



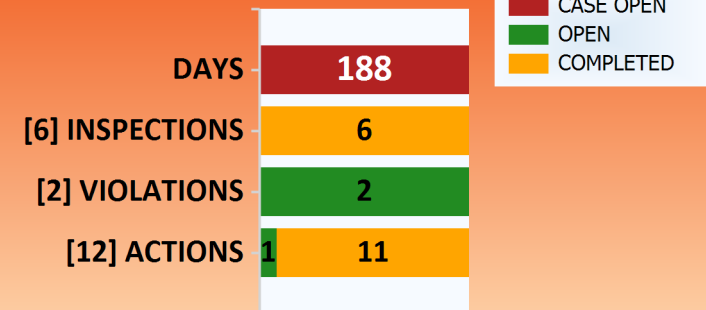
Case Details - No Attachments

City of Ocala

Case Number
CE25-0856

Description:			Status: HEARING
Type: BUILDING REGULATIONS		Subtype: STANDARD HOUSING	
Opened: 8/6/2025	Closed:	Last Action: 2/12/2026	Flw Up: 2/9/2026
Site Address: 2750 NW MARTIN L KING AVE OCALA, FL 34475			
Site APN: 2142-007-005		Officer: STEPHANI SMITH	
Details:			

Case Summary



ADDITIONAL SITES

LINKED CASES

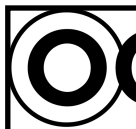
CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
COMPLAINANT	ALEXANDER AND ELIZABETH GAUGHRAN	2750 NW MARTIN LUTHER KING AVE OCALA, FL	(352)581-0225		
OWNER	VILLANUEVA RUBEN	2750 NW MARTIN LUTHER KING AVE OCALA, FL 34475-4263			
RESPONDENT 1	VILLANUEVA RUBEN	2750 NW MARTIN LUTHER KING AVE OCALA, FL 34475			
TENANT	ALEXANDER AND ELIZABETH GAUGHRAN	2750 NW MARTIN LUTHER KING AVE OCALA, FL	(352)581-0225		

FINANCIAL INFORMATION

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CERTIFIED POSTAGE	001-359-000-000-06-35960	2	\$17.72	\$0.00						

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	7	\$154.00	\$0.00						
INSPECTION FEE	001-359-000-000-06-35960	6	\$75.00	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
REGULAR POSTAGE	001-359-000-000-06-35960	1	\$0.74	\$0.00						
Total Paid for CASE FEES:			\$266.21	\$0.00						
TOTALS:			\$266.21	\$0.00						
VIOLATIONS										
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS			NOTES		
SECTION 122-51 BUILDING PERMIT REQUIRED	STEPHANI SMITH	8/7/2025						Please obtain "after-the-fact" permits for the following scopes of work conducted without a permit: HVAC change-out, water heater change-out, deck and stairs installation, etc. Contact the Permitting Department at (352)-629-8421 to begin the permitting process.		



OCALA Case Details - No Attachments

City of Ocala

Case Number

CE25-0856

SECTION 82-151 STANDARD HOUSING CODE ADOPTED	STEPHANI SMITH	8/7/2025				Please ensure that all windows of the residence open and close with ease and in a secured position. These windows must also be kept in sound repair. If any panes of glass to these windows are amiss and/or broken, they must be replaced with a suitable material such as glass or another approved alternative. Any derelict vehicles (such as no valid FL tag) must either be brought into a street-operable condition or remove from off the premises. The exterior leading doors must be free of any breaks or holes (weather-proof and insect proof). Weather-stripping must also be in good condition. Smoke detectors must be in multiple sections within the residence. The burners of the stovetop must be functional and function correctly. All cookware must be properly maintained (including the non-functioning microwave propped up by a vegetable can). Repair the underlying issue of the electric going out for one section of the living room wall when lightly pressing the light switch. The outlets must be in a functioning and secured position. The shower stall must be kept in good repair. Any interior walls must be free of any breaks and holes. The toilet to the guest bedroom must be in good repair (the toilet shifts and moves with a slight budge). Fix the water leak occurring at the vent to the kitchen area. Interior walls must be free of any cracks. Flooring must be even and level with no signs of deterioration (such as ripped portion of the carpet). Some scopes of work may require a permit.
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INSPECTIONS						
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES

INITIAL	SMS	8/7/2025	8/7/2025	NON COMPLIANT	COMPL ADVISED OF WINDOWS CAULKED SHUT, NO SMOKE ALARMS, LIGHTS IN ROOMS DO NOT WORK, STIVE MALFUNCTIONS, AND MANY OTHER ISSUES THAT ARE SAFETY HAZARDS On 08/07/2025, I have met with the tenants of this residence in reference to multiple issues occurring at the property. From the exterior, they have shown me the windows where the property owner previously caulked it shut and tried to scrape it off. Due to the residual caulking, it has made the windows difficult to open and close throughout the home. Along with this, there was an HVAC unit with the manufacture date of 12/2023. They have also shown me the wooden deck and the staircase to the exterior of the property. Lastly, they have shown me the derelict vehicle that the property owner abandoned on the property (without a valid FL tag). They have then led me inside of the property, and it appears that at one point of time, they have converted this room to be an interior space (based off the lack of insulation in this section of the home). They them showed me the living room space, and the lack of lighting. Along with this, if you lightly budge the light switch, the entire wall section's source of electricity blinks out (the tv completely shut off when it was previously on). In addition to this, the other switch does not turn on the overhead light to the kitchen. They have opened up the closeted spaces, and from appearance itself, it appears there is a newly installed air handler (manufactured date 07/2024) and a water heater. There are also no functioning smoke detectors within the dwelling. As for the stove top, the heating elements do not function (you can apply it on a low heat, and suddenly, it will grow hot). There is only one functional burner out of the four. The microwave is non-functional, and is being propped up by a can of corn and not
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					permanently affixed. The outlets are loose, where sometimes if a device is plugged in, it will fall loose. There are also holes in some portions of the interior walls in addition to one exterior leading door (side entrance). The other door leading out the kitchen also needs new applied weather-stripping. The toilet of the guest bedroom wiggles free with also a small budge. The bathroom stall of the main bedroom is in a state of disrepair. The flooring of the office is in a state of deterioration (ripped corner of the carpet). There is also no lighting in the main bedroom (no lighting on the fan). There also is multiple cracks along the walls of the main bedroom. The hinges of the interior door of the main bathroom also is loose. The outlet faces of multiple rooms are loose with noticeable gaps between the wall and outlet cover. I have verified via the CS Permitting module that there are no permits for HVAC changeout, water heater changeout, deck and stairs, etc. View attachments. CLTO generation assigned to Admin, and a Follow-Up has been scheduled. Standard Housing checklist completed.
FOLLOW UP	SMS	10/30/2025	10/30/2025	NON COMPLIANT	On 10/30/2025, I have re-inspected the property in reference to general progress being made at the property. I have observed via the Clerk of Courts that a "Default Judgement for Possession" has been entered on 10/02/2025. View related attachment. Set inspection in three weeks to monitor progress.



Case Details - No Attachments

City of Ocala

Case Number

CE25-0856

CASE WORK	SMS	11/20/2025	11/20/2025	NON COMPLIANT	On 11/20/2025, I have re-inspected the property in reference to two violations. I have observed that the derelict vehicle was removed from the property. I have observed no active permit(s) applied and/or issued in relation to the property. The property (from the exterior) is being maintained. I have sent an e-mail to the property owner for an update related to the case (with the last contact, they informed me that they are working with an attorney to return the home back to the bank after the eviction of the tenants). View attachments. Set inspection to monitor progress.
CASE WORK	SMS	12/31/2025	12/31/2025	NON COMPLIANT	On 12/31/2025, I have re-inspected the property in reference to Standard Housing violations and unpermitted work. At the time of inspection, I did not observe any active permit(s) applied and/or issued for the property (such as the work done without permits and for any additional renovations). All that has been completed thus far was the removal of the derelict vehicle. Due to only a small amount of progress at this time, I have decided to proceed with the NOVPH. View attachment. NOVPH generation assigned to Admin, and inspections have been scheduled.
CASE WORK	SMS	1/22/2026	1/22/2026	NON COMPLIANT	On 01/22/2026, I have re-inspected the property in reference to a NOVPH compliance inspection. I have observed no changes in regards to progress for the property (such as any applied and/or issued permits for the scope of work performed and any other Standard Housing related issues). View related attachments.

