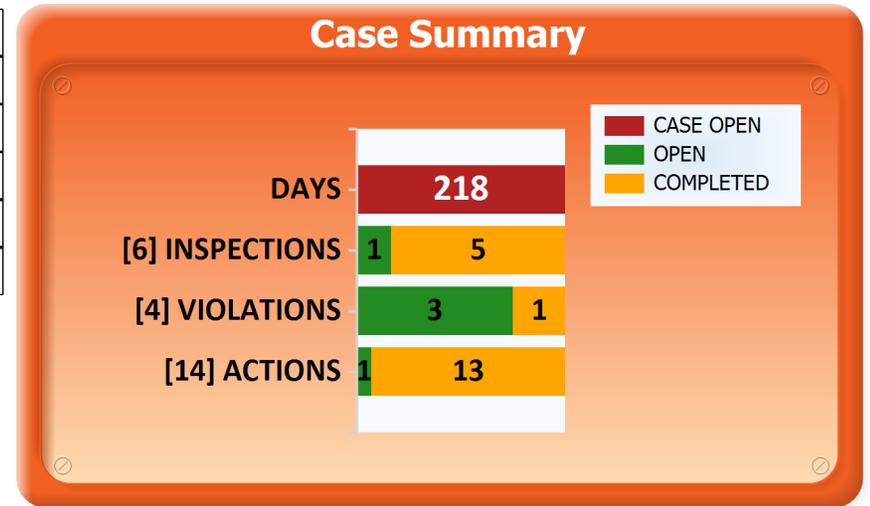


# OCALA Case Details - No Attachments

City of Ocala

**Case Number**  
**CE25-0840**

Description:		Status: HEARING	
Type: GENERAL VIOLATION		Subtype: OVERGROWTH	
Opened: 8/4/2025	Closed:	Last Action: 3/12/2026	Flw Up: 3/9/2026
Site Address: 705 SW 12TH AVE OCALA, FL 34471			
Site APN: 2849-004-019		Officer: STEPHANI SMITH	
Details:			



**ADDITIONAL SITES** **LINKED CASES**

**CONTACTS**

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
COMPLAINANT	MICHAEL MCCULLOUGH	1119 SW 7TH AVE OCALA, FL	(813)770-0042		
OWNER	VEREEN DORIS V EST	705 SW 12TH AVE OCALA, FL 34471-0310			
RESPONDENT 1	GITSIT REAL PROPERTY BBPLC1 LLC	333 S ANITA DR ORANGE, CA 92868-3356			
RESPONDENT 2	CORPORATION SERVICE COMPANY (REGISTERED AGENT)	1201 HAYS STREET TALLAHASSEE, FL 32301-2525			

**FINANCIAL INFORMATION**

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CERTIFIED POSTAGE	001-359-000-000-06-35960	4	\$35.44	\$0.00						

# OCALA Case Details - No Attachments

City of Ocala

**Case Number**  
**CE25-0840**

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	8	\$176.00	\$0.00						
INSPECTION FEE	001-359-000-000-06-35960	5	\$62.50	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
REGULAR POSTAGE	001-359-000-000-06-35960	8	\$5.92	\$0.00						
Total Paid for CASE FEES:			\$298.61	\$0.00						
<b>TOTALS:</b>			<b>\$298.61</b>	<b>\$0.00</b>						

## VIOLATIONS

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
SECTION 82-151 STANDARD HOUSING CODE ADOPTED	STEPHANI SMITH	8/5/2025				Please repair or replace small section of the damaged soffit and fascia of the roof to the rear of the residence. Cut and clear all overgrowth throughout the property. Please remove the dead tree from off the property, and reduce stump size to 12 inches or less. Accessory structure (such as the shed) must be in sound and good repair. Some scopes of work may require a permit through the Permitting Department.
SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS	STEPHANI SMITH	8/5/2025				Please either repair, replace, or remove the dilapidated sections of the fencing on the property.

