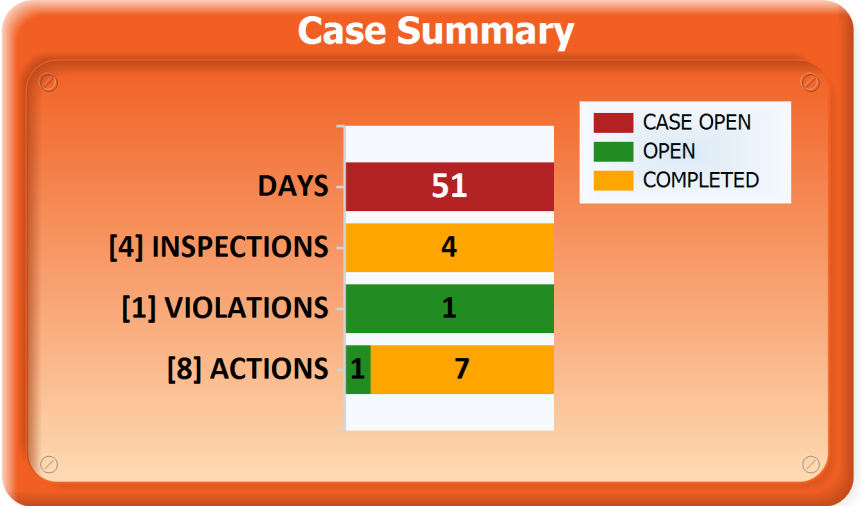


Description: OVERGROWTH			Status: HEARING
Type: GENERAL VIOLATION		Subtype: OVERGROWTH	
Opened: 3/18/2025	Closed:	Last Action: 5/8/2025	Flw Up: 5/6/2025
Site Address: 1122 SW 2ND ST OCALA, FL 34471			
Site APN: 2845-053-009		Officer: JEFFREY GUILBAULT	
Details:			



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY				
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	4/8/2025	4/8/2025	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	4/8/2025	4/8/2025	NOVPH MAILED 91 7199 9991 7039 7937 4232 WILLIE THOMAS REALTY LLC THOMAS WILLIE (REGISTERED AGENT) 2331 NE 17TH PL STE 109 OCALA, FL. 34470-7744
HEARING CODE BOARD	YVETTE J GRILLO	5/8/2025		NEW BUSINESS
OFFICER POSTING	JEFFREY GUILBAULT	4/9/2025	4/9/2025	NOVPH READY FOR POSTING Posted on sign in crow at 0852.
PREPARE NOTICE	SHANEKA GREENE	3/19/2025	3/19/2025	CLTO

PREPARE NOTICE	SHANEKA GREENE	4/8/2025	4/8/2025	NOVPH MAY HEARING
REGULAR MAIL	SHANEKA GREENE	3/19/2025	3/19/2025	CLTO MAILED
STAFF RECOMMENDATION	DALE HOLLINGSWORTH	5/8/2025	5/8/2025	<p>Find the Respondent(s) guilty of violating city code section(s): 34-95 and order to:</p> <p>1.) (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items by 4:00pm on Thursday, June 5th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, June 6th, 2025, the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include cutting and cleaning the property grounds, fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items. Additionally, there shall be a fine of \$50.00 per day that shall run in addition to any other fines until this violation has been abated.</p> <p>(b) Upon abatement of any violations of section 34-95 by the City, a \$100.00 service fee shall be applied pursuant to section 34-92(c)(2) of the City of Ocala Code of Ordinances.</p> <p>2.) Pay the cost of prosecution of \$259.66 by June 5th, 2025.</p>

CONTACTS					
NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	WILLIE THOMAS REALTY LLC	2331 NE 17TH PL STE 109 OCALA, FL 34470 -7744			
REGISTERED AGENT	THOMAS, WILLIE	2331 NE 17TH PL 109 OCALA, FL 34470			
RESPONDENT 1	WILLIE THOMAS REALTY LLC	2331 NE 17TH PL STE 109 OCALA, FL 34470			