HEARING INSPECTION	SMS	2/9/2026	2/9/2026	NON COMPLIANT	On 02/09/2026, I have re-inspected the property in reference to a hearing inspection. I have observed no change with the property. I have observed no "after-the-fact" permits for any of the work that was completed such as the HVAC change-out, water heater, and stairs + deck. I am unable to confirm the current condition of the interior of the property. I have not heard back from the property owner as of recently. View related attachments.
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CHRONOLOGY				
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
COMPLAINT RECEIVED	YVETTE J GRILLO	8/6/2025	8/6/2025	
REGULAR MAIL	SHANEKA GREENE	8/8/2025	8/8/2025	CLTO MAILED W/STANDARD HOUSING CHECKLIST
PREPARE NOTICE	SHANEKA GREENE	8/8/2025	8/8/2025	CLTO + SH CHECKLIST X 1 VILLANUEVA RUBEN 2750 NW MARTIN LUTHER KING AVE OCALA FL 34475-4263
CONTACT	STEPHANI SMITH	8/25/2025	8/25/2025	RUBEN- (240)-609-7952 On 08/25/2025, the property owner has called me in reference to this case. Currently, he has acquired a "bankruptcy" lawyer (Paul Yoric) (and has done a three-way call) in reference to this property. They are currently waiting for the "certificate of title" to be issued. The landlord/property owner has "abandoned" the property. He will be trying to get a temporary tag for the vehicle, and to drive it up to Maryland. He asked for a little more time, to which I have granted given the situation.

EMAIL	STEPHANI SMITH	9/18/2025	9/18/2025	E-MAIL RECEIVED FROM THE PROPERTY OWNER/LANDLORD AT mmasterpo@aol.co REFERENCING AN UPDATE WITH THE PROPERTY. ALONG WITH A FEW DOCUMENTS/PICTURES. TENANTS HAVE BEEN SERVED WITH A 3-DAY EVICTION NOTICE. VIEW RELATED ATTACHMENTS,
EMAIL	STEPHANI SMITH	11/20/2025	11/20/2025	E-MAIL SENT TO mmasterpo@aol.com IN REFERENCE TO UPDATE ABOUT THE PROPERTY. VIEW RELATED PDF ATTACHMENT.
PREPARE NOTICE	SHANEKA GREENE	1/2/2026	1/5/2026	NOVPH X1 VILLANUEVA RUBEN 2750 NW MARTIN LUTHER KING AVE OCALA FL 34475-4263
ADMIN POSTING	SHANEKA GREENE	1/5/2026	1/5/2026	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	1/5/2026	1/5/2026	NOVPH MAILED W/STANDARD HOUSING CHECKLIST 91 7199 9991 7039 7682 7915 VILLANUEVA RUBEN 2750 NW MARTIN LUTHER KING AVE OCALA, FL. 34475-4263
OFFICER POSTING	STEPHANI SMITH	1/6/2026	1/6/2026	NOVPH READY FOR POSTING NOVPH POSTED ONTO THE PROPERTY. SIGNED AFFIDAVIT OF POSTING PROVIDED TO ADMIN. VIEW RELATED ATTACHMENTS.
				Find the Respondent(s) guilty of violating city code section(s): 82-151 and 122-51 and order to: 1.) (a) Apply for and obtain any required permits needed to meet the Current Florida Building Code and the 1994 Edition of the International Standard Housing Code as adopted in City Ordinance 82-151, by 4:00pm on Thursday, March 19th, 2026. Once the permits are obtained, all repairs to the structure shall be completed within 90 days after the issuance of the initial permits. If the Respondent(s) fail to comply by 7:00am on Friday, March 20th, 2026, or if the permits issued are not inspected and finaled by the 91st day

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	1/30/2026	2/4/2026	after permit issuance, subsection (c) shall apply; (b) Any work required to meet the current Florida Building Code and the 1994 Edition of the International Standard Housing Code as adopted in City Ordinance 82-151 that does not require permits to complete, the Respondent(s) shall complete said work by 4:00pm on Thursday, March 19th, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, March 20th, 2026, subsection (c) shall apply. This section includes removal of any open storage of an inoperable vehicle, ice box, refrigerator, stove, glass, building material, and building rubbish. Additionally, the property must be free from weeds, dead trees, trash, garbage, etc., all pursuant to section 307.4 of the 1994 Edition of the International Standard Housing Code. (c) Failure to comply with any subsection of this item in the times allowed for compliance the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include clean-up of the property pursuant to the Care of Premises section (307.4) of the 1994 Edition of the International Standard Housing Code removal of overgrowth, unsightly/unsanitary matter, and removal/demolition of the structure of accessory structure. Additionally, there shall be a fine of \$100.00 per day thereafter that shall run in addition to any other fines until all violations have been abated. 2.) Apply for and obtain any required permits needed to meet the Current Florida Building Code and National Electric Code for any unpermitted work by 4:00pm on Thursday, March 19th, 2026. Once the permits are obtained, all inspections for closure of the permit shall be completed within 90 days after the issuance of the initial permit(s). If the Respondent(s) fail to comply by 7:00am on Friday, March 20th, 2026, or if the permit(s) issued are not inspected and finalized by the 91st day after permit issuance, there shall be a fine of \$100.00 per day thereafter that shall run in addition to any other fines until
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				the violations have been abated. 3.) Pay the cost of prosecution of \$266.21 by March 19th, 2026. Non-compliant (Massey) hearing: 04/09/2026
HEARING CODE BOARD	YVETTE J GRILLO	2/12/2026		NEW BUSINESS

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

THE CITY OF OCALA

CASE NO: CE25-0856

Petitioner,

VS.

VILLANUEVA RUBEN

Respondents _____ /

AFFIDAVIT OF CASE PROSECUTION COSTS
FSS. 162.07(2)

STATE OF FLORIDA
COUNTY OF MARION

BEFORE ME, the undersigned authority, personally appeared, STEPHANI SMITH, Code Inspector 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	6	\$75.00

3. Clerical & Casework Time:

	Cost	# of hour(s)	Total:
Clerical:	\$22.00	7	\$154.00

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	Total:
Postage:	\$0.74	1	\$17.72	2	\$18.46

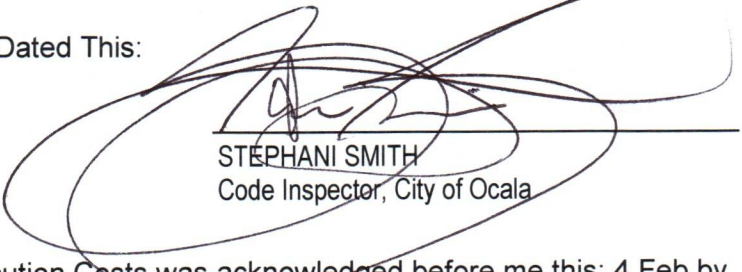
7. Administrative Fee(s):

	Cost	Total:
Fee(s):		

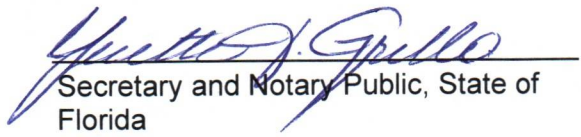
Total Costs: \$266.21

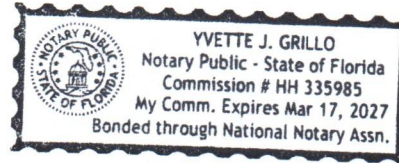
FURTHER. AFFIANT SAYETH NOT. Dated This:
2/4/2026

STATE OF FLORIDA
COUNTY OF MARION


STEPHANI SMITH
Code Inspector, City of Ocala

The foregoing Affidavit of Case Prosecution Costs was acknowledged before me this: 4 Feb by
STEPHANI SMITH who is personally known to me and who did take an oath.


Secretary and Notary Public, State of
Florida



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

2142-007-005

[GOOGLE Street View](#)

Prime Key: 547131

[MAP IT+](#)

Current as of 8/7/2025

Property Information

VILLANUEVA RUBEN
2750 NW MARTIN LUTHER KING AVE
OCALA FL 34475-4263

Taxes / Assessments:

Map ID: 161

Millage: 1001 - OCALA

M.S.T.U.