# OCALA Case Details - No Attachments

City of Ocala

**Case Number**  
**CE25-0840**

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER	STEPHANI SMITH	8/5/2025	11/14/2025			<p>Please grind down large tree trunk to be a stump of 12 (twelve) inches or less.</p> <p><b>** DEAD TREE REFLECTED IN 82-151 VIO **</b></p> <p><b>**USE FOR NOVPH**</b> Please remove the dead tree from off the property. A permit is required for a R-2 zone. Contact the Permitting Department at (352)-629-8421 to begin the permitting process.</p>
SECTION 82-181 DANGEROUS BUILDING DEFINITIONS	STEPHANI SMITH	2/10/2026				<p>All structures which have any or all of the following conditions, such that the life, health, property or safety of the occupants or the general public are endangered, are deemed dangerous buildings: (4) The building, structure or portion thereof has been damaged by fire, flood, earthquake, wind or other cause to the extent that the structural integrity of the structure is less than it was prior to the damage and is less than the minimum requirement established by the provisions of the building code, standard fire prevention code or other laws and ordinances of the city.</p> <p>(5) Any exterior appendage or portion of the structure is not securely fastened, attached or anchored such that it is capable of resisting wind, seismic or similar loads as required by the provisions of the building code, standard fire prevention code or other laws and ordinances of the city.</p>
Section 82-182. - Dangerous buildings declared nuisance; abatement required; time limits.	STEPHANI SMITH	2/10/2026				<p>Please either remove the shed from off the property, or restore (to the standards and applicability of the Florida Building Code) and obtain a permit for the unpermitted shed. Some scopes of work may require a permit.</p>

## INSPECTIONS

# OCALA Case Details - No Attachments

City of Ocala

**Case Number**  
**CE25-0840**

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
INITIAL	SMS	8/5/2025	8/5/2025	NON COMPLIANT		<p><b>PROPERTY IS OVERGROWN AND HOME IS VACANT AND UNSECURED</b></p> <p>On 08/05/2025, I have responded out to the property in reference to a citizen's complaint received about overgrowth and a vacant/unsecured residence. I have observed overgrowth throughout the property in addition to some sections of dilapidated fencing. Along with this, I have observed a large tree trunk (that has to be grinded down to a stump 12 inches or less).</p> <p>Finally, I have also observed a small and deteriorated section of the soffit and fascia to the rear of the property along with a shed in a deteriorated state. View attachments. Standard Housing checklist has been drafted. CLTO generation assigned to Admin, and a Follow-Up has been scheduled.</p>

# Case Details - No Attachments

City of Ocala

Case Number  
**CE25-0840**

FOLLOW UP	SMS	11/14/2025	11/14/2025	NON COMPLIANT	<p>On 11/14/2025, I have re-inspected the property in reference to various violations such as Standard Housing (such as dilapidated accessory structure, junk and debris, overgrowth, damage to back portion of soffit/fascia, etc) along with the dilapidated fencing throughout the property. All violations still remain (along with worsening condition of the accessory structure). Before sending this to a NOVPH, I have checked with the Clerk of Courts and have observed an ongoing final judgement of foreclosure filed on 10/28/2025 (with the intent to sell the property on 12/29/2025 for auction). View attachments including all parties that may be affected by this foreclosure. With the names of the interested parties, I have decided to re-send the CLTO and Standard Housing Checklist to all involved parties. View attachments, Mailing has been assigned and Follow-Up has been scheduled.</p>
FOLLOW UP	SMS	12/18/2025	12/18/2025	NON COMPLIANT	<p>On 12/18/2025, I have re-inspected the property in reference to various Standard Housing violations and the fencing. I have observed that the fencing still remains in the same state of deterioration. Along with this, I have observed that the accessory structure remains in a state of deterioration, dead tree, overgrowth, damaged fascia/soffit, etc. View attachments. NOVPH generation assigned to Admin, and inspections have been scheduled.</p>

