

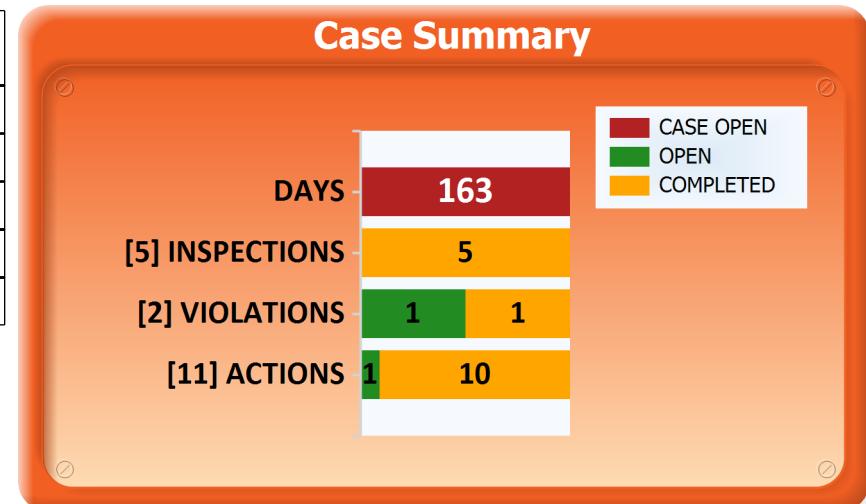


Case Details - No Attachments

City of Ocala

Case Number
CE25-0803

Description: Overgrowth Storage of Trailer/Vehicle on Vacant Lot		Status: NON COMP HEARING	
Type: GENERAL VIOLATION		Subtype: OVERGROWTH	
Opened: 7/29/2025	Closed:	Last Action: 1/8/2026	Follow Up: 1/2/2026
Site Address: 0 , FL 34475			
Site APN: 25696-000-00		Officer: STEPHANI SMITH	
Details:			



ADDITIONAL SITES

LINKED CASES

CONTACTS

Name Type	Name	Address	Phone	Fax	Email
OWNER	WIRES ANDREW M	16 SE WENONA AVE OCALA, FL 34471-2223			
RESPONDENT 1	BROWN RIKERIA & FLETCHER GRADY	6985 SE 108TH ST BELLEVUE, FL 34420-8403			

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						
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	6	\$132.00	\$0.00						
INSPECTION FEE	001-359-000-000-06-35960	4	\$50.00	\$0.00						



Case Details - No Attachments

City of Ocala

Case Number

CE25-0803

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY	
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:		\$219.21		\$0.00							
TOTALS:		\$219.21		\$0.00							

VIOLATIONS

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
SECTION 122-312 PERMITTED USES R-1	STEPHANI SMITH	7/29/2025				Please remove the derelict vehicle (older model GMC pick-up) and utility trailer from off the property. The storage of these items are not allowed on a vacant R-1AA parcel.
SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSLIGHTLY OR UNSANITARY MATTER	STEPHANI SMITH	7/29/2025	12/10/2025			Please cut and clear all overgrowth throughout the property. Remove any junk and debris from off the property.

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
CASE WORK	SMS	12/4/2025	12/4/2025	NON COMPLIANT		On 12/04/2025, I have re-inspected the property in reference to a NOVPH compliance inspection. I have observed that the unpermitted use of the vacant parcel (such as storage of vehicle(s) and utility trailer) continue along with the overgrowth. View attachments.