PC: 01

Acres: .28

Situs: 2750 NW MARTIN L KING AVE
OCALA

2024 Certified Value

Land Just Value	\$3,744		
Buildings	\$88,507		
Miscellaneous	\$1,853		
Total Just Value	\$94,104	Impact	
Total Assessed Value	\$55,223	<u>Ex Codes:</u> 24	(\$38,881)
Exemptions	(\$55,223)		
Total Taxable	\$0		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$3,744	\$88,507	\$1,853	\$94,104	\$55,223	\$55,223	\$0
2023	\$3,276	\$81,086	\$1,853	\$86,215	\$53,615	\$53,615	\$0
2022	\$3,276	\$71,398	\$1,853	\$76,527	\$52,053	\$52,053	\$0

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7183/1890	04/2020	05 QUIT CLAIM	7 PORTIONUND INT	U	I	\$100
6184/0993	03/2015	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$56,500
5366/0460	06/2010	07 WARRANTY	0	U	I	\$100
5351/1595	04/2010	06 SPECIAL WARRANTY	0	U	I	\$13,000
5328/0742	03/2010	31 CERT TL	0	U	I	\$100
2631/0038	03/1999	41 CORP	2 V-SALES VERIFICATION	Q	I	\$50,000
2379/0448	06/1997	06 SPECIAL WARRANTY	2 V-SALES VERIFICATION	U	I	\$16,000
2352/0103	04/1997	31 CERT TL	0	U	I	\$100
2352/1850	03/1997	06 SPECIAL WARRANTY	0	U	I	\$100
1542/0830	12/1988	05 QUIT CLAIM	9 UNVERIFIED	U	I	\$100

Property Description

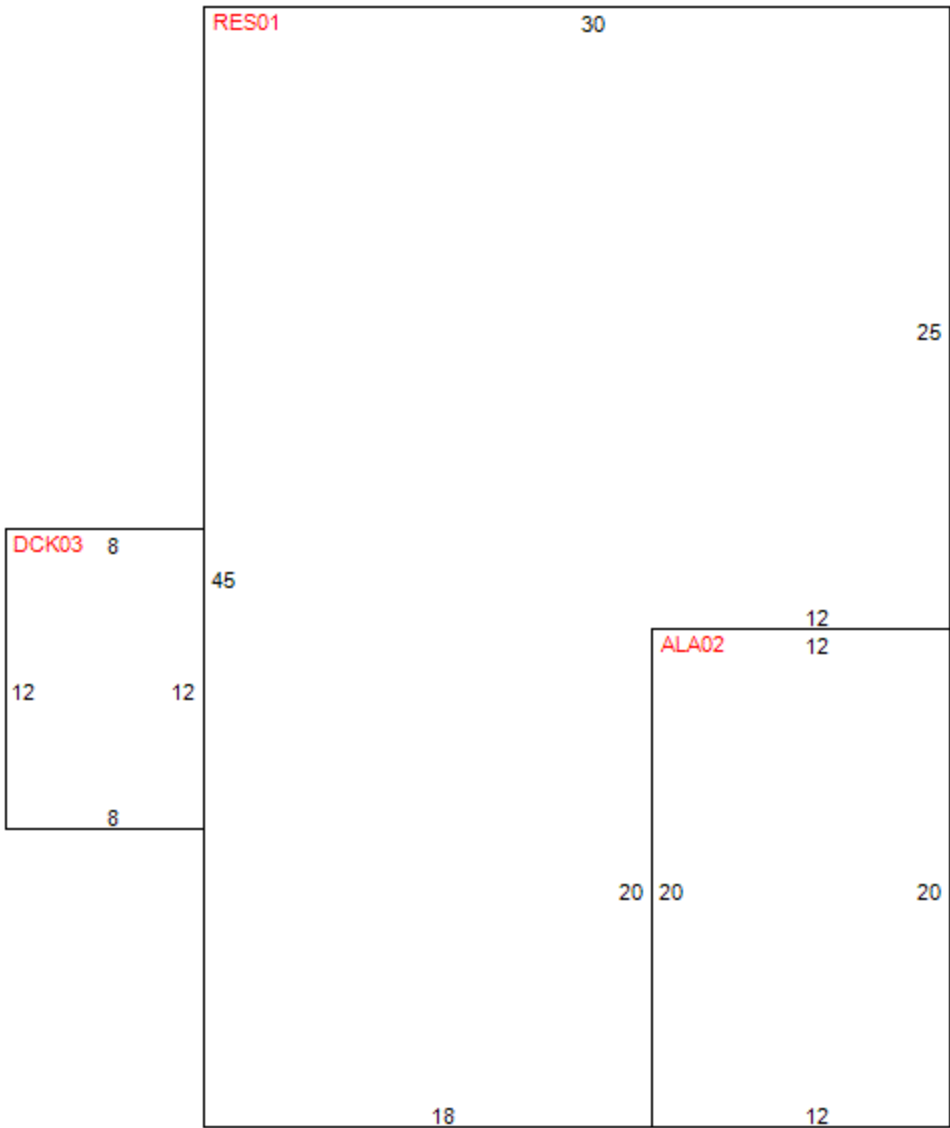
SEC 01 TWP 15 RGE 21
PLAT BOOK G PAGE 049 & 076
TREE HAVEN
BLK G LOT 5 MORE FULLY DESC AS FOLLOWS:
COM 25 FT W & 500 FT N FROM SE COR OF N 1/2 OF NE 1/4
OF SE 1/4 FOR POB TH N 125.82 FT N 85-01-50 W 105.03 FT
S 8-16-50 E 136.34 FT TH E 85 FT TO POB

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0100		130.0	95.0	R1A	130.00	FF						
Neighborhood 4530												
Mkt: 8 70												

[Traverse](#)

Building 1 of 1
RES01=L30D45R18U20R12U25.D25
ALA02=L12D20R12U20.D20L30U12



Building Characteristics

Improvement	1F - SFR- 01 FAMILY RESID	Year Built	1979
Effective Age	6 - 25-29 YRS	Physical Deterioration	0%
Condition	4	Obsolescence: Functional	0%
Quality Grade	400 - FAIR	Obsolescence: Locational	0%
Inspected on	10/3/2023 by 222	Architecture	0 - STANDARD SFR
		Base Perimeter	214

TypeID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0124	- CONC BLK-PAINT	1.00	1979	N	0 %	0 %	1,110	1,110
ALA 0224	- CONC BLK-PAINT	1.00	1979	N	0 %	0 %	240	240
DCK 0301	- NO EXTERIOR	1.00	2001	N	0 %	0 %	96	96

Section: 1

Roof Style: 10 GABLE	Floor Finish: 42 CERAMIC/PORCELAIN	Bedrooms: 3	Blt-In Kitchen: Y
Roof Cover: 08 FBRGLASS	TILE	4 Fixture Baths: 0	Dishwasher: N
SHNGL	Wall Finish: 16 DRYWALL-PAINT	3 Fixture Baths: 2	Garbage Disposal: Y
Heat Meth 1: 20 HEAT PUMP	Heat Fuel 1: 10 ELECTRIC	2 Fixture Baths: N	Garbage Compactor:
Heat Meth 2: 00	Heat Fuel 2: 00	2 Fixture Baths: N	Intercom: N
Foundation: 7 BLK PERIMETER	Fireplaces: 0		Vacuum: N
A/C: Y			

0
Extra Fixtures: 2

[Miscellaneous Improvements](#)

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
159 PAV CONCRETE	552.00	SF	20	1980	3	0.0	0.0
144 PAVING ASPHALT	950.00	SF	5	2001	1	0.0	0.0
105 FENCE CHAIN LK	450.00	LF	20	2001	2	0.0	0.0

[Appraiser Notes](#)

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

Permit Number	Date Issued	Date Completed	Description
BLD22-0036	1/6/2022	-	VILLANUEVA / REROOF
OC01316	9/1/1997	-	ADD

PREPARED BY AND RETURN TO:

Name: Pam Kruger, of
All American Land Title Insurance Agency, LTD
Address: 2243 East Fort King Street
Ocala, FL 34471

File No: 20-68
Parcel No.: 2142-007-005

(Space Above This Line For Recording Data)

Non-Homestead Quitclaim Deed

COUNTY OF MARION
STATE OF FLORIDA

THIS QUITCLAIM DEED is made as of this 25th day of April, 2020, by **Emily E. Bennett ("Grantor")**, whose post office address is **202 W. Mechanic Street, Frostburg, MD 21532**, given to second party, **Ruben Villanueva, a single man ("Grantee")**, whose post office address is **2750 Northwest Martin Luther King Junior Avenue, Ocala, FL 34475**.

WITNESSETH: The Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby remise, release, convey and quitclaim unto the Grantee all the right, title, interest, claim, and demand which the Grantor has in and to that certain land situated in Ocala, Florida, described as follows:

Lot 5, Block G, Tree Haven, according to the Plat thereof, recorded in Plat Book G, Page(s) 49, of the Public Records of Marion County, Florida.

