEYAN TERRACE PB 6 P 91 OR 5581 P 1127 CA 177

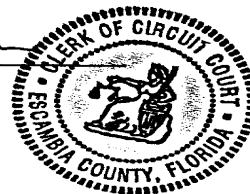
** Property previously assessed to: BEVERLY D ROBINSON FRANCIS T SIMMONS III

SECTION 37, TOWNSHIP 2 SOUTH, RANGE 30 WEST
REFERENCE NUMBER 372S303400012002
TAX ACCOUNT NUMBER 074108720

provided, however, that said land shall continue subject to and liable for any unpaid taxes thereon.

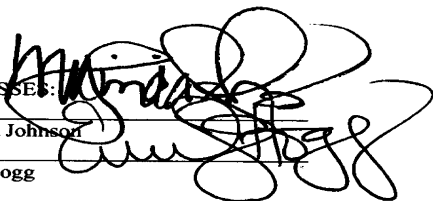
IN TESTIMONY WHEREOF, by virtue of authority in me vested by law, and for and on behalf of the County of Escambia, State of Florida, as Clerk of the Circuit Court for said County, I have executed this deed and have hereunto set my official seal this 5th day of November, 2020.


PAM CHILDERS,
Clerk of the Circuit Court
Escambia County, Florida



(OFFICIAL SEAL)

WITNESSES:

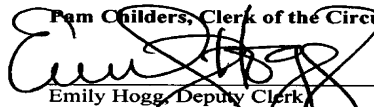

Mylinda Johnson

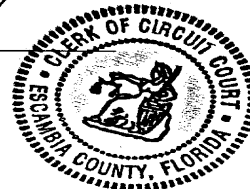

Emily Hogg

State of Florida
County of Escambia

Before me, the undersigned, personally appeared PAM CHILDERS, to me well known and personally known to me to be the individual described by that name who executed the foregoing instrument, and also known to me to be the Clerk of the Circuit Court of Escambia County, Florida, who acknowledged that he executed the same as Clerk for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 5th day of November, 2020.


Emily Hogg, Deputy Clerk



Recorded in Public Records 07/30/2013 at 03:19 PM OR Book 7053 Page 127,
Instrument #2013056374, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$44.00

Recorded in Public Records 07/30/2013 at 02:53 PM OR Book 7053 Page 78,
Instrument #2013056355, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$44.00

**THE OFFICE OF ENVIRONMENTAL ENFORCEMENT
SPECIAL MAGISTRATE
IN AND FOR THE
COUNTY OF ESCAMBIA, STATE OF FLORIDA**

ESCAMBIA COUNTY, FLORIDA

VS.

**CASE NO: CE#13-01-00092
LOCATION: 7 Simon Ct
PR# 332S301400000007**

**Francis T Simmons, Jr
P O Box 3734
Pensacola, FL 32516**

ORDER

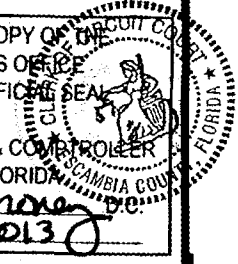
This CAUSE having come before the Office of Environmental Enforcement Special Magistrate on the Petition of the Environmental Enforcement Officer for alleged violation of the ordinances of the County of Escambia, State of Florida, and the Special Magistrate having considered the evidence before him in the form of testimony by the Enforcement Officer and the respondent or representative, Francis T Simmons Jr. as well as evidence submitted and after consideration of the appropriate sections of the Escambia County Code of Ordinances, the Special Magistrate finds that a violation of the following Code of Ordinance(s) has occurred and continues

- 42-196 (a) Nuisance Conditions
- 42-196 (b) Trash and Debris
- 42-196 (c) Inoperable Vehicle(s); Described _____

- 42-196 (d) Overgrowth

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: Hester Mahone
 DATE: July 30, 2013