FINANCIAL INFORMATION



Case Details - No Attachments

City of Ocala

Case Number

CE25-0210

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CERTIFIED POSTAGE	001-359-000-000-06-35960	2	\$14.36	\$0.00						
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	8	\$176.00	\$0.00						
INSPECTION FEE	001-359-000-000-06-35960	4	\$50.00	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
REGULAR POSTAGE	001-359-000-000-06-35960	1	\$0.55	\$0.00						

Total Paid for CASE FEES: \$259.66 \$0.00

TOTALS: \$259.66 \$0.00

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
FOLLOW UP	JGB	4/8/2025	4/8/2025	NON COMPLIANT		Verified that the overgrowth has not been cut. See Photos. Novph sent to admin.
FOLLOW UP	JGB	4/23/2025	4/23/2025	NON COMPLIANT		Verified the overgrowth has not been cut.
HEARING INSPECTION	JGB	5/6/2025	5/6/2025	NON COMPLIANT		At 0858 i conducted a hearing inspection and verified there are no changes and the overgrowth is still present. Please see photo.
INITIAL	JGB	3/18/2025	4/8/2025	NON COMPLIANT		At 1000 while patrolling the area i noticed tall grass and weeds on this vacant lot. Please cut and clean the property. SEE PHOTO. CLTO sent to admin. RI in 21 days.

VIOLATIONS

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
----------------	-----------	---------------	----------------	----------	---------	-------

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER	JEFFREY GUILBAULT	3/18/2025				Please cut and clean the property.
---	----------------------	-----------	--	--	--	------------------------------------

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2025 Property Record Card Real Estate

2845-053-009

[GOOGLE Street View](#)

Prime Key: 1249104

[MAP IT+](#)

Current as of 3/18/2025

[Property Information](#)

WILLIE THOMAS REALTY LLC
 2331 NE 17TH PL STE 109
 OCALA FL 34470-7744

[Taxes / Assessments:](#)

Map ID: 179

[Millage:](#) 1001 - OCALA[M.S.T.U.](#)[PC:](#) 00

Acres: .09

Situs: 1122 SW 2ND ST OCALA

[2024 Certified Value](#)

Land Just Value	\$5,270		
Buildings	\$0		
Miscellaneous	\$0		
Total Just Value	\$5,270		
Total Assessed Value	\$2,489	Impact	
Exemptions	\$0	Ex Codes:	(\$2,781)
Total Taxable	\$2,489		
School Taxable	\$5,270		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$5,270	\$0	\$0	\$5,270	\$2,489	\$0	\$2,489
2023	\$4,590	\$0	\$0	\$4,590	\$2,263	\$0	\$2,263
2022	\$4,250	\$0	\$0	\$4,250	\$2,057	\$0	\$2,057

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8457/0580	10/2024	60 CRT ORD	0	U	V	\$100
8285/0626	03/2024	34 TAX	2 V-SALES VERIFICATION	U	V	\$9,100
6034/0606	04/2014	07 WARRANTY	0	U	I	\$100
4122/0672	07/2005	07 WARRANTY	8 ALLOCATED	U	I	\$150,000
1444/0226	07/1987	07 WARRANTY	0	Q	I	\$10,500
1444/0229	05/1987	07 WARRANTY	0	U	I	\$100
1410/1597	09/1983	71 DTH CER	0	U	I	\$100
0507/0754	02/1972	07 WARRANTY	1 LIFE ESTATE	U	V	\$100

[Property Description](#)

SEC 18 TWP 15 RGE 22
 PLAT BOOK A PAGE 097
 SANTA MARIA PLACE
 BLK 53 LOT 9

[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0001		40.0	100.0	R2	40.00	FF						
Neighborhood 4527 - RES SO OF 40 WEST OF PINE												
Mkt: 8 70												

[Miscellaneous Improvements](#)

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
------	-----------	------	------	---------	-------	--------	-------

[Appraiser Notes](#)

ESTIMATED INTERIOR

[Planning and Building](#)[** Permit Search **](#)

Permit Number	Date Issued	Date Completed	Description
DEMO17-0100	12/19/2017	-	DEMO
OC01144	7/1/1998	-	RSRA FST FSP
OC01226	8/1/1997	-	RSRA

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT
IN AND FOR MARION COUNTY, FLORIDA

CASE NO.: 2024 CA 1237

WILLIE THOMAS REALTY, LLC, a Florida
limited liability company,
Plaintiff,
vs.

