



# 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

0325.37

## 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	REAL BUSINESS CONSULTANTS INC 11 GRACE AVE STE 411 GREAT NECK, NY 11023 UNKNOWN 13-2000-200 COMMENCE AT NORTHWEST CORNER OF SAID BLOCK 102 OF THE EAST KING TRACT; THENCE PROCEED NORTH 80 DEGRE (Full legal attached.)	Certificate #	2022 / 6850
		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)
# 2022/6850	06/01/2022	484.80	24.24	509.04
→Part 2: Total*				509.04

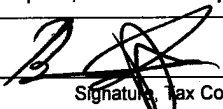
## Part 3: Other Certificates Redeemed by Applicant (Other than County)

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)
# 2023/6990	06/01/2023	478.07	6.25	78.88	563.20
Part 3: Total*					563.20

## 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)	1,072.24
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	518.90
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)	1,966.14

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

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
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. <b>Total Paid (Lines 8-13)</b>	
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>09/03/2025</u> Signature, Clerk of Court or Designee <i>3/Spurs</i>	

**INSTRUCTIONS** *+ 625*

**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.

COMMENCE AT NORTHWEST CORNER OF SAID BLOCK 102 OF THE EAST KING TRACT; THENCE PROCEED NORTH 80 DEGREES 06 MINUTES 38 SECONDS ALONG THE SOUTH RIGHT-OF-WAY LINE OF AVERY STREET (50 FOOT RIGHT-OF-WAY) A DISTANCE OF 262.87 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 80 DEGREES 06 MINUES 38 SECONDS EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 137.13 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF NORTH GUILLEMARD STREET (50 FOOT RIGHT-OF-WAY); THENCE PROCEED SOUTH 09 DEGREES 53 MINUTES 08 SECONDS EAST ALONG RIGHT-OF-WAY A DISTANCE OF 155.26 FELT; THENCE DEPARTING SAID RIGHT-OF-WAY PROCEED SOUTH 79 DEGREES 17 MINUTES 18 SECONDS WEST A DISTANCE OF 75.52 FEET; THENCE PROCEED SOUTH 63 DEGREES 14 MINUTES 55 SECONDS WEST A DISTANCE OF 64.38 FEET; THENCE PROCEED NORTH 09 DEGREES 53 MINUTES 08 SECONDS WEST A DISTANCE OF 175.02 FEET TO THE POINT OF BEGINNING. OR 8528 P 1061 CA 79

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2400868

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
13-2000-200	2022/6850	06-01-2022	COMMENCE AT NORTHWEST CORNER OF SAID BLOCK 102 OF THE EAST KING TRACT; THENCE PROCEED NORTH 80 DEGREES 06 MINUTES 38 SECONDS ALONG THE SOUTH RIGHT-OF-WAY LINE OF AVERY STREET (50 FOOT RIGHT-OF-WAY) A DISTANCE OF 262.87 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 80 DEGREES 06 MINUES 38 SECONDS EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 137.13 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF NORTH GUILLEMARD STREET (50 FOOT RIGHT-OF-WAY); THENCE PROCEED SOUTH 09 DEGREES 53 MINUTES 08 SECONDS EAST ALONG RIGHT-OF-WAY A DISTANCE OF 155.26 FELT; THENCE DEPARTING SAID RIGHT-OF-WAY PROCEED SOUTH 79 DEGREES 17 MINUTES 18 SECONDS WEST A DISTANCE OF 75.52 FEET; THENCE PROCEED SOUTH 63 DEGREES 14 MINUTES 55 SECONDS WEST A DISTANCE OF 64.38 FEET; THENCE PROCEED NORTH 09 DEGREES 53 MINUTES 08 SECONDS WEST A DISTANCE OF 175.02 FEET TO THE POINT OF BEGINNING. OR 8528 P 1061 CA 79

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

Parcel Information

Section  
Map Id:  
CA079

Approx.  
Acreage:  
0.5036

Zoned: 

62

23.25

175.02


182.07

155.26

75.52

232.7

350

 View Florida Department of Environmental Protection (DEP) Data

Launch Interactive Map

Evacuation  
& Flood  
Information  
[Open](#)  
[Report](#)