- 30-203 Unsafe Building; Described as ~~X~~ Main Structure ~~X~~ Accessory Building(s)
 - (a) (b) (c) (d) (e) (f) (g) (h) (i) (j) (k) (l) (m) ~~X~~ (n) ~~X~~ (o)
 - ~~X~~ (p) (q) (r) (s) ~~X~~ (t) ~~X~~ (u) ~~X~~ (v) (w) (x) (y) (z) (aa) (bb) ~~X~~ (cc) (dd)
- 94-51 Obstruction of County Right-of-Way (ROW)
- 82-171 Mandatory Residential Waste Collection
- 82-15 Illegal Burning
- 82-5 Littering Prohibited
- LDC Article 6 Commercial in residential and non permitted use
- LDC 4.01.02 and LDC 4.01.04 Land Disturbance without permits
- LDC 8.03.02 and COO 86-91 Prohibited Signs, Un-permitted Sign ROW

~~X~~ Other Illustrated on Exhibit D

- Other D-1 Storage building; Either repair or demolition, trim overgrowth
- Other D-2 Main Structure; Repair Eves & Roof
- Other D-3 Main Structure; Repair window/ Replace glass, repair siding
- Other D-4 Roof Repair to Code
- Other D-5 Damage to Eave & Soffits
- Other D-6 Remove all trash; Debris, repair exterior wall to, Awning
- Other D-7 Repair exterior wall - repair siding

THEREFORE, The Special Magistrate being otherwise fully advised in

the premises; it is hereby ORDERED that: Frances T Simmar Jr.

shall have until September 21, 2013 to correct the violation and to bring the violation

into compliance. Corrective action shall include:

- Complete removal of all contributing nuisance conditions; trash, rubbish, overgrowth and legally dispose of. Maintain clean conditions to avoid a repeat violation.
- Remove vehicle. Repair vehicle or store in rear yard behind 6' opaque fencing
- Obtain building permit and restore structure to current building codes or, obtain demolition permit and remove the structure(s), legally disposing of all debris.
- Remove all structures, signs, vehicles, etc. from County ROW; refrain from further obstruction.
- Subscribe for residential waste collection with a legal waste collection service and comply with solid waste disposal methods
- Immediately cease burning and refrain from future burning
- Remove all refuse and dispose of legally and refrain from future littering
- Rezone property and conform to all performance standards or complete removal of the commercial or industrial entity
- Obtain necessary permits or cease operations
- Acquire proper permits or remove sign(s)
- Other _____
- Other _____
- Other _____
- Other _____
- Other _____

If you fail to fully correct the violation within the time required, you will be assessed a fine of \$ 100.00 per day, commencing September 27th 2013. This daily fine shall continue until this violation is abated and the violation brought into compliance or until as otherwise provided by law. **YOU ARE REQUIRED,** immediately upon your full correction of this violation(s), to contact the Escambia County Environmental Enforcement Office in writing to request that they immediately inspect the property to make an official determination of whether the violation has been abated and brought into compliance. If the violation is not abated within the specified time period, then the County may elect to take whatever measures are necessary to abate the violation for you. These measures could include, but are not limited to, **DEMOLISHING YOUR STRUCTURE (S), LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE (S).** The reasonable cost of such will be assessed against you and will constitute a lien on the property.

Costs in the amount of \$ 1,100.00 are awarded in favor of Escambia County as the prevailing party against Francis Simmons Jr.

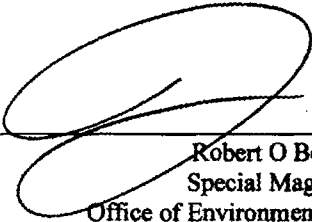
This fine shall be forwarded to the Board of County Commissioners. Under the authority of 162.09(1) F.S. and Sec. 30-34(d) of the Code of Ordinances, the Board of County Commissioners will certify to the Special Magistrate all costs imposed pursuant to this order. All Monies owing hereunder shall constitute a lien on **ALL YOUR REAL AND PERSONAL PROPERTY** including any property involved herein, which lien can be enforced by foreclosure and as provided by law.