TOGETHER WITH all of the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

THE ABOVE described property is not the constitutional homestead of the Grantor, nor is it contiguous as such.

FURTHER SUBJECT TO taxes for the year 2019 and subsequent years, restrictions, reservations, covenants and easements of record, if any.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents, to be executed and delivered the day and year first above written, Signed, sealed and delivered in the presence of:

Diane Spriggs
Witness Signature

Emily E. Bennett
Emily E. Bennett

Print Name: Diane Spriggs

Debra W. Wesley
Witness Signature

Print Name: Debra W. Wesley

STATE OF MARYLAND

COUNTY OF Allegany

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 25 day of April, 2020, by **Emily E. Bennett**, who has provided a drivers license as identification.

Debra W. Wesley
Signature of Notary Public
Print Name of Notary



QUIT CLAIM DEED



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

8/8/2025

CASE NO: CE25-0856

VILLANUEVA RUBEN
2750 NW MARTIN LUTHER KING AVE
OCALA, FL. 34475-4263

RE: 2142-007-005 | 2750 NW MARTIN LUTHER KING AVE

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: 9/08/2025

Violations:

SECTION 122-51 BUILDING PERMIT REQUIRED

Please obtain "after-the-fact" permits for the following scopes of work conducted without a permit: HVAC change-out, water heater change-out, deck and stairs installation, etc. Contact the Permitting Department at (352)-629-8421 to begin the permitting process.

SECTION 82-151 STANDARD HOUSING CODE ADOPTED

Please ensure that all windows of the residence open and close with ease and in a secured position. These windows must also be kept in sound repair. If any panes of glass to these windows are amiss and/or broken, they must be replaced with a suitable material such as glass or another approved alternative. Any derelict vehicles (such as no valid FL tag) must either be brought into a street-operable condition or remove from off the premises. The exterior leading doors must be free of any breaks or holes (weather-proof and insect proof). Weather-stripping must also be in good condition. Smoke detectors must be in multiple sections within the residence. The burners of the stovetop must be functional and function correctly. All cookware must be properly maintained (including the non-functioning microwave propped up by a vegetable can). Repair the underlying issue of the electric going out for one section of the living room wall when lightly pressing the light switch. The outlets must be in a functioning and secured position. The shower stall must be kept in good repair. Any interior walls must be free of any breaks and holes. The toilet to the guest bedroom must be in good repair (the toilet shifts and moves with a slight budge). Fix the water leak occurring at the vent to the kitchen area. Interior walls must be free of any cracks. Flooring must be even and level with no signs of deterioration (such as ripped portion of the carpet). Some scopes of work may require a permit.

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.

STEPHANI SMITH,
Code Enforcement Officer
352-355-5242 smsmith@ocalafl.gov



City of Ocala

CODE ENFORCEMENT DIVISION

STANDARD HOUSING CODE – 1994 EDITION
INSPECTION CHECKLIST

CASE NUMBER: CE25-0856

DATE: 08/07/2025

ADDRESS: 2750 NW MARTIN L KING AVE

PARCEL ID: 2142-007-005

*A mark or check next to a code section indicates a violation of such.

	302.1 – Sanitary Facilities	Must contain kitchen sink, lavatory, tub or shower, and water closet properly installed and in working order.
	302.2 – Location of Sanitary Facilities	Fixtures must be located within unit. Water closet, tub, or shower and lavatory must be in room no less than 30sq ft.
	302.3 – Hot and Cold Water Supply	Must have cold and hot water connected to kitchen sink, lavatory, and tub or shower.
	302.4 – Water Heating Facilities	Must have properly installed & maintained water heating facility to heat water to not less than 120 degrees.
	302.5, .5.1, .5.2, .5.3, .5.4 – Heating Facilities	Must have heating facilities properly installed & maintained, and capable of safely heating all habitable rooms & bathrooms.
✓	302.6 – Kitchen Facilities	Kitchen equipped with properly maintained food prep surfaces, shelving, cabinets, drawers, freestanding or permanently installed cookstove, mechanical refrigeration.
	302.7 – Garbage Disposal Facilities	Adequate garbage disposal facilities or garbage storage containers.
	302.8 – Fire Protection	Comply with the applicable provisions of the fire prevention code of the applicable governing body.
✓	302.9 – Smoke Detector Systems	Must contain an approved listed smoke detector.
	303.1 – Windows	Every habitable room must have at least 1 window or skylight.
✓	303.2, .2.1, .2.2 – Ventilation	Every habitable room must have at least 1 window or skylight which can be easily opened to ventilate the room.
	303.3 – Bathroom	Every bathroom shall comply with the ventilation requirements in 303.2, unless equipped w/ approved ventilating system.
✓	303.4 – Electrical Lights and Outlets	Every habitable room must have 2 remote receptacles. Bedrooms and bathrooms must have 1 wall switch controlled lighting outlet. Kitchens must have 2 receptacles, and wall or ceiling lighting outlet controlled by a wall switch.
	303.5 – Light in Public Halls and Stairways	Every hall and inside stairway other than in one-family dwellings shall be lighted at all times.



City of Ocala

CODE ENFORCEMENT DIVISION

STANDARD HOUSING CODE – 1994 EDITION

INSPECTION CHECKLIST

✓	304 – Minimum Electrical Requirements	Every outlet, fixture, wiring, and equipment shall be installed, maintained and connected to a source of power in accordance w/ the provisions of the electrical code of the AHJ.
	305.1 – Foundation	Shall be maintained in a safe manner and capable of supporting the load which normal use may cause to be placed thereon.
	305.2 – Exterior Walls	Exterior walls shall be free of holes, breaks, loose or rotting boards or timbers, and any conditions which might admit rain, or dampness to the interior portions of the walls.
	305.3, .3.1, .3.2 – Roofs	Roof, and all portions, additions, or sections shall be structurally sound & maintained, and display signs of deterioration, abuse or improper installation that could be construed to affect the purpose of that item
	305.4 – Means of Egress	Every unit shall have safe, unobstructed means of egress with minimum ceiling height of 7ft. Stairs shall have head room of no less than 6'8".
✓	305.5 – Stairs, Porches, & Appurtenances	Every inside & outside stair, porch and any appurtenance shall be safe to use & capable of supporting the load that normal use may cause to be placed thereon, and kept in sound condition and good repair.
	305.6 – Protective Railings	Railings shall be required on any unenclosed structure over 30" above ground level, or on steps containing 4 or more risers.
✓	305.7 – Windows	Window shall be substantially weathertight, watertight and rodent proof, and shall be kept in sound working condition and good repair.
✓	305.8 – Windows to be Glazed	Every window sash shall be fully supplied with glass window panes or an approved substitute which are without open cracks or holes.
	305.9 – Window Sash	Window sash shall be properly fitted and weathertight within the window frame.
✓	305.10 – Windows to be Openable	Every window required for light and ventilation for habitable rooms shall be capable of being easily opened and secured in position by window hardware.
✓	305.11.1 – Exterior Doors (Weathertight)	Shall be substantially weathertight, watertight, and rodent proof, and kept in sound working condition and good repair.
	305.11.2 – Exterior Doors (Hardware)	Shall have properly installed and maintained hardware to insure ease of operation to open, close, and secure in open or closed position.
✓	305.12.1 – Exterior Door Frames (Weatherstripping)	Shall have properly installed and maintained weatherstripping to be substantially weathertight, watertight, and rodent and insect resistant.