# OCALA Case Details - No Attachments

City of Ocala

**Case Number**  
**CE25-0840**

CASE WORK	SMS	2/10/2026	2/10/2026	NON COMPLIANT		On 02/03/2026, I have received a response from a Building Inspector about their findings with their inspection. They have classified it as "dangerous" in accordance to the ordinance. On 02/10/2026, I have conducted further research, and have observed that the property was recently purchased with a recording date of 01/09/2026. I have also observed that the MCPA page has changed to reflect this new information. All violations have been updated for the NOVPH generation along with all other necessary documents. View attachments. Inspections scheduled.
CASE WORK	SMS	3/4/2026	3/4/2026	COMPLETED		<b>NOVPH COMP</b> On 03/04/2026, I have re-inspected the property in reference to the NOVPH compliance inspection. I have observed that the dilapidated shed, damaged fencing, and dead tree/tree trunk still remains on the property. View attachments.
HEARING INSPECTION	SMS	3/9/2026				

## CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
COMPLAINT RECEIVED	YVETTE J GRILLO	8/4/2025	8/4/2025	
REGULAR MAIL	SHANEKA GREENE	8/6/2025	8/6/2025	CLTO MAILED W/STANDARD HOUSING CHECKLIST
PREPARE NOTICE	SHANEKA GREENE	8/6/2025	8/6/2025	CLTO & SH CHECKLIST X 1  VEREEN DORIS V EST 705 SW 12TH AVE OCALA FL 34471-0310

<p>PREPARE NOTICE</p>	<p>SHANEKA GREENE</p>	<p>11/18/2025</p>	<p>11/19/2025</p>	<p>CLTO + SH CHECKLIST X 7</p> <p>COURTNEY VEREEN 5730 NE 5TH PL OCALA, FL 34470</p> <p>VEREEN DORIS V EST 705 SW 12TH AVE OCALA FL 34471-0310</p> <p>LEONARD BARRINER, JR 329 MONLANDIL DR WILMINGTON, NC 28403-5686</p> <p>BERNADETTE V. JONES A/K/A BERNADETTE VEREEN A/K/A BERNADETTE JONES 2135 SW 1ST OCALA, FL 34475</p> <p>MARLON WENDELL VEREEN A/K/A MARLON VEREEN 408 MAIDES AVENUE APT C WILMINGTON NC 28405</p> <p>GITSIT SOLUTIONS LLC 333 S. ANITA DR., STE. 400 ORANGE, CA 92868</p> <p>CORPORATION SERVICE COMPANY (REGISTERED AGENT) 1201 HAYS STREET TALLAHASSEE, FL 32301-2525</p>
<p>REGULAR MAIL</p>	<p>SHANEKA GREENE</p>	<p>11/19/2025</p>	<p>11/19/2025</p>	<p>CLTO MAILED (7)</p>
<p>EMAIL</p>	<p>STEPHANI SMITH</p>	<p>2/10/2026</p>	<p>2/10/2026</p>	<p>E-MAIL RCVD FROM BUILDING INSPECTOR ABOUT INSPECTION FINDINGS RELATED TO THE PROPERTY ON 02/03/2026.</p>

# Case Details - No Attachments

City of Ocala

Case Number

**CE25-0840**

EMAIL	STEPHANI SMITH	2/10/2026	2/10/2026	jkornatka@gitsitusa.com E-MAIL SENT TO REP OF THE COMPANY IN REFERENCE TO CASE STATUS AND CURRENT & LISTED VIOLATIONS. VIEW RELATED PDF.
PREPARE NOTICE	SHANEKA GREENE	2/11/2026	2/12/2026	NOVPH X 2  GITSIT REAL PROPERTY BBPLC1 LLC 333 S ANITA DR ORANGE CA 92868-3356  CORPORATION SERVICE COMPANY (REGISTERED AGENT) 1201 HAYS STREET TALLAHASSEE, FL 32301-2525
ADMIN POSTING	SHANEKA GREENE	2/12/2026	2/12/2026	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	2/12/2026	2/12/2026	NOVPH MAILED (2) 9489 0090 0027 6696 9989 48 GITSIT REAL PROPERTY BBPLC1 LLC 333 S ANITA DR SUITE 400 ORANGE, CA. 92868-3356  9489 0090 0027 6696 9989 55 C T CORPORATION SYSTEM 155 FEDERAL ST SUITE 700 BOSTON, MA. 02110
OFFICER POSTING	STEPHANI SMITH	2/13/2026	2/13/2026	NOVPH READY FOR POSTING NOVPH POSTED TO PROPERTY. SIGNED AFFIDAVIT PROVIDED TO ADMIN.