You have the right to appeal orders of the Special Magistrate to the Circuit Court of Escambia County. If you wish to appeal, you must give notice of such in writing to both the Environmental Code Enforcement Office at 6708 Plantation Rd, Pensacola, Florida 32504 and the Escambia County Circuit Court Clerk at the M.C. Blanchard Judicial Building, 190 Governmental Center, Pensacola, Florida 32501, no later than 30 days from the date of the Order. Failure to timely file a written Notice of Appeal will waive your rights to appeal.

Jurisdiction is retained to enter such further orders as may be appropriate and necessary.

DONE AND ORDERED at Escambia County, Florida on this the 23rd day of

July, ~~2007~~ 2013



Robert O Beasley
Special Magistrate
Office of Environmental Enforcement

THE OFFICE OF ENVIRONMENTAL ENFORCEMENT
SPECIAL MAGISTRATE
IN AND FOR ESCAMBIA COUNTY, FLORIDA

ESCAMBIA COUNTY, FLORIDA

vs.

Case No.: CE 13-01-00092
Location: 7 Simon Ct
PR# 332S301400000007

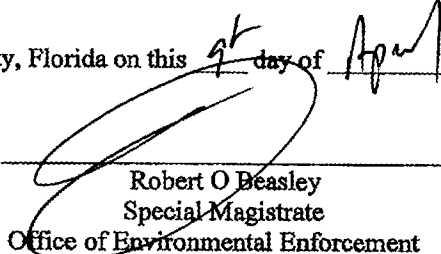
Francis T Simmons, Jr
P O Box 3734
Pensacola, FL 32516

ORDER

THIS CAUSE was brought before the Office of the Environmental Enforcement Special Magistrate on Petitioner's Certification of Costs, pursuant to the Special Magistrate's Order of July 23, 2013; and the Special Magistrate having found the Respondent in violation of Escambia County Code of Ordinances 42-196 (a) Nuisance Conditions, (b) Trash & Debris, (d) Overgrowth, 30-203 Main Structure (n), (o), (p), (t), (u), (v), and (cc). THEREFORE, the Special Magistrate being otherwise fully advised of the premises; it is hereby ORDERED, pursuant to Section 30-35 of the Escambia County Code of Ordinances, that the following itemized costs shall be added to the fines imposed by the Order of Special Magistrate dated July 23, 2013.

Itemized	Cost
a. Fines (\$100.00 per day 9/22/13-1/26/15)	\$ 49,100.00
b. Court Costs	\$ 1,100.00
c. County Abatement Fees	\$ 0.00
Total:	\$ 50,200.00

DONE AND ORDERED at Escambia County, Florida on this 9th day of April, 2015.


Robert O Beasley
Special Magistrate
Office of Environmental Enforcement

**THE OFFICE OF ENVIRONMENTAL ENFORCEMENT
SPECIAL MAGISTRATE
IN AND FOR THE
COUNTY OF ESCAMBIA, STATE OF FLORIDA**

ESCAMBIA COUNTY, FLORIDA

VS.

**CASE NO: CE#12-11-04583
LOCATION: 4515 Idlewood
PR# 372S303400012002**

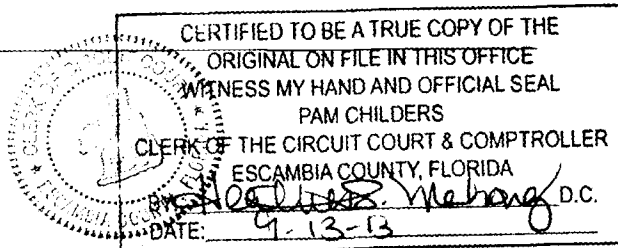
**Francis T Simmons, III & Beverly D Robinson
4515 Idlewood
Pensacola, FL 32506**