JENNIFER ESCANO LAURON; et al.,
Defendants.

FINAL JUDGMENT QUIETING TITLE

THIS CAUSE came before the Court upon the Complaint of Plaintiff and upon the Motion for Final Judgment Quieting Title as to Parcel No. 1, 2, and 3, and the Court having reviewed the pleadings and evidence and otherwise being fully advised in the premises, it is

ORDERED AND ADJUDGED that:

1. This Court has jurisdiction over the parties and that no material issue of law or fact exists, and Plaintiff is entitled to a Final Judgment Quieting Title as a matter of law and after the Court has reviewed the pleadings.

2 After valid service of process in accordance with Chapter 48, Florida Statutes, Defendants, JENNIFER ESCANO LAURON; UNKNOWN HEIRS OF JENNIFER ESCANO LAURON, if any; (as to Parcel No. 1); ASCOT ENTERPRISES, INC. a Florida corporation; and CITY OF OCALA CODE ENFORCEMENT (as to Parcel No. 2); ANGELA GESMUNDO; UNKNOWN HEIRS OF ANGELO GESMUNDO, if any; MICHAEL GESMUNDO; UNKNOWN HEIRS OF MICHAEL GESMUNDO, if any; ILONA GESMUNDO (as to Parcel No. 3); and UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST SAID DEFENDANTS, if any, were either served with a Summons and Complaint or were served via Publication and filed an Answer through Attorney/Guardian Ad Litem.

3. The title of Plaintiff, WILLIE THOMAS REALTY, LLC, to the properties located in Marion County, Florida and described as follows:

Electronically Filed Marion Case # 24CA001237-APX-10/30/2024 11:28:28 AM
Page 1 of 3

PARCEL NO. 1
SEC 31 TWP 15 RGE 18
PLAT BOOK G PAGE 007
RAINBOW LAKES ESTATES SEC L
BLK 13 LOT 12

PARCEL ID NO.: 1813-013-012
PARCEL NO. 2
SEC 18 TWP 15 RGE 22
PLAT BOOK A PAGE 097
SANTA MARIA PLACE
BLK 53 LOT 9

PARCEL ID NO.: 2845-053-009

PARCEL NO. 3
SEC 33 TWP 16 RGE 24
PLAT BOOK J PAGE 394
SILVER SPRINGS SHORES UNIT 42
BLK 1659 LOT 22

PARCEL ID NO.: 9042-1659-22

is a good title against the claims or purported claims on Defendants, JENNIFER ESCANO LAURON; UNKNOWN HEIRS OF JENNIFER ESCANO LAURON, if any; (as to Parcel No. 1); ASCOT ENTERPRISES, INC. a Florida corporation; and CITY OF OCALA CODE ENFORCEMENT (as to Parcel No. 2); ANGELA GESMUNDO; UNKNOWN HEIRS OF ANGELO GESMUNDO, if any; MICHAEL GESMUNDO; UNKNOWN HEIRS OF MICHAEL GESMUNDO, if any; ILONA GESMUNDO (as to Parcel No. 3); and UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST SAID DEFENDANTS, if any, and all other parties claiming by, through, under or against said parties; and all unknown natural persons, if alive, and if dead not known to be dead or alive, their several and respective unknown spouses, heirs, devisees, grantees, creditors or other parties claiming by, through or under those unknown natural persons; and the several and respective unknown assigns, successors in interest, trustees or any other person or entity claiming by, through, under or against any entity named as a Defendant; and all claimants, persons, parties, natural and corporate, or whose exact legal status is unknown, claiming under any of the above named or described Defendants or parties or claiming to have

any right, title or interest in the property hereinafter described; and those claims or purported claims are hereby cancelled and removed as clouds from title to said property, and the title to the property is forever quieted and confirmed in WILLIE THOMAS REALTY, LLC, and is hereby adjudged to have good fee simple title to said lands.