Buildings

Images

None

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:05/07/2024 (tc.7837)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **JPL INVESTMENTS CORP AND OCEAN BANK** holder of **Tax Certificate No. 06850**, 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:

(see attached)

**SECTION 00, TOWNSHIP 0 S, RANGE 00 W**

**TAX ACCOUNT NUMBER 132000200 (0325-37)**

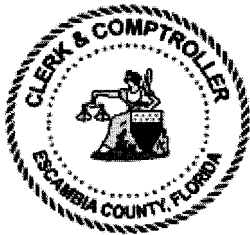
The assessment of the said property under the said certificate issued was in the name of

**REAL BUSINESS CONSULTANTS INC**

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

## LEGAL DESCRIPTION

COMMENCE AT NORTHWEST CORNER OF SAID BLOCK 102 OF THE EAST KING TRACT; THENCE PROCEED NORTH 80 DEGREES 06 MINUTES 38 SECONDS ALONG THE SOUTH RIGHT-OF-WAY LINE OF AVERY STREET (50 FOOT RIGHT-OF-WAY) A DISTANCE OF 262.87 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 80 DEGREES 06 MINUTES 38 SECONDS EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 137.13 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF NORTH GUILLEMARD STREET (50 FOOT RIGHT-OF-WAY); THENCE PROCEED SOUTH 09 DEGREES 53 MINUTES 08 SECONDS EAST ALONG RIGHT-OF-WAY A DISTANCE OF 155.26 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY PROCEED SOUTH 79 DEGREES 17 MINUTES 18 SECONDS WEST A DISTANCE OF 75.52 FEET; THENCE PROCEED SOUTH 63 DEGREES 14 MINUTES 55 SECONDS WEST A DISTANCE OF 64.38 FEET; THENCE PROCEED NORTH 09 DEGREES 53 MINUTES 08 SECONDS WEST A DISTANCE OF 175.02 FEET TO THE POINT OF BEGINNING. OR 8528 P 1061 CA 79





**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 #: 13-2000-200 CERTIFICATE #: 2022-6850

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: Vicki Campbell

BY

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

**PROPERTY INFORMATION REPORT**  
**CONTINUATION PAGE**

November 22, 2024

Tax Account #: **13-2000-200**

1. The Grantee(s) of the last deed(s) of record is/are: **REAL BUSINESS CONSULTANTS, INC., A NEW YORK CORPORATION**

**By Virtue of Warranty Deed recorded 5/12/2021 in OR 8528/1061**

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 City of Pensacola recorded 1/22/2024 – OR 9093/1687**
  - b. **Code Enforcement Order in favor of City of Pensacola recorded 11/8/2024 – OR 9229/1985**

4. Taxes:

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

**Tax Account #: 13-2000-200**

**Assessed Value: \$28,737.00**

**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:** MAR 5, 2025

**TAX ACCOUNT #:** 13-2000-200

**CERTIFICATE #:** 2022-6850

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 checked="" type="checkbox"/>	<input 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.

**REAL BUSINESS CONSULTANTS INC**  
**11 GRACE AVE STE 411**  
**GREAT NECK, NY 11023**

**Certified and delivered to Escambia County Tax Collector, this 21st 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 #:13-2000-200**

### **LEGAL DESCRIPTION EXHIBIT "A"**

**COMMENCE AT NORTHWEST CORNER OF SAID BLOCK 102 OF THE EAST KING TRACT;  
THENCE PROCEED NORTH 80 DEGREES 06 MINUTES 38 SECONDS ALONG THE SOUTH  
RIGHT-OF-WAY LINE OF AVERY STREET (50 FOOT RIGHT-OF-WAY) A DISTANCE OF 262.87  
FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 80 DEGREES 06 MINUES  
38 SECONDS EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 137.13 FEET  
TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF NORTH GUILLEMARD STREET (50  
FOOT RIGHT-OF-WAY); THENCE PROCEED SOUTH 09 DEGREES 53 MINUTES 08 SECONDS  
EAST ALONG RIGHT-OF-WAY A DISTANCE OF 155.26 FELT; THENCE DEPARTING SAID  
RIGHT-OF-WAY PROCEED SOUTH 79 DEGREES 17 MINUTES 18 SECONDS WEST A DISTANCE  
OF 75.52 FEET; THENCE PROCEED SOUTH 63 DEGREES 14 MINUTES 55 SECONDS WEST A  
DISTANCE OF 64.38 FEET; THENCE PROCEED NORTH 09 DEGREES 53 MINUTES 08 SECONDS  
WEST A DISTANCE OF 175.02 FEET TO THE POINT OF BEGINNING. OR 8528 P 1061 CA 79**