ORDER

This CAUSE having come before the Office of Environmental Enforcement Special Magistrate on the Petition of the Environmental Enforcement Officer for alleged violation of the ordinances of the County of Escambia, State of Florida, and the Special Magistrate having considered the evidence before him in the form of testimony by the Enforcement Officer and the respondent or representative, NONE APPEARED AFTER ^{DUE NOTICE} as well as evidence submitted and after consideration of the appropriate sections of the Escambia County Code of Ordinances, the Special Magistrate finds that a violation of the following Code of Ordinance(s) has occurred and continues

- 42-196 (a) Nuisance Conditions
- 42-196 (b) Trash and Debris
- 42-196 (c) Inoperable Vehicle(s); Described _____

- 42-196 (d) Overgrowth



- 30-203 Unsafe Building; Described as Main Structure Accessory Building(s)
 - (a) (b) (c) (d) (e) (f) (g) (h) (i) (j) (k) (l) (m) (n) (o)
 - (p) (q) (r) (s) (t) (u) (v) (w) (x) (y) (z) (aa) (bb) (cc) (dd)
- 94-51 Obstruction of County Right-of-Way (ROW)
- 82-171 Mandatory Residential Waste Collection
- 82-15 Illegal Burning
- 82-5 Littering Prohibited
- LDC Article 6 Commercial in residential and non permitted use
- LDC 4.01.02 and LDC 4.01.04 Land Disturbance without permits
- LDC 8.03.02 and COO 86-91 Prohibited Signs, Un-permitted Sign ROW
- Other _____
- Other _____
- Other _____
- Other _____
- Other _____
- Other _____

THEREFORE, The Special Magistrate being otherwise fully advised in the premises; it is hereby **ORDERED** that: FRANCIS T. SIMMONS III + DONNELLY D. ROBINSON shall have until OCTOBER 10, 2013 to correct the violation and to bring the violation into compliance. Corrective action shall include:

- Complete removal of all contributing nuisance conditions; trash, rubbish, overgrowth and legally dispose of. Maintain clean conditions to avoid a repeat violation.
- Remove vehicle. Repair vehicle or store in rear yard behind 6' opaque fencing
- Obtain building permit and restore structure to current building codes or, obtain demolition permit and remove the structure(s), legally disposing of all debris.
- Remove all structures, signs, vehicles, etc. from County ROW; refrain from further obstruction.
- Subscribe for residential waste collection with a legal waste collection service and comply with solid waste disposal methods
- Immediately cease burning and refrain from future burning
- Remove all refuse and dispose of legally and refrain from future littering
- Rezone property and conform to all performance standards or complete removal of the commercial or industrial entity
- Obtain necessary permits or cease operations
- Acquire proper permits or remove sign(s)
- Other _____
- Other _____
- Other _____
- Other _____
- Other _____

If you fail to fully correct the violation within the time required, you will be assessed a fine of \$ 25 . 00 per day, commencing OCTOBER 11, 2013. This daily fine shall continue until this violation is abated and the violation brought into compliance or until as otherwise provided by law. **YOU ARE REQUIRED,** immediately upon your full correction of this violation(s), to contact the Escambia County Environmental Enforcement Office in writing to request that they immediately inspect the property to make an official determination of whether the violation has been abated and brought into compliance. If the violation is not abated within the specified time period, then the County may elect to take whatever measures are necessary to abate the violation for you. These measures could include, but are not limited to, **DEMOLISHING YOUR STRUCTURE (S), LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE (S).** The reasonable cost of such will be assessed against you and will constitute a lien on the property.

Costs in the amount of \$ 1100.00 are awarded in favor of Escambia County as the prevailing party against FRANCIS T. SIMMONS III & BEVERLY D. ROBINSON.

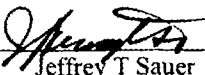
This fine shall be forwarded to the Board of County Commissioners. Under the authority of 162.09(1) F.S. and Sec. 30-34(d) of the Code of Ordinances, the Board of County Commissioners will certify to the Special Magistrate all costs imposed pursuant to this order. All Monies owing hereunder shall constitute a lien on **ALL YOUR REAL AND PERSONAL PROPERTY** including any property involved herein, which lien can be enforced by foreclosure and as provided by law.