City of Ocala

CODE ENFORCEMENT DIVISION

STANDARD HOUSING CODE – 1994 EDITION

INSPECTION CHECKLIST

✓	305.12.2 – Exterior Door Frames (Maintenance)	Exterior door jambs, stops, headers and moldings shall be securely attached to the structure, maintained in good condition without splitting or deterioration that would minimize the strength and security of the door in a closed position.
	305.13.1, .13.2 – Screens	Units without central A/C shall have screens on all openable windows and doors used or required for ventilation. Shall be stretched, fitted, and maintained without open rips or tears. A closing device shall be installed on all screen doors.
	305.14 – Protective Treatment	All exterior wood surfaces, other than decay resistant woods, shall be protected from the elements and decay by painting or other protective treatment. Siding must be weather tight.
	305.15 – Accessory Structures	Garages, storage buildings and all other accessory structures shall be maintained and kept in good repair and sound structural condition.
✓	305.16, .16.1, .16.2 – Interior Floors, Walls, and Ceilings	Every floor, interior wall and ceiling shall be substantially rodent proof, kept in sound condition and good repair, safe to use, and capable of supporting the load. Toilet, bathroom, and kitchen floors must be easily kept clean and sanitary.
	305.17 – Structural Supports	Every structural element of the dwelling shall be maintained structurally sound and show no evidence of deterioration which would render it incapable of carrying normal loads.
	305.18 – Protective Railings for Interior Stairs	Interior stairs and stairwells more than four risers high shall have handrails. Handrails or protective railings shall be capable of bearing normally imposed loads and be maintained in good condition.
	305.19, .19.1, .19.2 – Firestopping and Draftstopping	Firestopping must be maintained to cut off all concealed draft openings.
	305.20 – Interior Doors	Every interior door shall fit within its frame and shall be capable of being opened and closed.
✓	305.21 – Interior Door Hardware	Every interior door shall be provided with proper hardware, securely attached and maintained in good condition.
	305.22 – Bathroom Doors	Privacy of bathrooms shall be afforded by doors complete with privacy hardware intended by the manufacturer for that purpose.
	305.23, .23.1, .23.2 – Skirting	Skirting shall be maintained free from broken or missing sections, pieces or cross members.
	306.1 – Required Space in Dwelling Unit	Units shall contain at least 150sq ft for the first occupant, and additional 100sq ft for each additional occupant.



City of Ocala

CODE ENFORCEMENT DIVISION

STANDARD HOUSING CODE – 1994 EDITION

INSPECTION CHECKLIST

306.2 – Required Space in Sleeping Rooms	Every sleeping room occupied for sleeping by 1 occupant shall have at least 70sq ft. Any sleeping room occupied for sleeping by more than 1 person shall have at least 50sq ft per occupant.
306.3, .3.1, .3.2 – Minimum Ceiling Height	Habitable rooms shall have no less than 7' ceiling height. If any room has a sloping ceiling, the ceiling height is required in only one-half of the room area.
306.4 – Occupancy of Dwelling Unit Below Grade	No basement or cellar space shall be used as a habitable room or unit unless the necessary requirements are met as listed in the Standard Housing Code section 306.4.
307.1 – Sanitation	Owners of multiple dwelling units are responsible for keeping the shared or common areas of the dwelling and premises clean and sanitary.
307.2 – Cleanliness	Tenants of a dwelling unit shall keep the unit and premises which he occupies or is provided for his particular use clean and sanitary.
307.3 – Garbage Disposal	Tenants shall dispose of all of his garbage in a clean and sanitary manner by placing it in garbage disposal facilities or garbage storage containers.
307.4 – Care of Premises	The property must be kept free and clean from any open storage of inoperable vehicle, ice box, refrigerator, stove, glass, building material, & building rubbish. Also must be free from weeds, dead trees, trash, garbage, etc.
307.5 – Extermination	Occupants responsible for extermination in single dwelling unit. Owners responsible for extermination in buildings containing two or more dwelling units. Wood destroying organism extermination is always the owner's responsibility.
307.6 – Use & Operation of Supplied Plumbing Fixtures	Every tenant of a dwelling unit shall keep all plumbing fixtures therein in a clean and sanitary condition and shall be responsible for the exercise of reasonable care in the proper use and operation thereof.

NOTES:

Please refer to "Violation" section underneath 82-151 (Standard Housing Code adopted) for further detailed list.

CODE ENFORCEMENT INSPECTOR: _____



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

01/06/2026

VILLANUEVA RUBEN
2750 NW MARTIN LUTHER KING AVE
OCALA, FL. 34475-4263

Respondent(s) _____ /

Location of Violation: 2750 NW MARTIN L KING AVE|2142-007-005

Case Number: CE25-0856

Inspector Assigned: Stephani Smith

Required Compliance Date: 02/09/2026

Public Hearing Date & Time: 02/12/2026 17:30

Violation(s) and How to Abate:

SECTION 122-51 BUILDING PERMIT REQUIRED

Please obtain "after-the-fact" permits for the following scopes of work conducted without a permit: HVAC change-out, water heater change-out, deck and stairs installation, etc. Contact the Permitting Department at (352)-629-8421 to begin the permitting process.

SECTION 82-151 STANDARD HOUSING CODE ADOPTED

Please ensure that all windows of the residence open and close with ease and in a secured position. These windows must also be kept in sound repair. If any panes of glass to these windows are amiss and/or broken, they must be replaced with a suitable material such as glass or another approved alternative. Any derelict vehicles (such as no valid FL tag) must either be brought into a street-operable condition or remove from off the premises. The exterior leading doors must be free of any breaks or holes (weather-proof and insect proof). Weather-stripping must also be in good condition. Smoke detectors must be in multiple sections within the residence. The burners of the stovetop must be functional and function correctly. All cookware must be properly maintained (including the non-functioning microwave propped up by a vegetable can). Repair the underlying issue of the electric going out for one section of the living room wall when lightly pressing the light switch. The outlets must be in a functioning and secured position. The shower stall must be kept in good repair. Any interior walls must be free of any breaks and holes. The toilet to the guest bedroom must be in good repair (the toilet shifts and moves with a slight budge). Fix the water leak occurring at the vent to the kitchen area. Interior walls must be free of any cracks. Flooring must be even and level with no signs of deterioration (such as ripped portion of the carpet). Some scopes of work may require a permit.

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 inspector 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:

Stephani Smith Code Inspector
smsmith@ocalafl.gov
352-355-5242

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

CASE NO: CE25-0856

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

**STATE OF FLORIDA
COUNTY OF MARION**

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

1. I did on 01/06/2026 post the Notice of Violation & Public Hearing to the property, located at 2750 NW MARTIN L KING AVE.
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.

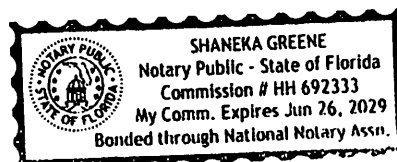
Dated: 01/06/2026

[Signature]
Code Inspector

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 01/06/2026 by Shaneka Greene Code Specialist, City of Ocala, who is personally known to me.

[Signature]
Notary Public, State of Florida





City of Ocala
Code Enforcement Division
1/6/26, 9:35 AM



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

01/06/2026

VILLANUEVA RUBEN
2750 NW MARTIN LUTHER KING AVE
OCALA, FL. 34475-4263

Respondent(s) _____ /

Location of Violation: 2750 NW MARTIN L KING AVE|2142-007-005

Case Number: CE25-0856

Inspector Assigned: Stephani Smith

Required Compliance Date: 02/09/2026

Public Hearing Date & Time: 02/12/2026 17:30

Violation(s) and How to Abate:

SECTION 122-51 BUILDING PERMIT REQUIRED

Please obtain "after-the-fact" permits for the following scopes of work conducted without a permit: HVAC change-out, water heater change-out, deck and stairs installation, etc. Contact the Permitting Department at (352) 619-8421 to begin the permitting process.

SECTION 82-151 STANDARD HOUSING CODE ADOPTED

Please ensure that all windows of the residence open and close with ease and in a secured position. These windows must also be kept in sound repair. If any panes of glass to these windows are amiss and/or broken, they must be replaced with a suitable material such as glass or another approved alternative. Any derelict vehicles (such as no valid FL tag) must either be brought into a street-operable condition or remove from off the premises. The exterior leading doors must be free of any breaks or holes (weather-proof and insect proof). Weather-stripping must also be in good condition. Smoke detectors must be in multiple sections within the residence. The burners of the stovetop must be functional and function correctly. All cookware must be properly maintained (including the non-functioning microwave propped up by a vegetable can). Repair the underlying issue of the electric going out for one section of the living room wall when lightly pressing the light switch. The outlets must be in a functioning and secured position. The shower stall must be kept in good repair. Any interior walls must be free of any breaks and holes. The toilet to the guest bedroom must be in good repair (the toilet shifts and moves with a slight budge). Fix the water leak occurring at the vent to the kitchen area. Interior walls must be free of any cracks.

City of Ocala
Code Enforcement Division
1/6/26, 9:35 AM

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

CASE NO: CE25-0856

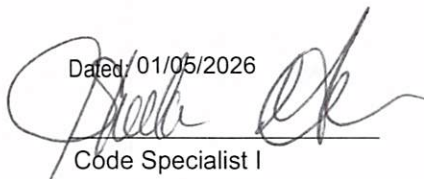
AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)

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 01/05/2026 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.