**SECTION 00, TOWNSHIP 0 S, RANGE 00 W**

**TAX ACCOUNT NUMBER 13-2000-200 (0325-37)**

**ABTRACTOR'S NOTE: WE CAN NOT CERTIFY LEGAL AS WRITTEN ON TAX ROLL  
WITHOUT A CURRENT SURVEY. TAX ROLL LEGAL APPEARS TO BE MISSING A  
DIRECTIONAL CALL.**

Prepared by and Return to:  
Litvak Beasley  
Wilson & Ball, LLP  
Robert O. Beasley  
40 Palafox Pl, Suite 300  
Pensacola, Florida 32502  
Consideration:\$\_\_\_\_\_

For official use by Clerk's office only

STATE OF Florida )  
COUNTY OF Escambia )

**SPECIAL WARRANTY DEED**  
(Corporate Seller)

THIS INDENTURE, made this 11<sup>th</sup> day of May 2021, between **Emerald Coast Utilities Authority**, an independent special district created by the Laws of Florida, whose mailing address is: 9255 Sturdevant Street, Pensacola, Florida 32514, party of the first part, and **Real Business Consultants, Inc.**, a New York corporation, whose mailing address is: 11 Grace Avenue, Suite 411, Great Neck, NY 11023 party/parties of the second part,

**WITNESSETH:**

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, to wit:

**SEE ATTACHED EXHIBIT "A"**

Said Property is not the homestead of the Grantor under the laws and constitution of the State of Florida.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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 party of the first part hereby covenants with said party of the second part, 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 party of the first part.

Grantor hereby reserves, pursuant to Section 270.11, Florida Statutes, an undivided three-fourths royalty interest in all phosphate, mineral and metals that are or may be in, on, or under the Land, and an undivided one-half interest in all the petroleum that is or may be in, on or under that Land without any right of entry to mine, explore, or develop for same.

IN WITNESS WHEREOF, first party has signed and sealed these on the present the date set forth above.

\*\*\*\*\* Signature page to follow \*\*\*\*\*

Signed, sealed and delivered in the presence of:

Witnesses:

*Nathalie R. Bowers*

Witness signature

NATHALIE R. BOWERS

Print witness name

*Sherry Hardin*

Witness signature

Sherry Hardin

Print witness name

Emerald Coast Utilities Authority

*J. Bruce Woody*

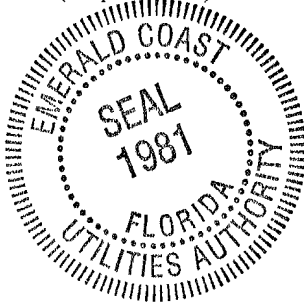
Print Name:

**J. Bruce Woody, P.E., M.P.A.**

Title:

**Executive Director**

(Corporate Seal)



State of Florida  
County of Escambia

THE FOREGOING INSTRUMENT was acknowledged before me, by physical presence or online notarization, this 11<sup>th</sup> day of May 2021 by J. Bruce Woody, as Executive Director of the Emerald Coast Utilities Authority, on behalf of said entity, who is personally known to me, or who has produced N/A as identification.

*Shakeva Simmons*  
Notary Public

Shakeva Simmons

Print Notary Name

My Commission Expires: June 18, 2024

Notary Seal



**SHAKEVA SIMMONS**  
**Commission # HH 012028**  
**Expires June 18, 2024**  
**Bonded Thru Budget Notary Services**

# EXHIBIT "A"

SHEET:  
2 OF 2



K:\SURVEY\279 ECUA\27946.02 Block 102 Belmont\DWG\BLOCK 102 Lot Survey East May 2019.dwg, May 13, 2019 - 10:07:53AM, aphillips