You have the right to appeal orders of the Special Magistrate to the Circuit Court of Escambia County. If you wish to appeal, you must give notice of such in writing to both the Environmental Enforcement Division at 6708 Plantation Road Pensacola, Florida 32504 and the Escambia County Circuit Court at the M.C. Blanchard Judicial Building,

190 Governmental Center, Pensacola, Florida 32501, no later than **30 days** from the date of this Order. Failure to timely file a Written Notice of Appeal will waive your rights to appeal.

Jurisdiction is retained to enter such further orders as may be appropriate and necessary.

DONE AND ORDERED at Escambia County, Florida on the 10th day of SEPTEMBER, 2013.



Jeffrey F Sauer
Special Magistrate
Office of Environmental Enforcement

THE OFFICE OF ENVIRONMENTAL ENFORCEMENT
SPECIAL MAGISTRATE
IN AND FOR ESCAMBIA COUNTY, FLORIDA

ESCAMBIA COUNTY, FLORIDA

vs.

Case No.: CE 12-11-04583

Location: 4515 Idlewood

PR# 372S303400012002

Francis T. Simmons, III & Beverly D. Robinson
4515 Idlewood
Pensacola, FL 32506

ORDER

THIS CAUSE was brought before the Office of the Environmental Enforcement Special Magistrate on Petitioner's Certification of Costs, pursuant to the Special Magistrate's Order of September 10, 2013; and the Special Magistrate having found the Respondent in violation of Escambia County Code of Ordinances 42-196 (a) Nuisance Conditions, (b) Trash & Debris, (d) Overgrowth, 30-203 Main Structure, Accessory Bldg. (n), (t), (u), and (cc). Escambia County made certain repairs to bring the property into compliance and that the repairs were reasonable and necessary. Escambia County having given the Respondent notice of the fines and abatement costs and the Respondent having failed to timely object thereto. THEREFORE, the Special Magistrate being otherwise fully advised of the premises; it is hereby ORDERED, pursuant to Section 30-35 of the Escambia County Code of Ordinances, that in addition to the costs of \$1,100.00 imposed by the Order of Special Magistrate dated September 10, 2013, the following itemized fines and abatement fees are hereby imposed as follow:

Itemized	Cost
a. Fines (\$25.00 per day 10/11/13 - 11/06/14)	\$ 9,775.00
b. County Abatement Fees	<u>\$ 3,600.00</u>
Total	\$13,375.00 which

together with the previously imposed costs of \$1,100.00 makes a total of \$14,475.00.

DONE AND ORDERED at Escambia County, Florida, this 14th day of January, 2015.



Special Magistrate
Office of Environmental Enforcement

Filing # 204113152 E-Filed 08/06/2024 11:23:54 AM

JUDICIAL CIRCUIT IN AND FOR ESCAMBIA COUNTY, FLORIDA

CASE NO.: 2024 SC 003749

MIDLAND CREDIT MANAGEMENT, INC.
P.O. BOX 290335
TAMPA, FL 33687
Plaintiff,

vs.

REGGIE HOLLMAN
6276 FERGUSON DR
PENSACOLA, FL 325037769
Defendants.

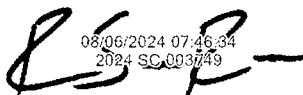
DEFAULT FINAL JUDGMENT

At a Small Claims Pre-Trial Conference on July 18, 2024, the Plaintiff appeared but the Defendant did NOT, after proper service. Therefore, the Plaintiff is entitled to a Final Judgement, and it is hereby,

ORDERED AND ADJUDGED that Plaintiff, whose address is P.O. BOX 2121 , WARREN MI 48090, recover from Defendant, REGGIE HOLLMAN, 6276 FERGUSON DR , PENSACOLA, FL 325037769 the sum of \$3,336.76 in principal, \$0.00 in prejudgment interest, costs of \$371.42, less \$0.00 in payments, for a total of \$3,708.18, that shall bear interest at the statutory rate, for all of which let execution issue. It is further