4. The equities of this cause are with the Plaintiff.

DONE AND ORDERED in Chambers at Marion County, Florida this 29th day of October 2024.


GARY L. SANDERS, Circuit Judge

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing has been furnished via the Court's e-portal system, which will send an email copy to all counsel of record on this 30th day of October 2024.

_____/rg/_____
Judicial Assistant



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company

WILLIE THOMAS REALTY LLC

Filing Information

Document Number	L20000270456
FEI/EIN Number	NONE
Date Filed	08/31/2020
Effective Date	08/30/2020
State	FL
Status	INACTIVE
Last Event	PENDING REINSTATEMENT
Event Date Filed	09/14/2023

Principal Address

2331 NE 17TH PL
109
OCALA, FL 34470

Mailing Address

2331 NE 17TH PL
109
OCALA, FL 34470

Registered Agent Name & Address

THOMAS, WILLIE
2331 NE 17TH PL
109
OCALA, FL 34470

Authorized Person(s) Detail**Name & Address**

Title MGR

THOMAS, WILLIE
2042 SW 2ND ST
OCALA, FL 34471

Annual Reports

No Annual Reports Filed

Document Images

[08/31/2020 -- Florida Limited Liability](#)

[View image in PDF format](#)

**BEFORE THE CODE ENFORCEMENT SPECIAL MAGISTRATE
OCALA, MARION COUNTY, FLORIDA**

THE CITY OF OCALA

CASE NO: CE25-0210

Petitioner,

VS.

WILLIE THOMAS REALTY LLC

Respondents /

**AFFIDAVIT OF CASE PROSECUTION COSTS
FSS. 162.07(2)**

**STATE OF FLORIDA
COUNTY OF MARION**

BEFORE ME, the undersigned authority, personally appeared, JEFFREY GUILBAULT, Code Enforcement Officer for the City of Ocala, who being duly sworn, deposes and says: Listed in exhibit below are the costs involved in the prosecution of the respondent(s) in this case.

1. Code Enforcement Special Magistrate Hearing:

	Cost	# of hour(s)	Total:
Attorney Fees:			

2. Inspector(s) Time:

	Cost	# @ .5 hour(s)	Total:
Inspection(s)	\$12.50	4	\$50.00

3. Clerical & Casework Time:

	Cost	# of hour(s)	Total:
Clerical:	\$22.00	8	\$176.00

4. Recording Cost(s): (i.e. Lien(s) / Lien release(s) / Satisfaction, etc.)

	Cost	# of page(s)	Addl. page(s)	# of addl. page(s)	Total:
Fee(s):	\$18.75	1			\$18.75

5. Copies of Related Document(s):

	Cost	# of page(s)	Total:
Clerical:			

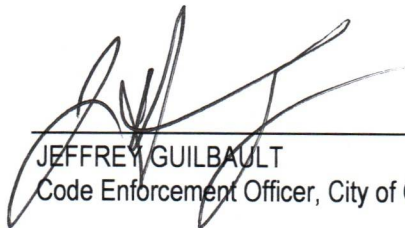
6. Postage Cost(s):

	Cost	# of Regular	Cost	# of Certified	
Postage:	\$0.55	1	\$14.36	2	\$14.36

Total Costs: \$259.66

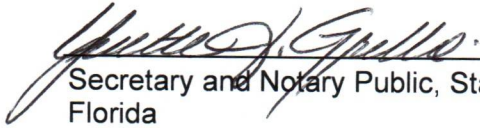
FURTHER. AFFIANT SAYETH NOT. Dated This:
4/29/2025

**STATE OF FLORIDA
COUNTY OF MARION**

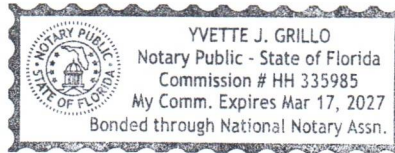


JEFFREY GUILBAULT
Code Enforcement Officer, City of Ocala

The foregoing Affidavit of Case Prosecution Costs was acknowledged before me this: 29 Apr
by JEFFREY GUILBAULT who is personally known to me and who did take an oath.