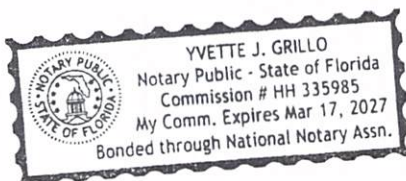
Dated: 01/05/2026

Code Specialist I

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 01/05/2026 by Yvette Grillo
is personally known to me.

Code Specialist, City of Ocala, who


Notary Public, State of Florida



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

RUBEN V VILLANUEVA

Plaintiff/Landlord

CASE NO. 2025-SC-007119

vs.

ALEX GAUGHRAN

ELIZABETH RANEY GAUGHRAN

Defendants/Tenants

DEFAULT JUDGMENT FOR POSSESSION

THIS CAUSE came before the Court on the Plaintiff/Landlord's Motion for Possession and Motion for Default, filed with the Clerk of Court on October 2, 2025. The records of the Clerk of Court reflect that the Defendants/Tenants, after service of process was effectuated upon them via posting of the Summons and Complaint to Evict Tenant on September 24, 2025, coupled with a certificate of mailing, did not post the rent due and failed to file any answer, defense, or responsive pleading with the Court which negated the obligation to post the rent as a precondition to proceeding in this cause. Therefore, the Clerk of Court entered a default on October 2, 2025. Therefore, pursuant to the provisions of Sections 83.56(5) and 83.60(2), Florida Statutes,

IT IS HEREBY ORDERED AND ADJUDGED that default and default judgment are hereby entered by the Court in favor of the Plaintiff/Landlord, Ruben V Villanueva, who shall immediately recover from the Defendants/Tenants, Alex Gaughran and Elizabeth Raney Gaughran, and from any and all others, possession of the subject leased premises, to wit: 2750 NW M.L.K. Jr. Avenue, Ocala, Florida 34475, for which let writ of possession issue. The Court retains jurisdiction to enter further orders regarding damages and costs, as applicable.

DONE AND ORDERED in Chambers at Ocala, Marion County, Florida, this 7th day of October, 2025.



THOMAS P. THOMPSON III
COUNTY COURT JUDGE

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the foregoing has been furnished by U.S. Mail/electronic delivery, to the above-named parties on this 8th day of October, 2025.



Christina Jones
Judicial Assistant

From: mmasterpo@aol.com
To: [Stephani Smith](#)
Subject: SO THE 2 TENANTS ABANDONED MY PROPERTY, STOLE ALL MY SMOKE DETECTORS & TRASHED THE INSIDE OF MY HOME
Date: Thursday, September 18, 2025 7:39:44 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

SUBJECT: SO THE 2 TENANTS ABANDONED MY PROPERTY, STOLE ALL MY SMOKE DETECTORS &

TRASHED THE INSIDE OF MY HOME

I AM LEGALLY EVICTING THEM ALREADY. I WILL SEND YOU PICTURES AS I CAN'T ATTACH PDFS TO YOUR EMAIL, YOUR EMAIL SYSTEM AS IT IS CURRENTLY SET UP WON'T ALLOW ME TO DO THAT.

Hello Stephanie,

I have your cellphone number. I will upload the POST WALK THROUGH After I was escorted unto my home By Ocala Officer K. Whitston, Ocala POLICE Badge #2595.

I can't upload unto your Email, but I can send to YOUR CALLPHONE The WALK THRU I did of the property to your phone, I can also send you a Picture of the 3 Day EVICTION NOTICE.

I ALREADY TOWED THE 1 NON-PLATED VEHICLE, THE OTHER IS THERE BUT I SUGGEST CANCELLING AS THEY HAVE NOT ONLY LEFT ABANDONED THE HOME I STILL HAVE TO SEE THIS LEGAL EVICTION THRU FOR MY OWN SAFETY AND YOURS. THE MAN HE HAS WEAPONS, FURTHER THE LOCKS WILL BE CHANGED.

YOU will see inside the video I WILL SEND YOU OVER SHORTLY that they trashed my house and stole furniture, they stole the smoke detectors, my home is a total wreck, within the video I am sending to your phone you will see that yourself, also in the video i verify, FOR YOU, that the address for my home is 2750NW MARTIN Luther King Junior Avenue in Ocala, ZIP CODE 34475.

LASTLY THE OCALA POLICE CASE NUMBER WHERE OFFICER WHITSTON WALKED THROUGH MY DETROYED HOME WITH ME IS CASE# 2025500143681.

There won't be power on in the home and the home again is wrecked, but the outside GRASS WILL STAY CUT AND MAINTAINED. I NEED TO KNOW WHEN YOU WERE COMING BY, THEN THAT WAY I CAN MOVE THAT LAST TAGGED VEHICLE OFF THE PROPERTY.

I WILL NEED TIME TO CLEAN UP THE HOME BEST THAT I CAN AFTER THEY DESTROYED IT INSIDE, PLEASE LET ME KNOW WHAT YOU NOW WISH TO DO, LIKELY NOBODY WILL BE THERE BUT THE OUTSIDE WILL STAY CUT AND MAINTAINED, WITHIN MY FENCELINE, NOT SEPARATE PROPERTIES.

I will send you the video of the POST WALK THROUGH of my trashed home, along with the 3 day VACATE NOTICE.

LET ME KNOW WHAT YOU WISH TO DO THEN, AS I LEGALLY CANNOT SAFELY CLEAN UNTIL THIS EVICTION PROCESS IS COMPLETE, FOR YOUR SAFETY & MINE. YOU MAY NOT BE SAFE THAT DAY ONCE THEY FIND OUT OF THE EVICTION STARTING, AND AGAIN THEY TRASHED THE INSIDE. TOTALLY.

I AM NOT Threatening you at all, I just have no idea what they would do once this eviction starts, which it has already started, and it may be the best idea just FOR YOU to cancel. THE POST POLICE WALK-THROUGH VIDEO FROM ME AND THEIR EVICTION NOTICE YOU ARE GETTING WITHIN 5 MINUTES OF RECEIVING THIS EMAIL FROM ME.

Sincerely, Ruben Varela Villanueva

On Monday, September 15, 2025 at 11:16:26 AM EDT, Stephani Smith <smsmith@ocalafl.gov> wrote:

Good Morning,

I apologize for the delay in my response (I was out for a few weeks on FMLA). A temporary tag will suffice (for as long as it is a valid FL tag that has not expired). The vehicle just needs to be tagged with current tags and appear to be in an operable state.

Thank you and have a good day,

From: mmasterpo@aol.com <mmasterpo@aol.com>

Sent: Tuesday, August 26, 2025 5:02 PM

To: Stephani Smith <smsmith@ocalafl.gov>

Subject: I HAD JUST 1 LAST QUESTION FOR YOU MISSES STEFANI

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

SUBJECT: I HAD JUST 1 LAST QUESTION FOR YOU MISSES STEFANI

Hello Misses Stefani,

This is Ruben Varela Villanueva. Here is my Question to you. I have this Florida tag which is going to EXPIRE here in just a few days.

And remember that I have this Prius Car on my property parked behind my home. I have no plans to drive it at all, in fact I plan to surrender it back directly to the finance company within a month or 2.

Were I to affix that Temporary :License Tag unto that Prius Prime sitting behind my home, again, I WON'T DRIVE IT AT ALL, WOULD YOU BE FINE WITH THAT????

PLEASE LET ME KNOW, and I THANK YOU

Sincerely,

Ruben V. Villanueva. I'll put that Tag on it then if you don't mind that, PLEASE

From: [Stephani Smith](#)
To: mmasterpo@aol.com
Subject: (UPDATE)-2750 NW MARTIN L KING AVE
Date: Thursday, November 20, 2025 11:26:00 AM
Attachments: [image001.png](#)

Good Morning,

Do you have an update for CN:#CE25-0856? I know the last time we have spoken, you are working with an attorney to return the home back to the bank, and that you were cleaning out the residence after the eviction.