**BASKERVILLE-DONOVAN, INC.**  
Engineering the South  
SINCE 1997

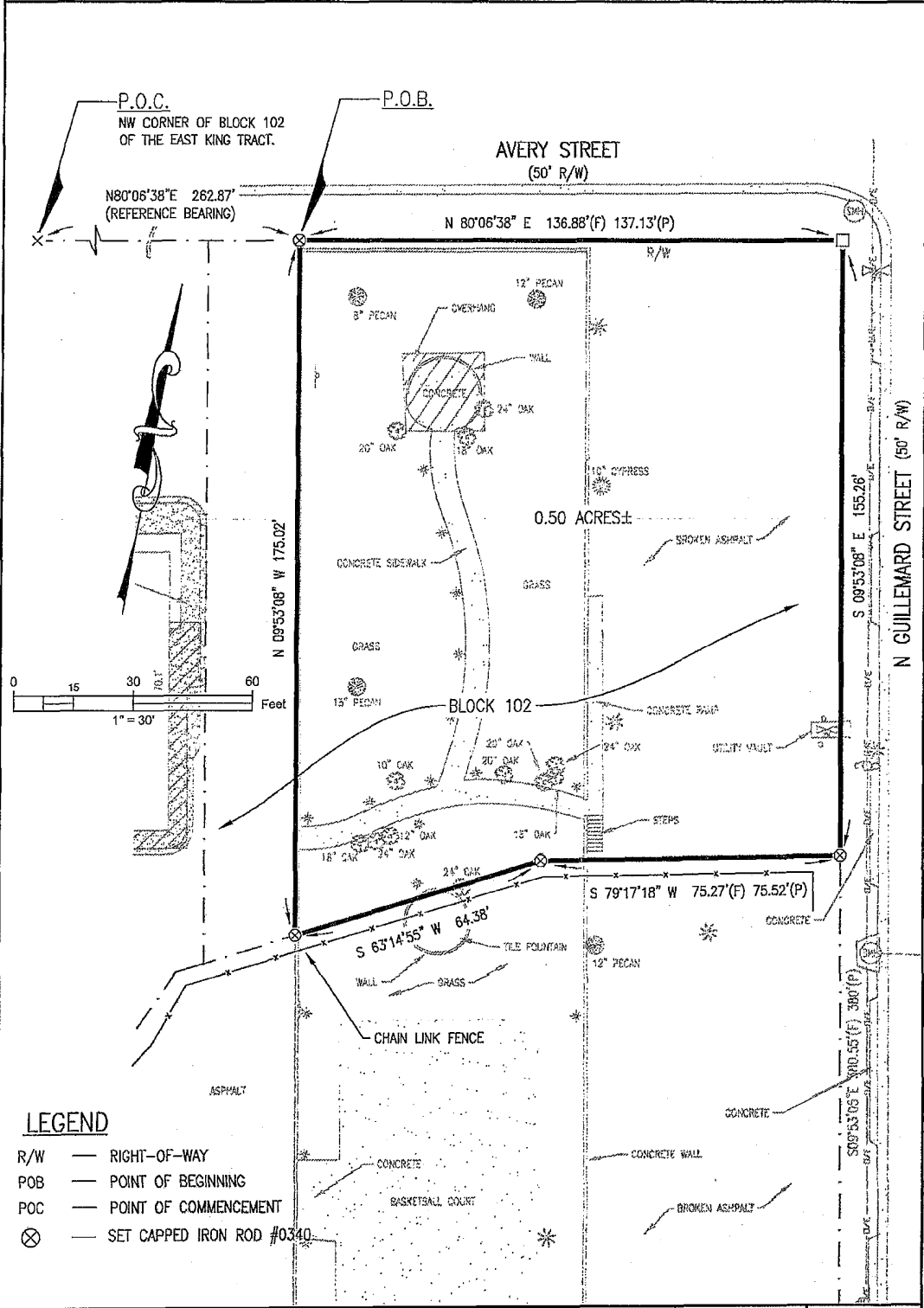
449 WEST MAIN STREET  
PENSACOLA, FLORIDA 32502 (850) 438-9661  
ENGINEERING BUSINESS: EB-0000340

# BOUNDARY SURVEY

PREPARED FOR: EMERALD COAST UTILITIES AUTHORITY

CERTIFIED TO:

PROJECT:	27946.05
FIELD SURVEY DATE:	5/6/19
SECTION:	19
TOWNSHIP:	2 SOUTH
RANGE:	30 WEST
COUNTY:	ESCAMBIA



## LEGEND

- R/W — RIGHT-OF-WAY
- POB — POINT OF BEGINNING
- POC — POINT OF COMMENCEMENT
- ⊗ — SET CAPPED IRON ROD #0340

REVISIONS			
NO.	BY	DESCRIPTION	DATE

The survey shown herein was prepared in compliance with the Standards of Practice set forth by the Florida Board of Professional Land Surveyors and Mappers in Chapter 33-17 of the Florida Administrative Code, pursuant to Section 472.027 Florida Statutes to the best of my knowledge and belief.  
FOR: BASKERVILLE-DONOVAN, INC. CORPORATE NUMBER 0340  
*Robert S. Mills*  
ROBERT S. MILLS  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NO. 5509  
5/13/19  
DATE



CHECKED BY:	AKP
SCALE:	1" = 30'
F.B. 19-01 PAGE	56
DRAWN BY:	AKP
SHEET:	1 OF 2

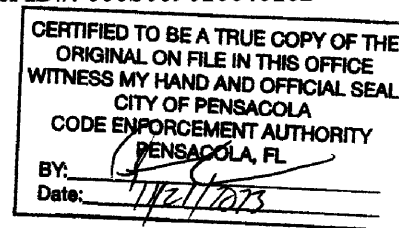
**BEFORE THE CODE ENFORCEMENT AUTHORITY  
OF THE CITY OF PENSACOLA  
SPECIAL MAGISTRATE  
IN AND FOR THE CITY OF PENSACOLA, a Florida municipal corporation**

**Petitioner,  
Code Enforcement Office of the City of  
Pensacola**

**Case No.: 24-043  
Location: 1750 N Palafox Street, Pensacola  
FL 32501  
Parcel ID#: 000S009010040102**

**Respondent,  
Real Business Consultants Inc**

**ORDER**



The CAUSE having come before the Code Enforcement Authority Special Magistrate on the Petition of the Code Enforcement Authority Officer for alleged violation of the ordinances of the City of Pensacola, a Florida municipal corporation, and the Special Magistrate having heard and considered sworn testimony and other evidence presented by the Code Enforcement Officer and the Respondent(s) or representative thereof, None, and after consideration of the appropriate sections of Pensacola Code of Ordinances and of the International Property Maintenance Code (as incorporated in Pensacola Code of Ordinances 14-2-222), finds that a violation of the following Code(s) has occurred and continues:

**Sec. 14-4-3 Nuisance  
301.3 Vacant structures and land  
304.2 Protective treatment**

THEREFORE, the Special Magistrate, being otherwise fully apprised, finds as follows:

It is hereby ORDERED that the RESPONDENT(S) shall have until **11/20/2023** to correct the violation(s) and to bring the violation into compliance.

Corrective action shall include:

- **The boards must be removed from the windows and all damaged windows must be replaced without boards. All open windows must be secured and if the open window is damaged it must be replaced to good working order.**
- **The peeling paint must be removed and a protective treatment applied to the surface.**

Immediately after all required work has been completed, the respondent(s) must call the City of Pensacola Code Enforcement Office at (850) 436-5500 to schedule re-inspection of the property to confirm that all required work has been completed to code and/or that the violation(s) has/have been completely corrected.

In the event this order is not complied with before the above compliance date, without further hearing or notice to the respondent(s) will be assessed a fine of **\$100.00** per day commencing **11/21/2023** and each and every day thereafter any violation continues to exist; and without further hearing or notice to the respondent(s), A LIEN MAY BE IMPOSED AGAINST ANY AND ALL REAL AND PERSONAL PROPERTY OWNED BY THE RESPONDENT(S) WHICH IS NOT LEGALLY PROTECTED FROM ENCUMBRANCE AND LEVY; AND THE COST INCURRED BY THE CITY IN SUCCESSFULLY PROSECUTING THIS CASE MAY BE ASSESSED AGAINST THE RESPONDENT(S).

It is the responsibility of the respondent(s) to contact the above-named City Office prosecuting the case to arrange for re-inspection of the property to verify compliance AS SOON AS IT IS ACHIEVED.