Secretary and Notary Public, State of
Florida





GROWTH MANAGEMENT DEPARTMENT
CODE ENFORCEMENT DIVISION
201 SE 3RD STREET (2ND FLOOR) OCALA, FL 34471

3/19/2025

CASE NO: CE25-0210

WILLIE THOMAS REALTY LLC
THOMAS, WILIE (REGISTERED AGENT)
2331 NE 17TH PL STE 109
OCALA, FL, 34470-7744

RE: 2845-053-009 | 1122 SW 2ND ST OCALA, FLORIDA

Dear Property Owner:

Many times, homeowners and business owners are unaware of violations of the City of Ocala's Code of Ordinances existing on their property. A complaint has been reported to, or a violation was personally observed by a City of Ocala Code Enforcement Officer on the referenced property listed above. Please review the violations and how to abate them as follows:

Compliance Requested on or before: 04/08/20253/19/2025

Violations:

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER
Please cut and clean the property.

Our goal is to assist you in becoming compliant with City Code. The City of Ocala Code Enforcement believes a reasonable time to correct the above violation(s) would be by the date indicated. Should the violation(s) continue beyond the time specified for correction, the case may proceed to the Code Board/Special Magistrate for a hearing.

You may contact the officer assigned as indicated below. We appreciate all your efforts to help the City of Ocala, and our division in keeping Ocala a clean and safe place to live.

JEFFREY GUILBAULT,
Code Enforcement Officer
352-589-7571 jguilbault@ocalafl.gov

CITY OF OCALA
GROWTH MANAGEMENT DEPARTMENT
CODE ENFORCEMENT DIVISION
ENVIRONMENTAL ENFORCEMENT DIVISION
201 SE 3rd STREET (2nd floor), OCALA, FLORIDA 34471

CASE NO: CE25-0210

AFFIDAVIT OF POSTING

Section 2-446 (b) 2 (b)

STATE OF FLORIDA
COUNTY OF MARION

BEFORE ME, the undersigned authority personally appeared, Shaneka Greene, for the Code Enforcement Division of the, City of Ocala, who after being duly sworn, deposes and states as follows:

1. I did on 04/08/2025 post the Notice of Violation & Public Hearing to Ocala City Hall, located at 110 SE Watula Avenue Ocala, FL.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

FURTHER, AFFIANT SAYETH NAUGHT.

Dated, 04/08/2025

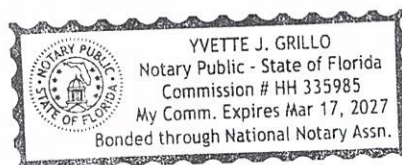
Code Enforcement Specialist

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 04/08/2025 by Yvette Grillo
is personally known to me.

Code Enforcement Specialist, City of Ocala, who


Notary Public, State of Florida



**CITY OF OCALA
GROWTH MANAGEMENT DEPARTMENT
CODE ENFORCEMENT DIVISION
ENVIRONMENTAL ENFORCEMENT DIVISION
201 SE 3rd STREET (2nd floor), OCALA, FLORIDA 34471**

CASE NO: CE25-0210

**AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)**

**STATE OF FLORIDA
COUNTY OF MARION**

BEFORE ME, the undersigned authority personally appeared, Jeff Guilbault, for the Code Enforcement Division of the, City of Ocala, who after being duly sworn, deposes and states as follows:

1. I did on 04/09/2025 post the Notice of Violation & Public Hearing to the property, located at 1122 SW 2ND ST.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

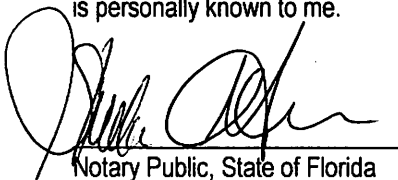
FURTHER, AFFIANT SAYETH NAUGHT.