CONTACT	STEPHANI SMITH	2/26/2026	2/26/2026	<p>Christopher Heliwell (813)-943-5866 at 09:55 A.M.</p> <p>The property representative (of a lawyer firm) called on behalf of the client. They have requested information on what needed to be done in order to come into compliance to which I have provided. The seller is motivated to sell the home (with an active contract) and they know a contractor. They hope to have everything taken care of so they can move on with the sale of the home.</p>
STAFF RECOMMENDATION	DALE HOLLINGSWORTH	2/27/2026	3/4/2026	<p>Find the Respondent(s) guilty of violating city code section(s): 34-95, 82-3, and 82-182 and order to:</p> <p>1.) (a) Remove any dead trees and/or tree stumps greater than 12 inches in height above ground level by 4:00pm on Thursday, April 9th, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, April 10th, 2026, the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include cutting and removing any dead trees and tree debris. 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.                  (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,) The fence shall be maintained in a sound condition and in good repair as per City of Ocala ordinance section 82-3 by 4:00 pm on Thursday, April 9th, 2026, or remove the fence by 4:00 pm on Thursday, April 9th, 2026. If the Respondent fails to comply by 7:00 am on Friday, April 10th, 2026, there shall be a fine of \$50.00 per day thereafter that will run in addition to any other fines. Additionally, the City shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance to include repair or removal of all fencing.</p> <p>3.) Remove dilapidated/damaged/dangerous accessory structure (shed) from the property by 4:00pm on Thursday,</p>

# Ocala Case Details - No Attachments

City of Ocala

Case Number  
**CE25-0840**

				<p>April 9th, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, April 10th, 2026, the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include removal of the accessory structure (shed). Additionally, there shall be a fine of \$100.00 per day that shall run in addition to any other fines until this violation has been abated.</p> <p>4,) Pay the cost of prosecution of \$298.61 by April 9th, 2026</p> <p>Non-compliance (Massey) hearing: 05/14/2026</p>
HEARING CODE BOARD	YVETTE J GRILLO	3/12/2026		NEW BUSINESS

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

THE CITY OF OCALA

CASE NO: CE25-0840

Petitioner,

VS.

GITSIT REAL PROPERTY BBPLC1 LLC

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	5	\$62.50

**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	Total:
Postage: \$5.92	8	\$35.44	4	\$41.36

**7. Administrative Fee(s):**

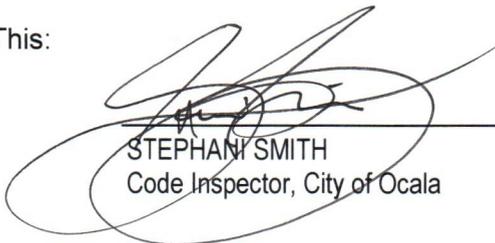
Cost	Total:
Fee(s):	

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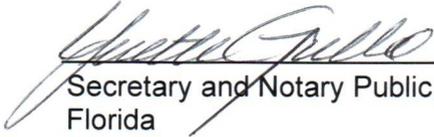
**Total Costs:** \$298.61

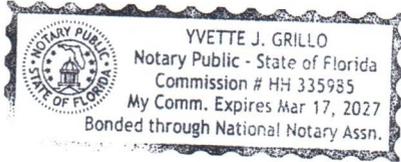
FURTHER. AFFIANT SAYETH NOT. Dated This:  
2/27/2026

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: 27 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

## 2026 Property Record Card

2849-004-019

[GOOGLE Street View](#)

Prime Key: 1240158

[MAP IT+](#)

Current as of 2/10/2026

### Property Information

GITSIT REAL PROPERTY BBPLC1  
LLC  
333 S ANITA DR  
ORANGE CA 92868-3356

Taxes / Assessments:  
Map ID: 179  
Millage: 1001 - OCALA

M.S.T.U.  
PC: 01  
Acres: .16

Situs: 705 SW 12TH AVE OCALA

### 2025 Certified Value

Land Just Value	\$9,496
Buildings	\$117,767
Miscellaneous	\$3,082
Total Just Value	\$130,345
Total Assessed Value	\$130,345
Exemptions	\$0
Total Taxable	\$130,345