If the violation(s) is (are) corrected and, thereafter, a City Code Enforcement Officer finds that a repeat violation has occurred, a fine in the amount and up to and including Five Hundred

Dollars (\$500.00) per day may be assessed against the respondent(s) for each day the repeat violation is found to have occurred by the City Code Enforcement Officer and for each and every day thereafter the repeat violation continues to exist.

Pursuant to sections 162.03, 162.07, and 162.09 Florida Statutes, without further hearing or notice to the respondent(s), the original, or certified copy of this order and/or any subsequent Special Magistrate's order may be recorded in the public records of Escambia County, Florida, and once recorded, CONSTITUTES NOTICE TO AND MAKES THE FINDINGS OF THIS ORDER BINDING on the respondent(s) and any subsequent purchasers of the property, and any successors in interest or assigns of the respondent(s).

Pursuant to Pensacola Code of Ordinances Sec. 13-2-6(c), court costs in the amount of **\$200.00** are awarded in favor of the City of Pensacola as the prevailing party against respondent(s). Court costs must be paid within thirty (30) days of the date of this order.

Jurisdiction of this matter and the parties is retained to enter such further orders as may be appropriate and necessary.

Any aggrieved party hereto, including the City, may appeal this order to the Circuit Court of Escambia County, Florida, within (30) days of the entry of this order.

DONE AND ORDERED IN Pensacola, Florida on this 7<sup>th</sup> day of November, 2023.

PENSACOLA CODE ENFORCEMENT AUTHORITY



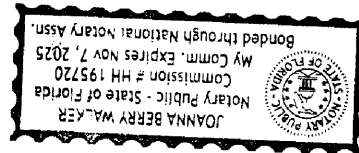
Matthew Hargraves  
Signature of Special Magistrate

Matthew Hargraves  
Printed Name of Special Magistrate

The foregoing original order was executed and acknowledged before me by means of physical presence on November 7, 2023, by the above-named Special Magistrate for the City of Pensacola, Florida, who is personally known to me.

Joanna Walker  
Signature of Notary and Administrative Officer

Joanna Walker  
Printed Name of Notary and Administrative Officer



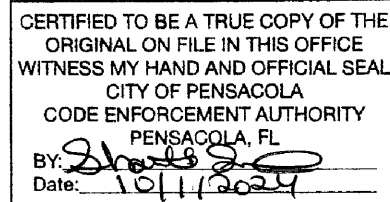
**BEFORE THE CODE ENFORCEMENT AUTHORITY  
OF THE CITY OF PENSACOLA  
SPECIAL MAGISTRATE  
IN AND FOR THE CITY OF PENSACOLA, a Florida municipal corporation**

**Petitioner,  
Code Enforcement Authority of the City of  
Pensacola**

**Location: No Situs (E Avery Street / N  
Guillemard Street) SW Corner, Acct # 13-  
2000-200, Pensacola, FL  
Parcel ID#: 000S009010050102**

**Case No.: 24-3888**

**Respondent,  
Real Business Consultants Inc.**



**ORDER**

The CAUSE having come before the Code Enforcement Authority Special Magistrate on the Petition of the Code Enforcement Authority Officer for alleged violation of the ordinances of the City of Pensacola, a Florida municipal corporation, and the Special Magistrate having heard and considered sworn testimony and other evidence presented by the Code Enforcement Officer and the Respondent(s) or representative thereof, none, and after consideration of the appropriate sections of Pensacola Code of Ordinances and of the International Property Maintenance Code (as incorporated in Pensacola Code of Ordinances 14-2-222), finds that a violation of the following Code(s) has occurred and continues:

- **IPMC 308.1 Accumulation of rubbish or garbage.**
- **Sec. 4-3-18 Excessive growth of weeds prohibited.**
- **Sec. 11-4-72 Maintenance of right-of way owner of abutting property.**
- **Sec. 14-4-3 Nuisance.**

THEREFORE, the Special Magistrate, being otherwise fully apprised, finds as follows:

It is hereby ORDERED that the RESPONDENT(S) shall have until **10/14/2024** to correct the violation(s) and to bring the violation(s) into compliance.

Corrective action shall include:

- **The piles of concrete debris and loose litter must be removed from the property.**
- **The overgrown vegetation must be cut and maintained at a height not exceeding 12 inches.**
- **The abutting right-of-way must be maintained and kept clean and free of litter.**
- **The concrete debris and loose litter must be removed from the property.**

In the event this order is not complied with by the above compliance date, and following notification by a code enforcement officer to the Special Magistrate, a fine of **\$100.00** will accrue per day commencing **10/15/2024** and continue to accrue each and every day thereafter any violation continues to exist; and without further hearing or notice to the respondent(s).