ORDERED AND ADJUDGED that the Defendant shall complete Florida Small Claims Rules Form 7.343 (Fact Information Sheet) and return it to the Plaintiff, MIDLAND CREDIT MANAGEMENT, INC., within forty-five (45) days from the date of this Final Judgment, unless the Final Judgment is satisfied or a motion for new trial or notice of appeal is filed. The completed Fact Information Sheet can be e-mailed to IL_FL@mcmcg.com or mailed to P.O. Box 2121 Warren, Michigan, 48090. The Fact Information Sheet should not be filed with the Court and need not be recorded in the Public Records. Jurisdiction of this case is retained to enter further orders that are proper to compel the defendant to complete form 7.343 and return it to the Plaintiff.

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


08/06/2024 07:46:34
2024 SC 003749
signed by COUNTY COURT JUDGE SCOTT RITCHE 08/06/2024 07:46:34 wlvk623p

Copies to:
MIDLAND CREDIT MANAGEMENT, INC., PO BOX 2121 WARREN MI 48090
IL_FL@mcmcg.com
Defendant(s):
REGGIE HOLLMAN 6276 FERGUSON DR PENSACOLA, FL 325037769

Prepared By and
Record and Return To:
REI V PRO, LLC
Attn: Lazaro Perez
8100 Oak Ln., Ste. 201
Miami Lakes, FL 33016

AFFIDAVIT OF NOTICE OF INTEREST

STATE OF FLORIDA
COUNTY OF MIAMI DADE

THIS AFFIDAVIT OF NOTICE OF INTEREST IN REAL ESTATE is executed by **Lazaro Perez, Manager** of **REI V PRO LLC**, who, upon being first duly sworn, deposes and gives notice to all who may be concerned, that it claims an interest in the real property described below:

Street address: 4515 Idlewood Dr, Pensacola, FL 32506

Legal Description: LOT 12, BLOCK B, WESLEYAN TERRACE, A SUBDIVISION OF A PORTION OF SECTION 37, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 91, PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

County: Escambia, Fl

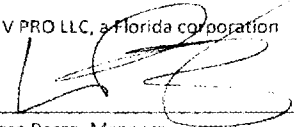
Folio Number: 37-2S-30-3400-012-002

This Notice is recorded pursuant to a written "As Is" Residential Contract for Sale and Purchase between the seller **Reggie Hollman** and owner whose address is **4515 Idlewood Dr, Pensacola, FL 32506** and **REI V PRO LLC**, a Florida Limited Liability Company is the interested party.

This shall operate as a lien upon the subject property and shall serve notice to the public that Affiant, **REI V PRO LLC, a Florida Limited Liability Company** has an interest in the property. In the event of failure of **Reggie Hollman**, to perform according to the contract. This notice shall remain until released by the Affiant. To obtain details regarding this Notice of Interest, please contact Affiant, **Lazaro Perez, Manager of REI V PRO LLC, a Florida Limited Liability Company at 857-251-3027**

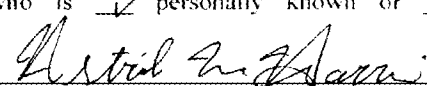
FURTHER AFFIANT SAYETH NOT

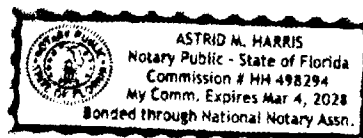
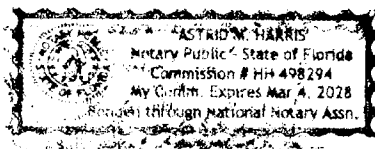
REI V PRO LLC, a Florida corporation


Lazaro Perez, Manager

STATE OF FLORIDA
COUNTY OF MIAMI DADE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 30th day of August, 2024 by Lazaro Perez, Authorized signer of REI V Pro LLC, who is personally known or produced as Identification.


Notary Public



54
8.25
1435

287396 181

Form 140
PRINTED AND FOR SALE
MAYES PRINTING CO.
PENSACOLA, FLA.