Case Details - No Attachments

City of Ocala

Case Number

CE25-0803

COMPLIANCE	SMS	1/2/2026	1/2/2026	NON COMPLIANT		<p>MASSEY INSPECTION</p> <p>On 01/02/2026, I have re-inspected the property in reference to permitted uses of a R-1 zone. I have observed that storage on the vacant R-1 parcel continues to exist. In addition to this, the prosecution costs of \$219.21 remain unpaid. View attachments. Affidavit of Non-Compliance completed and provided to Admin.</p>
FOLLOW UP	SMS	11/6/2025	11/6/2025	NON COMPLIANT		<p>On 11/06/2025. I have re-inspected the property in reference to overgrowth and permitted uses of an R-1. I have observed that overgrowth still remains on the property. In addition to this, there is some junk and debris (such as car tires, black bags of presumably trash, etc). There is also still storage of items on the vacant R-1 lot such as a vehicle (older model GMC pick-up) and utility trailer. I have received no contact from any of the property representatives, and could not locate information such as a phone number or e-mail to attempt to reach out to them (that wasn't locked behind a paywall). Therefore, I have decided to proceed with a NOVPH. NOVPH generation assigned to Admin, and inspections have been scheduled. View attachments.</p>
HEARING INSPECTION	SMS	12/10/2025	12/10/2025	NON COMPLIANT		<p>On 12/10/2025, I have re-inspected the property in reference to permitted uses of a R-1 Zone and overgrowth. I have observed that overgrowth was cut and cleared. However, storage of items such as a vehicle and trailer continue to exist at the vacant parcel. View attachments.</p>



Case Details - No Attachments

City of Ocala

Case Number

CE25-0803

INITIAL	SMS	7/29/2025	7/29/2025	NON COMPLIANT		On 07/29/2025 while patrolling the area, I have observed a derelict older model GMC pick-up truck (dark in coloration; possibly a dark blue or black) in addition to a utility trailer stored further back onto the vacant parcel. In addition to this, there was some overgrowth on the property. View attachments. CLTO generation assigned to Admin, and a Follow-Up has been scheduled.
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CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	11/7/2025	11/7/2025	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	11/7/2025	11/7/2025	NOVPH MAILED 9489 0090 0027 6697 0026 82 BROWN RIKERIA FLETCHER GRADY 6985 SE 108TH ST BELLEVUE, FL. 34420-8403
CERTIFIED MAIL	YVETTE J GRILLO	12/19/2025	12/19/2025	FOF 91 7199 9991 7039 7682 1821 BROWN RIKERIA FLETCHER GRADY 6985 SE 108TH ST BELLEVUE, FL. 34420-8403
HEARING CODE BOARD	YVETTE J GRILLO	12/11/2025	12/16/2025	NEW BUSINESS
MASSEY	YVETTE J GRILLO	1/8/2026		
OFFICER POSTING	STEPHANI SMITH	11/10/2025	11/10/2025	NOVPH READY FOR POSTING NOVPH posted on property
OFFICER POSTING	OSIAS FERREIRA	12/22/2025	12/22/2025	FOF Posted at the property affidavit on file.



Case Details - No Attachments

City of Ocala

Case Number
CE25-0803

PREPARE NOTICE	SHANEKA GREENE	7/30/2025	7/30/2025	CLTO X 1 BROWN RIKERIA FLETCHER GRADY 6985 SE 108TH ST BELLEVUE FL 34420-8403
PREPARE NOTICE	SHANEKA GREENE	11/7/2025	11/7/2025	NOVPH X 1 BROWN RIKERIA FLETCHER GRADY 6985 SE 108TH ST BELLEVUE FL 34420-8403
REGULAR MAIL	SHANEKA GREENE	7/30/2025	7/30/2025	CLTO MAILED



Case Details - No Attachments

City of Ocala

Case Number

CE25-0803

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	11/28/2025	11/26/2025	<p>Find the Respondent(s) guilty of violating city code section(s): 34-95 and 122-312 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, January 1st, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, January 2nd, 2026, 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.) Remove all equipment, items, and vehicles (to include trailers) stored (outdoors) upon property and discontinue storing items outdoors in relation to permitted uses in the R-1A zoning district by 4:00pm on Thursday, January 1st, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, January 2nd, 2026, there shall be a fine of \$100 per day until this violation has been abated. Additionally, the City shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance to include removal of all items stored outdoors upon the property.</p> <p>3.) Pay the cost of prosecution of \$219.21 by January 1st, 2026.</p>
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BEFORE THE MUNICIPAL CODE ENFORCEMENT BOARD
OCALA, MARION COUNTY, FLORIDA

THE CITY OF OCALA

Petitioner,

vs.