Ex Codes:

### History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$9,496	\$117,767	\$3,082	\$130,345	\$130,345	\$0	\$130,345
2024	\$7,747	\$116,361	\$3,089	\$127,197	\$127,197	\$0	\$127,197
2023	\$6,747	\$115,418	\$3,406	\$125,571	\$58,241	\$33,241	\$25,000

### Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">8803/1199</a>	01/2026	31 CERT TL	9 UNVERIFIED	U	I	\$55,200
<a href="#">DETH/REGS</a>	05/2023	71 DTH CER	0	U	V	\$100
<a href="#">4249/1258</a>	10/2005	05 QUIT CLAIM	2 V-SALES VERIFICATION	U	I	\$8,800
<a href="#">0806/0531</a>	05/1977	02 DEED NC	0	U	I	\$18,100

### Property Description

SEC 18 TWP 15 RGE 22  
PLAT BOOK D PAGE 004  
OAK RIDGE  
BLK D LOTS 19.20

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

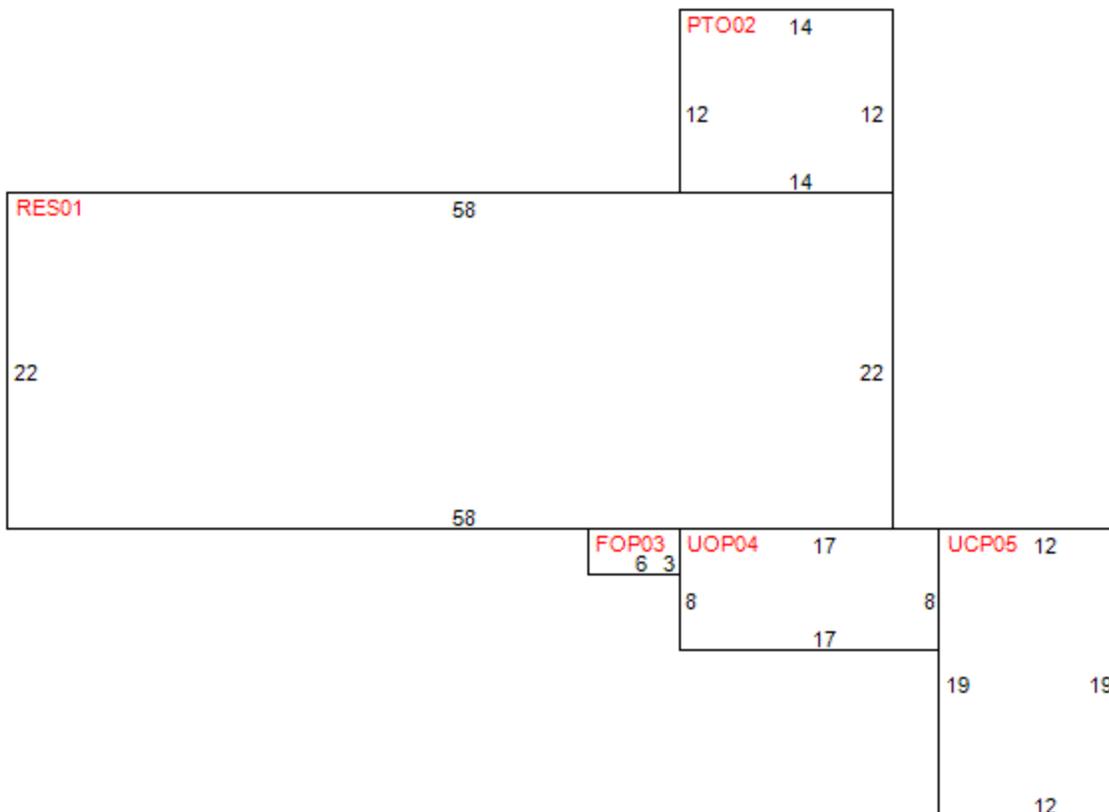
Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0100		51.0	140.0	R2	51.00	FF						

Neighborhood 4527  
Mkt: 8 70

[Traverse](#)

**Building 1 of 1**

RES01=L58D22R58U22.  
PTO02=U12L14D12R14.D22L14  
FOP03=D3L6U3R6.  
UOP04=R17D8L17U8.R17  
UCP05=R12D19L12U19.