State of Florida
Escambia County

WARRANTY DEED

Know All Men by These Presents: That HENRY L. PARKER and VERMELL PARKER

for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations

the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto DAVID MICHAEL BASS, 4515 Idlewood Drive, Pensacola, Florida 32506

his heirs, executors, administrators and assigns, forever, the following described real property, situate, lying and being in the Escambia County of Florida State of Florida to-wit:

Lot 12 in Block B of Wesleyan Terrace, a subdivision of a portion of Section 37, Township 2 South, Range 30 West, as recorded in Plat Book 6, at Page 91, of the public records of above County.

This lot is restricted to residential use only of one family type unit.

D.S. PD. 8.25
DATE 6-21-90
JCE A. FLOWERS, COMPTROLLER
BY: J.C. Mel U.S.
CERT. REG. #58-2043728-27-01

JUN 21 1 33 PM '90
FILED AND RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY FLORIDA

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead.

And we covenant that we are well seized of an indefeasible estate in fee simple in the said property, and have a good right to convey the same; that it is free of lien or encumbrance, and that our heirs, executors and administrators, the said grantee his heirs, executors, administrators and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons lawfully claiming the same, shall and will forever warrant and defend.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 20th day of June A. D. 19 90.

Signed, sealed and delivered in the presence of
Henry L. Parker (SEAL)
Vermell Parker (SEAL)
David Michael Bass (SEAL)
(SEAL)
(SEAL)

State of Florida
Escambia County

Before the subscriber personally appeared Henry L. Parker and Vermell Parker his wife known to me and known to me to be the individuals described by said name as in and who executed the foregoing instrument and acknowledged that they executed the same for the uses and purposes therein set forth.

Given under my hand and official seal this 20th day of June 19 90.

This instrument was prepared by:
Henry L. Parker

David Michael Bass
Notary Public
My commission expires 12-31-91

Return to:
Name:
Address:

This Instrument Prepared:
Carol Eubanks
Southland Acquire Land Title, LLC
1120 North 12th Avenue
Pensacola, Florida 32501
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
37-2S-30-3400-012-002
Grantee(s) S.S.#(s):
File No:3012562

WARRANTY DEED

This Warranty Deed Made the 15th day of February, 2005, by David Michael Bass and Stephanie H. Bass, husband and wife, husband and wife, , hereinafter called the grantor, whose post office address is: 4271 Crosswinds Drive, Milton, Florida 32583

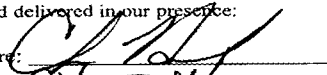
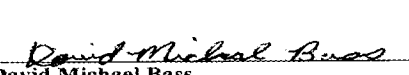

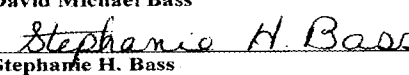
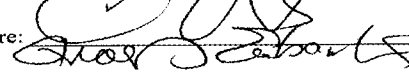
to Francis T. Simmons III, a single man Beverly D. Robinson, a single woman, as joint tenants with rights of survivorship whose post office address is: 4515 Idlewood Drive, Pensacola, Florida 32506 , hereinafter called the grantee,

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

Lot 12 in Block B of Wesleyan Terrace, a subdivision of a portion of Section 37, Township 2 South, Range 30 West, as recorded in Plat Book 6 at page 91 of the public records of Escambia County, Florida.

The property is the homestead of the Grantor(s).
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 grantee that 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; and that said land is free of all encumbrances, except taxes accruing subsequent to 2005, reservations, restrictions and easements of record, if any.
(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)
In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.

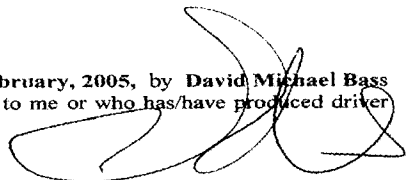
Signed, sealed and delivered in our presence:

Witness Signature: 	
Printed Name: Chris Howard	David Michael Bass
Witness Signature: 	
Printed Name: Stephanie H. Bass	Stephanie H. Bass
Witness Signature: 	
Printed Name:	
Witness Signature: _____	
Printed Name: _____	

STATE OF FLORIDA
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 15th day of February, 2005, by David Michael Bass and Stephanie H. Bass, husband and wife, who is/are personally known to me or who has/have produced driver license(s) as identification.