**BROWN, RIKKERIA
FLETCHER, GRADY
6985 SE 108TH ST
BELLEVIEW, FL 34420-8403**

Respondents

CASE NO: CE25-0803

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Board on; December 11th, 2025, after due notice to the Respondent(s), and the Municipal Code Enforcement Board having heard testimony under oath, received evidence, considered stipulations, and heard argument, thereupon issues its Final Administrative Order, Findings of Fact, Conclusion of Law, and Notice of Hearing on Compliance, and Imposition of Fines as follows:

I. FINDINGS OF FACT:

- A. The Respondent(s), **BROWN, RIKKERIA AND FLETCHER, GRADY, 6985 SE 108TH ST, BELLEVIEW, FL 34420-8403**, owner(s) in charge of the property described as: **1300 BLK NW 11TH AVE| 25696-000-00, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B. That on and between July 23rd, 2025, and December 10th, 2025, the property, as described above, was in violation of the City of Ocala Code of Ordinances, **SECTION 122-312 PERMITTED USES R-1**.

II. CONCLUSION OF LAW:

- A. The Respondent(s), **BROWN, RIKKERIA AND FLETCHER, GRADY**, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala, **SECTION 122-312 PERMITTED USES R-1**, in that the Respondent(s) have failed to remedy the violation(s) and is subject to the provisions of the Code of Ordinances of the City of Ocala, Florida, Sections 2-426 and 2-443.

III. ORDER:

Find the Respondent(s) guilty of violating city code section(s):122-312 and order to:

- 1.) Remove all equipment, items, and vehicles (to include trailers) stored (outdoors) upon property and discontinue storing items outdoors in relation to permitted uses in the R-1A zoning district by 4:00pm on Thursday, January 1st, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, January 2nd, 2026, there shall be a fine of \$100 per day until this violation has been abated. Additionally, the City shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance to include removal of all items stored outdoors upon the property.
- 3.) Pay the cost of prosecution of \$219.21 by January 1st, 2026.

- B. This Order may be recorded in the Public Records of Marion County, Florida, and shall constitute a lien against the above described property, and upon any other real, or personal property, owned by the Respondent(s), pursuant to Sections 162.08 and 162.09, Florida State Statutes, and Section 2-426 and 2-443, Code of Ordinances City of Ocala, Florida.
- C. The holder of this Order, and the lien arising hereunder, is the City of Ocala, a Florida Municipal Corporation, with the address of: 110 S.E. Watula Avenue, Ocala, Florida 34471.

DONE AND ORDERED; this 11th day of December 2025.

MUNICIPAL CODE ENFORCEMENT BOARD
OCALA, FLORIDA



Michael Gartner, Chair
Municipal Code Enforcement Board

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing document has been furnished to Respondent(s) by mail to: **BROWN, RIKKERIA AND FLETCHER, GRADY, 6985 SE 108TH ST, BELLEVIEW, FL 34420-8403**, this 11th day of December 2025.



Yvette Grillo, Board Secretary
Municipal Code Enforcement Board

IMPORTANT NOTICE:

NOTICE OF HEARING ON COMPLIANCE, AND IMPOSITION OF FINES: NON-COMPLIANCE HEARING - IF YOU, AS THE RESPONDENT, 1.) DO NOT BRING THE PROPERTY INTO COMPLIANCE, 2.) CALL FOR A RE-INSPECTION AND 3.) RECEIVE AN AFFIDAVIT OF COMPLIANCE; NOTICE IS HEREBY GIVEN THAT A HEARING BEFORE THE MUNICIPAL CODE ENFORCEMENT BOARD IS TO BE HELD ON JANUARY 8TH, 2026, AT 5:30 PM, AT THE: CITY COUNCIL CHAMBER, CITY HALL, 110 S.E. WATULA AVENUE, OCALA, FLORIDA 34471, TO DETERMINE IF THE VIOLATION AS SET FORTH IN THIS ORDER CONTINUED BEYOND THE COMPLIANCE DATE, AND IF SO TO CONSIDER IMPOSITION OF A FINE OR OTHER PENALTIES. YOUR FAILURE TO APPEAR COULD RESULT IN A WAIVER OF YOUR OPPORTUNITY TO BE HEARD IN THIS MATTER AND MAY RESULT IN AN ACTION BY THE MUNICIPAL CODE ENFORCEMENT BOARD WHICH COULD BE ADVERSE TO YOUR INTEREST. ADDITIONALLY, PLEASE BE ADVISED THAT PURSUANT TO CHAPTER 162 OF THE FLORIDA STATUTES, YOU MAY HAVE OTHER ADDITIONAL RIGHTS IN REFERENCE TO ANY FINDINGS BY THE MUNICIPAL CODE ENFORCEMENT BOARD.