In accordance with Florida Statutes and the Pensacola Code of Ordinances, a certified copy of this order may be recorded in the public records and shall constitute a lien against the land on which the violation exists and as upon any other real or personal property owned by the violator. Upon petition to the circuit court this order shall be enforceable in the same manner as a court judgement by the sheriffs of this state, including execution and levy against the personal property of the violator, but shall not be deemed a court judgment except for enforcement purposes. Such fines shall continue to accrue until the violator comes into compliance or until judgement is rendered in a lawsuit filed pursuant to Florida Statute Chapter 162, whichever comes first. A lien arising from the fines imposed in this order runs in favor of the local governing body, and the City of Pensacola as the local governing body may execute a satisfaction or release of the lien pursuant to Florida Statute Chapter 162.

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Once corrections have been made, it is the responsibility of the respondent(s) to notify the City of Pensacola Code Enforcement Office to schedule re-inspection of the property to verify compliance and to halt additional fine accumulation for non-compliance with this Order.

Pursuant to Pensacola Code of Ordinances Sec. 13-2-6(c), costs in the amount of \$200.00 are awarded in favor of the City of Pensacola as the prevailing party against respondent(s). Court costs must be paid within thirty (30) days of the date of this order.

Jurisdiction of this matter and the parties is retained to enter such further orders as may be appropriate and necessary.

Any aggrieved party hereto, including the City, may appeal this order to the Circuit Court of Escambia County, Florida, within (30) days of the entry of this order.

DONE AND ORDERED IN Pensacola, Florida on this 1<sup>st</sup> day of October, 2024.

PENSACOLA CODE ENFORCEMENT AUTHORITY

RALPH A. PETERSON

Printed Name of Special Magistrate

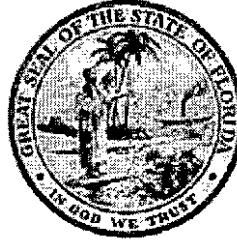
Ralph A. Peterson

Signature of Special Magistrate

Copies to: 11 Grace Avenue Suite 411, Great Neck, NY 11023



**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: 132000200 Certificate Number: 006850 of 2022**

**Payor: REAL BUSINESS CONSULTANTS INC 11 GRACE AVE STE 411 GREAT NECK, NY 11023**  
**Date 1/16/2025**

Clerk's Check #	1	Clerk's Total	<del>\$531.24</del> <b>\$2,435.38</b>
Tax Collector Check #	1	Tax Collector's Total	<del>\$2,296.80</del>
		Postage	<del>\$16.40</del>
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$2,861.44</del>

**\$2,452.38**  
**+ 85.83 card fee**

**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  
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 OPERATIONAL SERVICES  
 PROBATE  
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**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 006850  
 Redeemed Date 1/16/2025**

**Name REAL BUSINESS CONSULTANTS INC 11 GRACE AVE STE 411 GREAT NECK, NY 11023**

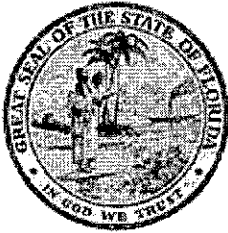
Clerk's Total = TAXDEED	\$531.24	<b>\$2,435.38</b>
Due Tax Collector = TAXDEED	\$2,296.80	
Postage = TD2	\$16.40	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• 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: 132000200 Certificate Number: 006850 of 2022**

Redemption ☐ No ☒ 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="1/16/2025"/> 
Months	11	9
Tax Collector	<input type="text" value="\$1,966.14"/>	<input type="text" value="\$1,966.14"/>
Tax Collector Interest	\$324.41	\$265.43
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$2,296.80	<input type="text" value="\$2,237.82"/> 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	\$61.56
Total Clerk	\$531.24	<input type="text" value="\$517.56"/> 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="\$16.40"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$2,861.44	\$2,772.38
	Repayment Overpayment Refund Amount	\$89.06
Book/Page	<input type="text" value="9145"/>	<input type="text" value="1809"/>