[Building Characteristics](#)

**Improvement** 1F - SFR- 01 FAMILY RESID  
**Effective Age** 6 - 25-29 YRS  
**Condition** 3  
**Quality Grade** 600 - AVERAGE  
**Inspected on** 4/9/2020 by 025

**Year Built** 1978  
**Physical Deterioration** 0%  
**Obsolescence: Functional** 0%  
**Obsolescence: Locational** 0%

Type	Exterior Walls	Stories	Year Built	Finished	Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0124	- CONC BLK-PAINT	1.00	1978	N	0 %	0 %		1,276	1,276
PTO 0201	- NO EXTERIOR	1.00	1978	N	0 %	0 %		168	168
FOP 0301	- NO EXTERIOR	1.00	1978	N	0 %	0 %		18	18
UOP 0401	- NO EXTERIOR	1.00	1978	N	0 %	0 %		136	136
UCP 0501	- NO EXTERIOR	1.00	1978	N	0 %	0 %		228	228

**Section: 1**

<b>Roof Style:</b> 10 GABLE	<b>Floor Finish:</b> 24 CARPET	<b>Bedrooms:</b> 3	<b>Blt-In Kitchen:</b> Y
<b>Roof Cover:</b> 08 FBRGLASS SHNGL	<b>Wall Finish:</b> 16 DRYWALL-PAINT	<b>4 Fixture Baths:</b> 0	<b>Dishwasher:</b> N
<b>Heat Meth 1:</b> 22 DUCTED FHA	<b>Heat Fuel 1:</b> 06 GAS	<b>3 Fixture Baths:</b> 2	<b>Garbage Disposal:</b> N
<b>Heat Meth 2:</b> 00	<b>Heat Fuel 2:</b> 00	<b>2 Fixture Baths:</b> 0	<b>Garbage Compactor:</b> N
<b>Foundation:</b> 7 BLK PERIMETER	<b>Fireplaces:</b> 0	<b>Extra Fixtures:</b> 2	<b>Intercom:</b> N
<b>A/C:</b> Y			<b>Vacuum:</b> N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
099 DECK	168.00	SF	50	1978	1	14.0	12.0
159 PAV CONCRETE	352.00	SF	20	1978	3	11.0	32.0
111 FENCE WOOD	544.00	LF	10	1978	2	0.0	0.0
UDU UTILITY-UNFINS	288.00	SF	40	1978	1	24.0	12.0
116 FENCE VINYL	72.00	LF	99	2009	3	0.0	0.0

Appraiser Notes

ALSO HAS 2849-004-017 WHICH IS PART OF YARD

Planning and Building

\*\* Permit Search \*\*

Permit Number	Date Issued	Date Completed	Description
BLD11-0608	5/6/2011	-	INT RENO

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

GITSIT SOLUTIONS, LLC, NOT IN ITS  
INDIVIDUAL CAPACITY BUT SOLELY IN ITS  
CAPACITY AS SEPARATE TRUSTEE OF  
GITSIT MORTGAGE LOAN TRUST BBPLC1  
Plaintiff

Case Number: 25CA000431AX

vs.

ALL UNKNOWN HEIRS, BENEFICIARIES,  
LEGATEES, DEVISEES, PERSONAL  
REPRESENTATIVES, CREDITORS AND ANY  
OTHER PERSON CLAIMING BY, THROUGH,  
UNDER OR AGAINST DORIS VELETA  
VEREEN, DECEASED et al.  
Defendant(s)



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO  
DATE: 01/09/2026 03:17:28 PM  
FILE #: 2026003321 OR BK 8803 PGS 1199-1200  
REC FEES: \$0.00 INDEX FEES: \$0.00  
DDS: \$386.40 MDS: \$0 INT: \$0