IN THE EVENT OF NON-COMPLIANCE, AN ORDER IMPOSING A FINE SHALL BE RECORDED IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND THEREAFTER SHALL CONSTITUTE A LIEN AGAINST THE LAND UPON WHICH THE VIOLATION(S) EXISTS, OR UPON ANY OTHER REAL OR PERSONAL PROPERTY OWNED BY YOU. BE ADVISED THAT YOU HAVE A RIGHT TO APPEAL THIS ORDER WITHIN A PERIOD OF THIRTY (30) DAYS FROM THE DATE OF THE ORDER, IN ACCORDANCE WITH SECTION 2-445, CODE OF ORDINANCES OF THE CITY OF OCALA, TO THE CIRCUIT COURT OF MARION COUNTY.

IF A REPEAT VIOLATION IS FOUND, THE CODE INSPECTOR SHALL NOTIFY THE VIOLATOR BUT IS NOT REQUIRED TO GIVE THE VIOLATOR A REASONABLE TIME TO CORRECT THE VIOLATION. THE CASE MAY BE PRESENTED TO THE MUNICIPAL CODE ENFORCEMENT BOARD, EVEN IF THE REPEAT VIOLATION HAS BEEN CORRECTED PRIOR TO THE MUNICIPAL CODE ENFORCEMENT BOARD HEARING, AND UPON FINDING THAT A REPEAT VIOLATION HAS BEEN COMMITTED, MAY ORDER THE VIOLATOR TO PAY A FINE NOT TO EXCEED \$500.00 PER DAY FROM THE INTIAL INSPECTION WHEN THE VIOLATION WAS OBSERVED.

FOR QUESTIONS ABOUT THIS FINAL ADMINISTRATIVE ORDER, PLEASE CONTACT THE CITY OF OCALA, CODE ENFORCEMENT DIVISION: (352) 629-8309.

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

CASE NO: CE25-0803

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:

12/19/25

1. I did on 12/22/2025 post the Final Administrative Order to the property, located at 1300 BLK NW 11TH AVE, OCALA.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

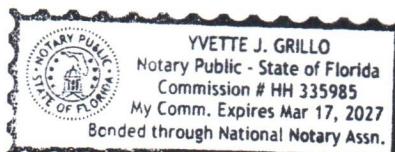
FURTHER, AFFIANT SAYETH NAUGHT.