Thank you,

Stephani Smith

Code Inspector

City of Ocala
Code Enforcement Division

201 SE 3rd Street (2nd Floor)
Ocala, FL 34471
Phone: 352-629-8309 office
Fax: (352) 629-8308
Email: smsmith@ocalafl.gov





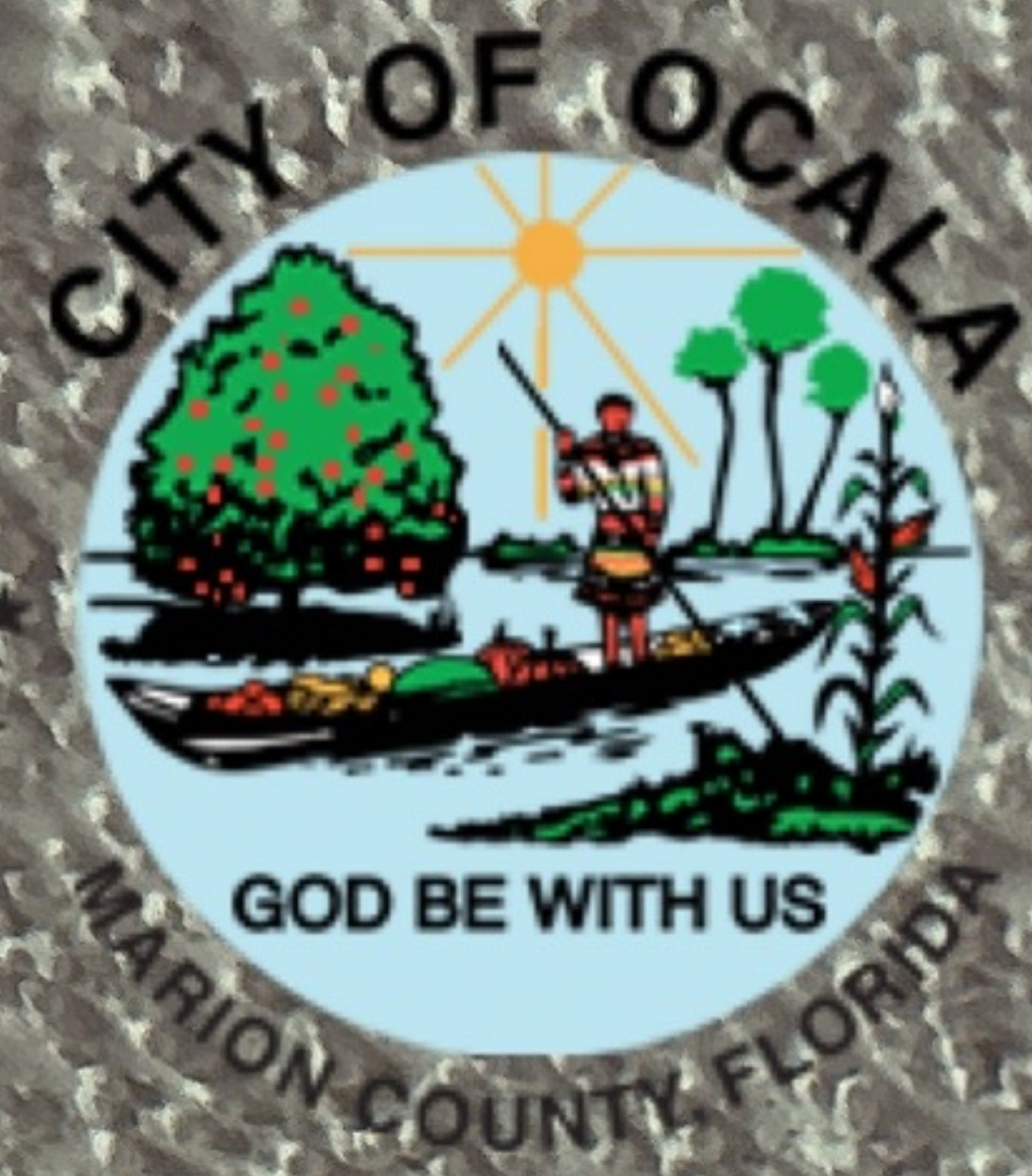
City of Ocala
Code Enforcement Division
2/9/26, 9:15 AM



8/7/25, 2:45 PM
City of Ocala
Code Enforcement Division



8/7/25, 2:46 PM
City of Ocala
Code Enforcement Division



8/7/25, 2:52 PM
City of Ocala
Code Enforcement Division



8/7/25, 2:54 PM
City of Ocala
Code Enforcement Division



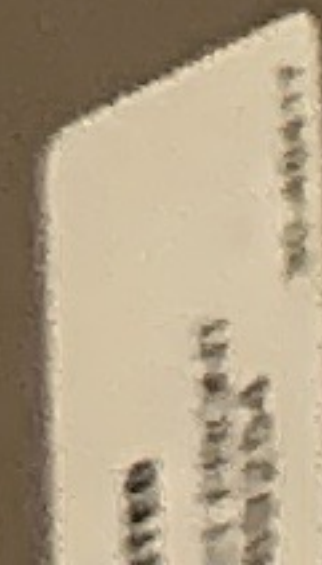
8/7/25, 2:56 PM
City of Ocala
Code Enforcement Division



8/7/25, 2:57 PM
City of Ocala
Code Enforcement Division



8/7/25, 2:58 PM
City of Ocala
Code Enforcement Division



Surge
Protector

Dryer

A/H

~~Dish~~

Kitchen

Cono.

Refr.