**CERTIFICATE OF TITLE**

The undersigned Clerk of the Court certifies that he executed and filed a certificate of sale in this action on December 29, 2025, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections. The following property in Marion County, Florida:

**LOTS 19 AND 20, BLOCK "D", OAK RIDGE RESURVEY, AS PER  
PLAT THEREOF RECORDED IN PLAT BOOK "D", PAGE 4, OF  
THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.**

**Property Address: 705 SW 12TH AVENUE, OCALA, FL 34471**

Was sold to:  
GITSIT REAL PROPERTY BBPLC1, LLC  
333 SOUTH ANITA DRIVE  
ORANGE, CA 92868

WITNESS my hand and seal of this Court on January 9<sup>th</sup>, 2026.



Gregory C. Harrell  
Clerk of Court and Comptroller,

*[Handwritten Signature]*  
Deputy Clerk

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that I furnished a true copy of the foregoing by U.S. Mail to the following on January 13<sup>TH</sup>, 2026:

GHIDOTTI BERGER LLP  
10800 BISCAYNE BLVD  
SUITE 201  
MIAMI, FL 33161

ALL UNKNOWN HEIRS, BENEFICIARIES,  
LEGATEES, DEVISEES, PERSONAL REPRESENTATIVES,  
CREDITORS AND ANY OTHER PERSON CLAIMING BY,  
THROUGH, UNDER OR AGAINST DORIS VELETA  
VEREEN, DECEASED  
705 SW 12<sup>TH</sup> AVENUE  
OCALA, FL 34471

COURTNEY VEREEN  
5730 NE 5<sup>TH</sup> PLACE  
OCALA, FL 34470

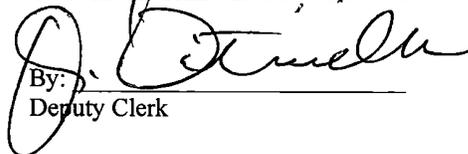
LEONARD BARRINER, JR.  
329 MONLANDIL DR  
WILMINGTON, NC 28403 5686

JIMMYE VERONICA VEREEN  
1809 NW 24<sup>TH</sup> AVENUE  
OCALA, FL 34475

BERNADETTE V. JONES  
A/K/A BERNADETTE VEREEN  
A/K/A BERNADETTE JONES  
2135 SW 1<sup>ST</sup> STREET  
OCALA, FL 34475

MARLON WENDELL VEREEN  
A/K/A MARLON VEREEN  
408 MAIDES AVENUE, APT. C  
WILMINGTON, NC 28405

GREGORY C. HARRELL  
CLERK OF THE CIRCUIT COURT

By:   
Deputy Clerk



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

## Detail by Entity Name

Foreign Limited Liability Company  
GITSIT SOLUTIONS, LLC

### Filing Information

<b>Document Number</b>	M21000001031
<b>FEI/EIN Number</b>	26-0423240
<b>Date Filed</b>	01/26/2021
<b>State</b>	DE
<b>Status</b>	ACTIVE
<b>Last Event</b>	LC NAME CHANGE
<b>Event Date Filed</b>	10/07/2021
<b>Event Effective Date</b>	NONE

### Principal Address

333 S. ANITA DR., STE. 400  
ORANGE, CA 92868

### Mailing Address

333 S. ANITA DR., STE. 400  
ORANGE, CA 92868

### Registered Agent Name & Address

CORPORATION SERVICE COMPANY  
1201 HAYS STREET  
TALLAHASSEE, FL 32301-2525

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

CASARELLA, THOMAS  
333 S. ANITA DR., STE. 400  
ORANGE, CA 92868

Title MGR

CORASANITI, MICHAEL  
333 S. ANITA DR., STE. 400  
ORANGE, CA 92868

Title Authorized Representative

Vaughn, Richard  
333 S. ANITA DR., STE. 400  
ORANGE, CA 92868

Title MGR

FRANDLE, JARED  
333 S. ANITA DR., STE. 400  
ORANGE, CA 92868

Title MGR

JOYCE, JEREMY  
333 S. ANITA DR., STE. 400  
ORANGE, CA 92868

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2024	01/08/2024
2025	01/02/2025
2026	01/22/2026