12/19/25
Dated: 12/22/2025

Yvette J. Grillo
Code Inspector

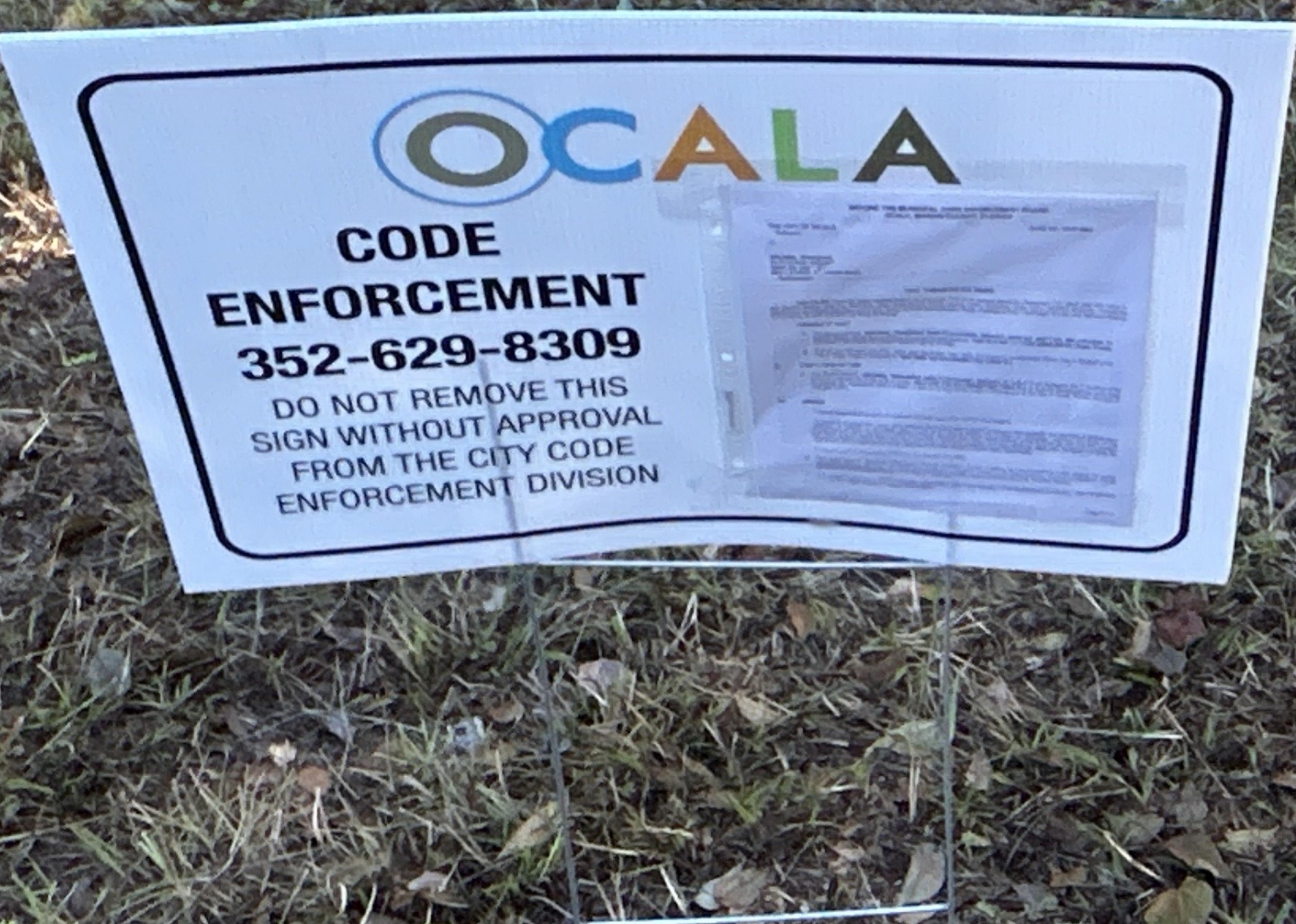
STATE OF FLORIDA
MARION COUNTY

12/19/25
SWORN TO (or affirmed) before me: 12/22/2025 by Yvette Grillo Code Specialist, City of Ocala, who is personally known to me.





GOD BE WITH US
MARION COUNTY, FLORIDA



City of Ocala
Code Enforcement Division
12/22/2025 9:04 AM



MARION COUNTY, FLORIDA

OCALA

CODE ENFORCEMENT

352-629-8309

DO NOT REMOVE THIS
SIGN WITHOUT APPROVAL
FROM THE CITY CODE
ENFORCEMENT DIVISION

BEFORE THE MUNICIPAL CODE ENFORCEMENT BOARD
OCALA, MARION COUNTY, FLORIDA

MUNICIPAL CODE ENFORCEMENT BOARD

CASE NO: CE25-0803

THE CITY OF OCALA
Petitioner, *[Signature]*

VS.

Marion County Board of Adjustment
BROWN, RIKKERIA
FLETCHER, GRADY
6985 SE 108TH ST
BELLEVUE, FL 34420-8403
Respondents

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing document has been furnished to Respondent(s) by mail to: BROWN, RIKKERIA AND FLETCHER, GRADY, 6985 SE 108TH ST, BELLEVUE, FL 34420-8403, on the 12th day of December 2025.

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Board on December 11th, 2025, after due notice to the Respondent(s), and the Municipal Code Enforcement Board having heard testimony under oath, received evidence, considered stipulations, and heard argument, thereupon issues its Final Administrative Order, Findings of Fact, Conclusion of Law, and Notice of Hearing on Compliance, and Imposition of Fines as follows:

I. FINDINGS OF FACT:

A. The Respondent(s), BROWN, RIKKERIA AND FLETCHER, GRADY, 6985 SE 108TH ST, BELLEVUE, FL 34420-8403, owner(s) in charge of the property described as: 1300 BLK NW 11TH AVE| 25696-000-00, Ocala, Florida recorded in the Public Records of Marion County, Florida.