Gas Lightly

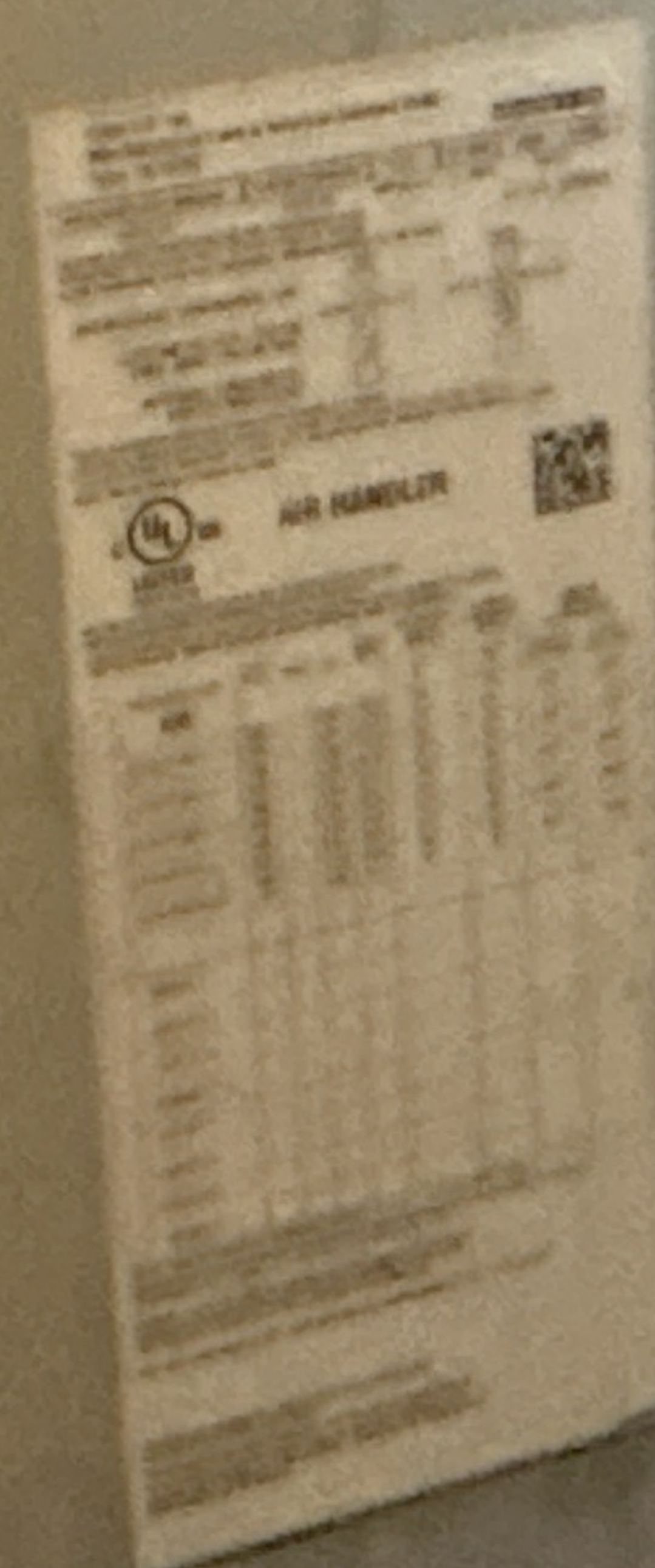
Stove

Code Enforcement

8/7/25, 2:59 PM
City of Ocala
rcement Division



8/7/25, 2:59 PM
City of Ocala
Code Enforcement Division



8/7/25, 3:00 PM
City of Ocala
Code Enforcement Division



8/7/25, 3:00 PM
City of Ocala
Code Enforcement Division



8/7/25, 3:01 PM
City of Ocala
Code Enforcement Division



8/7/25, 3:03 PM
City of Ocala
Code Enforcement Division



8/7/25, 3:06 PM

City of Ocala

Code Enforcement Division



8/7/25, 3:06 PM
City of Ocala
Code Enforcement Division



8/7/25, 3:07 PM
City of Ocala
Code Enforcement Division



8/7/25, 3:08 PM

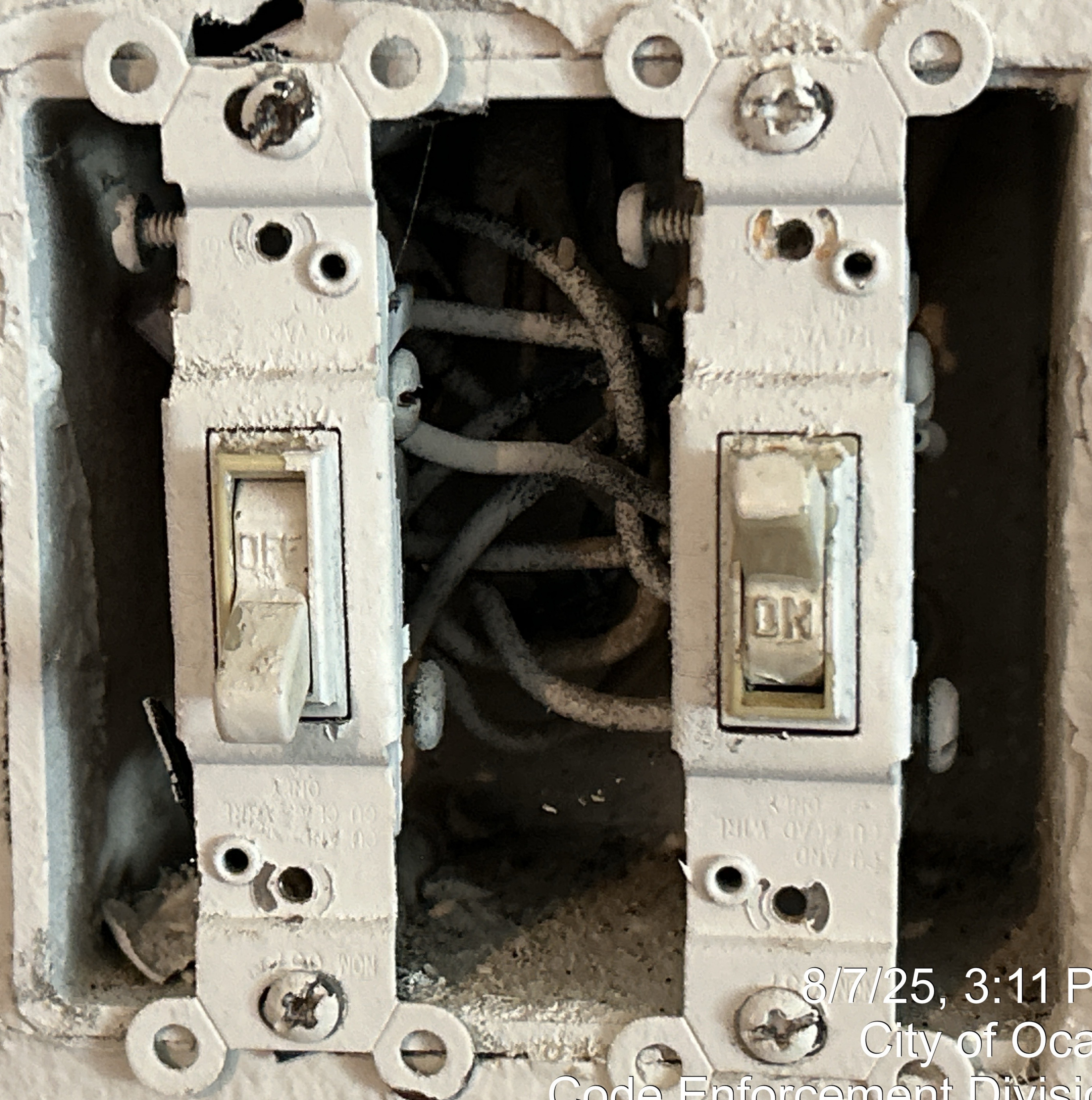
City of Ocala
Code Enforcement Division



8/7/25, 3:08 PM
City of Ocala
Code Enforcement Division



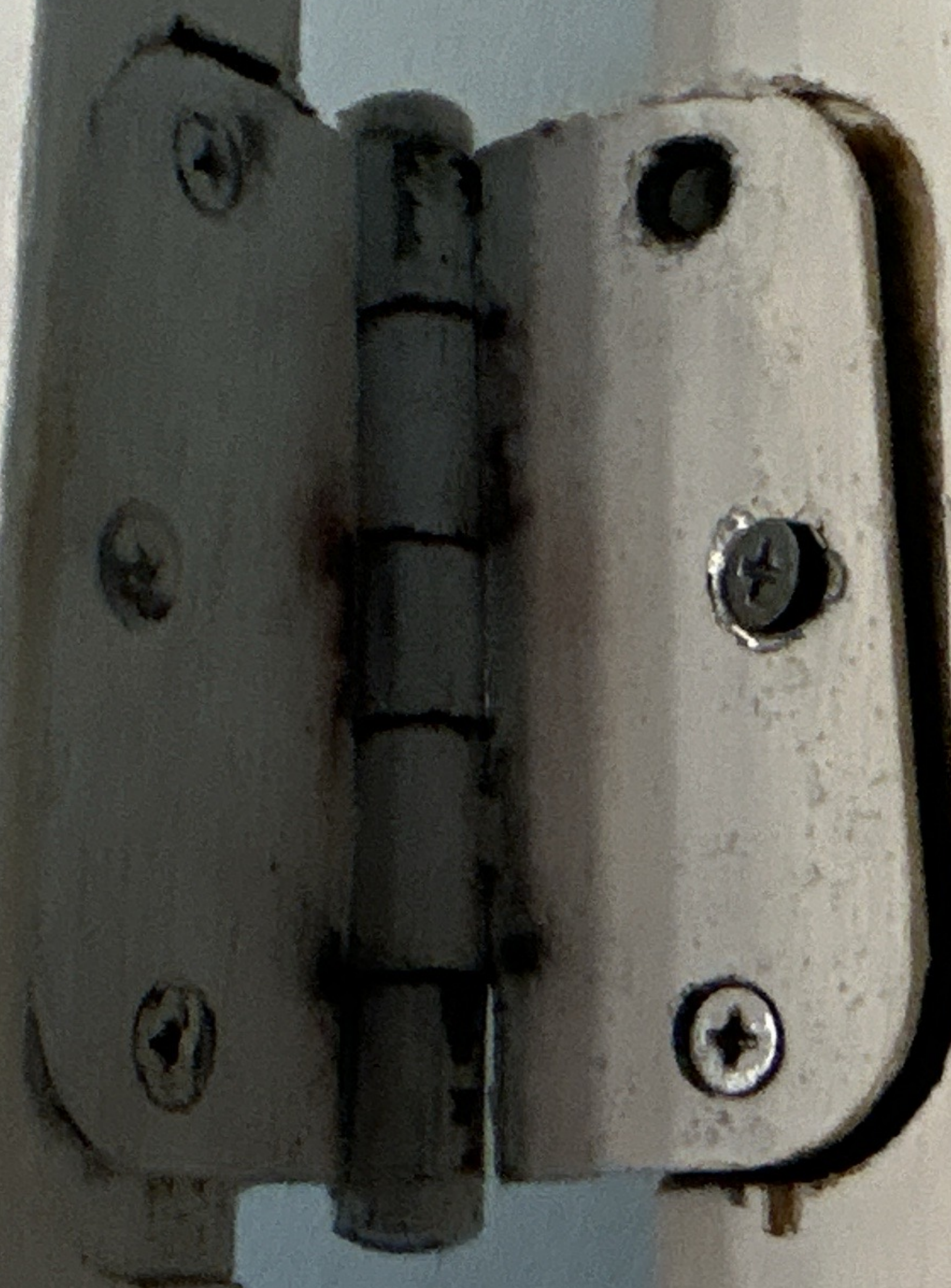
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8/7/25, 3:11 PM
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8/7/25, 3:12 PM
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8/7/25, 3:15 PM
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