My Commission Expires:



Printed Name:
Notary Public
Serial Number

CAROL D. EUBANKS
Notary Public-State of FL
Comm. Exp. Mar. 3, 2008
Comm. No. DD 274370

**ESCAMBIA COUNTY HEALTH DEPARTMENT
ENVIRONMENTAL HEALTH SERVICES
1300 WEST GREGORY STREET
PENSACOLA, FL 32501**



February 2, 2005

David M. Bass
c/o Carol Eubanks
Southland Acquire Land Title, LLC
1120 North 12th Avenue
Pensacola, FL 32501

RE: Four Bedroom
Single Family Residence
4515 Idlewood Drive
Pensacola, FL 32506
Parcel ID: 37-2S-30-3400-012-002

Dear Mr. Bass:

Environmental Health conducted an inspection of the Onsite Sewage Treatment and Disposal System (OSTDS) at the above referenced location on February 1, 2005. The condition(s) stated below outline the department's assessment of the OSTDS:

Status of Property:

The premise has been occupied and no overflows were observed at the time of the inspection.

Septic Tank Compartment:

The condition of the internal structure of the tank compartment could not be determined because the tank was not opened for a visual inspection. However, a limited external inspection of the tank was conducted.

- No structural deficiencies were noted.

Drainfield System:

The drainfield system was probed and the soil adjacent to the drainfield was augured to assess the system's functionality.

- Moderate root intrusion was found in the tank and drainfield areas that could alter the system's functionality in the future. This item is for information only.

Conclusion:

- No action is required. The system appeared to be operating properly at the time of our inspection.

This letter will be honored for a period of nine months. If we can be of further assistance, please do not hesitate to call us at (850) 595-6786.

Sincerely,

A handwritten signature in cursive script that reads "Lisa Lavoie".

Lisa Lavoie
Environmental Specialist II

A handwritten signature in cursive script that reads "LLF/d/ms".

LLF/d/ms
OSTDS #05-9051
Fax to: Carol Eubanks, 432-1966

A handwritten signature in cursive script, possibly reading "Frank" followed by a last name.

File No: 3012562

**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, and if not, what person or entity will be responsible for maintenance. 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 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 of County Employees of this disclosure shall in no way be construed as an acknowledgment by the County of the veracity of any disclosure statement.

Name of Roadway: 4515 Idlewood Drive Pensacola, Florida 32506
Legal Address of Property: 4515 Idlewood Drive, Pensacola, FL 32506

The County () has accepted () has not accepted the abutting roadway for maintenance.

This form completed by:
Southland Acquire Land Title, LLC
1120 North 12th Avenue
Pensacola, Florida 32501

As to Seller(s):

David Michael Bass
Seller's Name: David Michael Bass

Stephanie N. Bass
Seller's Name: Stephanie H. Bass

Seller's Name: _____

Seller's Name: _____

As to Buyer(s):

Francis T. Simmons III
Buyer's Name: Francis T. Simmons III

Beverly D. Robinson
Buyer's Name: Beverly D. Robinson

Buyer's Name: _____

Buyer's Name: _____

Chris Howard
Witness' Name: Chris Howard
Shirley Searcy
Witness' Name: Shirley Searcy

Witness' Name: _____

Witness' Name: _____

Shirley Searcy
Witness' Name: Shirley Searcy

Samantha C. Mitchell
Witness' Name: SAMANTHA C. MITCHELL

Witness' Name: _____

Witness' Name: _____

THIS FORM APPROVED BY THE
ESCAMBIA COUNTY BOARD
OF COUNTY COMMISSIONERS
Effective 4/15/95