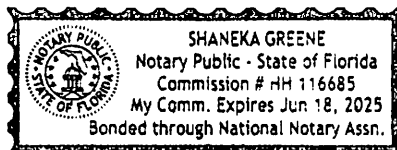
Dated: 04/09/2025


Code Enforcement Officer

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 04/09/2025 by Shaneka Greene Code Enforcement Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida





City of Ocala
GROWTH MANAGEMENT DEPARTMENT
CODE ENFORCEMENT DIVISION
ENVIRONMENTAL ENFORCEMENT DIVISION
201 SE 3rd STREET (2nd floor) OCALA, FLORIDA 34471

NOTICE OF VIOLATION AND PUBLIC HEARING

04/08/2025

WILLIE THOMAS REALTY LLC
THOMAS WILLIE (REGISTERED AGENT)
2331 NE 17TH PL STE 109
OCALA, FL. 34470-7744

Respondent(s) _____ /

Location of Violation: 1122 SW 2ND ST|2845-053-009

Case Number: CE25-0210

Officer Assigned: JEFFERY GUILBAULT

Required Compliance Date: 05/06/2025

Public Hearing Date & Time: 05/08/2025 17:30

Violation(s) and How to Abate:

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR
UNSANITARY MATTER

Please cut and clean the property.

Dear property owner, or agent,

You are hereby notified that the above listed violation(s) exists relating to the City of Ocala Code of Ordinances.

This correspondence will serve as notification that the above stated violation(s) must be corrected by the date indicated. **IT SHALL BE THE RESPONSIBILITY OF YOU, THE RESPONDENT, TO REQUEST A RE-INSPECTION TO VERIFY COMPLIANCE ON, OR BEFORE THIS DATE.** If you, the respondent, fails to verify compliance on or before the aforementioned date, or if the code enforcement officer elects to proceed to a public hearing even after compliance is met, the public hearing will be conducted on the date at time indicated at:

*City of Ocala - City Hall – 2nd Floor (Council Chambers)
110 SE Watula Avenue Ocala, FL 34471*

The Municipal Code Enforcement Board/Special Magistrate has the authority to levy fines up to \$250 per day for a first violation and up to \$500 per day for a repeat violation, and to levy a lien on the real and personal property of the violator(s). A cost of prosecution will be levied in this case pursuant to Florida Statutes section 162.07(2).

You are entitled to be represented by counsel, present testimony, and evidence, and to testify on your behalf. Subpoenas for witnesses and for records, surveys, plats, and other materials may be requested and will be issued by this Board/ Special Magistrate through the office of the City Clerk of the City of Ocala, Florida. If you should decide to appeal any decision made by this Code Enforcement Board/Special Magistrate with respect to any matter considered at this meeting, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, on which the appeal is to be based.

IF SPECIAL ACCOMMODATIONS ARE NEEDED FOR YOU TO ATTEND OR PARTICIPATE IN THIS MEETING, PLEASE CALL 48 HOURS IN ADVANCE SO ARRANGEMENTS CAN BE MADE. PLEASE CALL THE SECRETARY OF THE MUNICIPAL CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE AT (352) 629-8309 TO MAKE SPECIAL ARRANGEMENTS.

For further information regarding your code enforcement case, you may contact the person assigned to your case by email or telephone below:

Jeff Guilbault Code Enforcement Officer
jguilbault@ocalafl.gov
352-598-7571



City of Ocala
Code Enforcement Division
03/18/2025 10:01:01



City of Ocala
Code Enforcement Division
04/09/2025 08:48:40



City of Ocala
Code Enforcement Division
05/06/2025 08:56:54