B. That on and between July 23rd, 2025, and December 10th, 2025, the property, as described above, was in violation of the City of Ocala Code of Ordinances, SECTION 122-312 PERMITTED USES R-1.

II. CONCLUSION OF LAW:

A. The Respondent(s), BROWN, RIKKERIA AND FLETCHER, GRADY, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala, SECTION 122-312 PERMITTED USES R-1, in that the Respondent(s) have failed to remedy the violation(s) and is subject to the provisions of the Code of Ordinances of the City of Ocala, Florida, Sections 2-426 and 2-443.

IN THE EVENT OF NON-COMPLIANCE, AN ORDER IMPOSING A FINE SHALL BE RECORDED IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND THEREAFTER SHALL CONSTITUTE A LIEN AGAINST THE LAND UPON WHICH THE VIOLATION OCCURRED, OR UPON ANY OTHER REAL OR PERSONAL PROPERTY OWNED BY YOU. BE ADVISED THAT VIOLATION OF THIS ORDER MAY LEAD TO A FINE WITHIN A PERIOD OF 120 DAYS FROM THE DATE OF THIS ORDER BEING ISSUED. Find the Respondent(s) guilty of violating city code section(s) 122-312 and order to:

1.) Remove all equipment, items, and vehicles (to include trailers) stored (outdoors) upon property and discontinue storing items outdoors in relation to permitted uses in the R-1A zoning district by 4:00pm on Thursday, January 1st, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, January 2nd, 2026, there shall be a fine of \$100 per day until this violation has been abated. Additionally, the City shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance to include removal of all items stored outdoors upon the property.

2.) Pay the cost of prosecution of \$219.21 by January 1st, 2026.

3.) Pay the cost of prosecution of \$219.21 by January 1st, 2026.

III. LIEN ORDER:

A. This Order may be recorded in the Public Records of Marion County, Florida, and shall constitute a lien against the above described property, and upon any other real, or personal property, owned by the Respondent(s), pursuant to Sections 162.08 and 162.09, Florida State Statutes, and Section 2-426 and 2-443, Code of Ordinances City of Ocala, Florida.

C. The holder of this Order, and the lien arising hereunder, is the City of Ocala, a Florida Municipal Corporation, with the address of: 110 S.E. Walua Avenue, Ocala, Florida 34471.

Page 1 of 2

City of Ocala
Code Enforcement Division
12/22/2025 9:04 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_0803

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

STATE OF FLORIDA
COUNTY OF MARION

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

1. I did on 12/19/2025 post the Final Administrative Order 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.

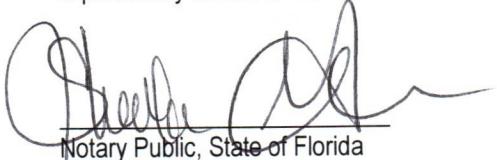
FURTHER, AFFIANT SAYETH NAUGHT.

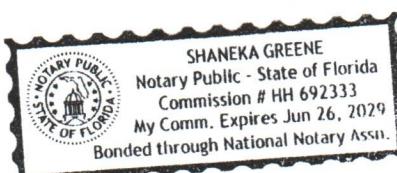
Dated: 12/19/2025


Yvette Grillo
Code Specialist I

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 12/19/2025 by Shaneka Greene Code Specialist, City of Ocala, who is personally known to me.


Shaneka Greene
Notary Public, State of Florida



BEFORE THE MUNICIPAL CODE ENFORCEMENT BOARD
OCALA, MARION COUNTY, FLORIDA

CITY OF OCALA
Petitioner,

Vs.

CASE NO: CE25-0803

BROWN, RIKERIA
FLETCHER, GRADY
6985 SE 108TH ST
BELLEVIEW, FL 34420-8403
Respondent. /

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA
COUNTY OF MARION

BEFORE ME, the undersigned authority, personally appeared, Stephani Smith, Code Enforcement Officer for the City of Ocala, who being duly sworn, deposes and says:

1. That on December 11th, 2025, the Municipal Code Enforcement Board held a public hearing and issued its Order in the above styled matter.
2. That Respondent was to have taken certain corrective action on or before January 2nd, 2026.
3. That a re-inspection was performed on January 2nd, 2026.
4. That the below listed corrective action(s) ordered by the Municipal Code Enforcement Board have not been taken:

Abatement of violations as ordered; Section(s) 122-312

5. The prosecution costs of \$219.21 remain unpaid.

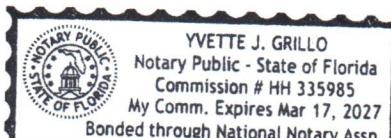
FURTHER, AFFIANT SAYETH NOT.

Dated this 2nd day January 2026

Stephani Smith
Code Enforcement Officer
City of Ocala

STATE OF FLORIDA
COUNTY OF MARION

The foregoing Affidavit of Non-compliance was acknowledged before me by Stephani Smith 3/12 day of January 2026, who is personally known to me, and who did take an oath.

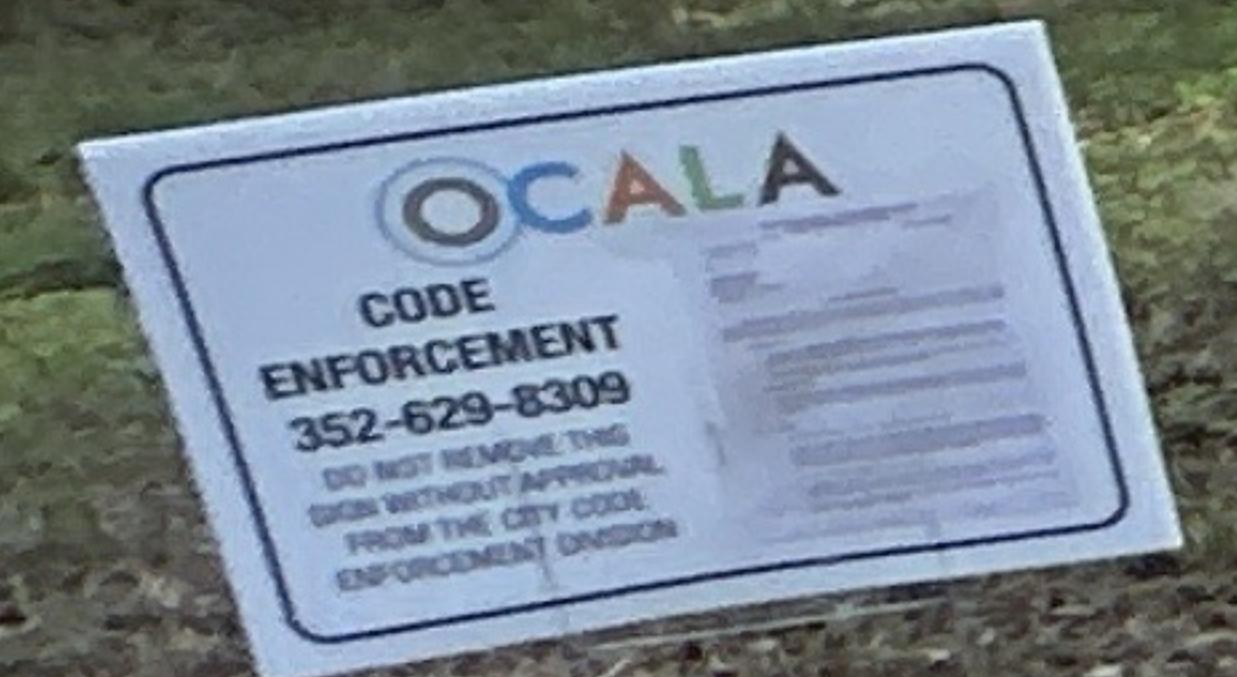


I HEREBY CERTIFY that a true and correct copy of the above and foregoing Affidavit of Non-compliance has been furnished by mail to Respondent, this 3/10 day of January 2026.

Yvette Grillo
Yvette Grillo, Secretary
Municipal Code Enforcement Board
Ocala, Florida



CITY OF OCALA
MARION COUNTY, FLORIDA



City of Ocala
Code Enforcement Division
1/2/26, 11:02 AM



City of Ocala
Code Enforcement Division
1/26/26, 11:02 AM