**Document Images**

<a href="#">01/22/2026 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/02/2025 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/08/2024 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/30/2023 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/03/2022 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">10/07/2021 -- LC Name Change</a>	<a href="#">View image in PDF format</a>
<a href="#">01/26/2021 -- Foreign Limited</a>	<a href="#">View image in PDF format</a>



# City of Ocala

GROWTH MANAGEMENT DEPARTMENT  
CODE ENFORCEMENT DIVISION  
ENVIRONMENTAL ENFORCEMENT DIVISION  
201 SE 3<sup>rd</sup> STREET (2<sup>nd</sup> floor) OCALA, FLORIDA 34471

## NOTICE OF VIOLATION AND PUBLIC HEARING

02/13/2026

GITSIT REAL PROPERTY BBPLC1 LLC  
333 S ANITA DR SUITE 400  
ORANGE, CA. 92868-3356

C T CORPORATION SYSTEM  
155 FEDERAL ST SUITE 700  
BOSTON, MA. 02110

Respondent(s) \_\_\_\_\_ /

**Location of Violation:** 705 SW 12TH AVE|2849-004-019

**Case Number:** CE25-0840

**Inspector Assigned:** Stephani Smith

**Required Compliance Date:** 03/09/2026

**Public Hearing Date & Time:** 03/12/2026 17:30

**Violation(s) and How to Abate:**

**SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS**  
Please either repair, replace, or remove the dilapidated sections of the fencing on the property.

**SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER**  
Please remove the dead tree from off the property. A permit is required for a R-2 zone. Contact the Permitting Department at (352)-629-8421 to begin the permitting process.

**SECTION 82-181 DANGEROUS BUILDING DEFINITIONS**

All structures which have any or all of the following conditions, such that the life, health, property or safety of the occupants or the general public are endangered, are deemed dangerous buildings. Any exterior appendage or portion of the structure is not securely fastened, attached or anchored such that it is capable of resisting wind, seismic or similar loads as required by the provisions of the building code, standard fire prevention code or other laws and ordinances of the city.

Section 82-182. - Dangerous buildings declared nuisance; abatement required; time limits. Please either remove the shed from off the property, or restore (to the standards and applicability of the Florida Building Code) and obtain a permit for the unpermitted shed. 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 – 2<sup>nd</sup> 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 3<sup>rd</sup> STREET (2<sup>nd</sup> floor), OCALA, FLORIDA 34471**

**CASE NO: CE25-0840**

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

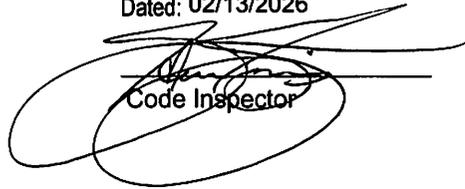
**STATE OF FLORIDA  
COUNTY OF MARION**

**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 02/13/2026 post the Notice of Violation & Public Hearing to the property, located at 705 SW 12TH AVE.
  
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

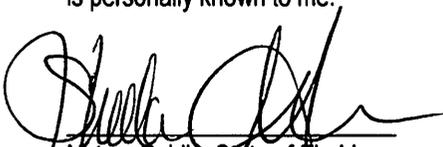
**FURTHER, AFFIANT SAYETH NAUGHT.**

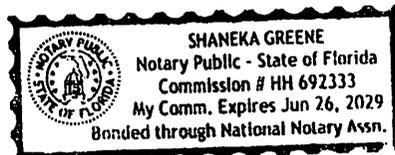
Dated: 02/13/2026

  
Code Inspector

**STATE OF FLORIDA  
MARION COUNTY**

SWORN TO (or affirmed) before me: 02/13/2026 by Shaneka Greene Code 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 3<sup>RD</sup> STREET 2<sup>ND</sup> FLOOR OCALA, FLORIDA 34471

**NOTICE OF VIOLATION AND PUBLIC HEARING**

02/13/2026

DTST REAL PROPERTY BROKER LLC  
775 S ANITA DR 20 FTE 400  
ORANGE, CA 92668-3388

C T CORPORATION SYSTEM  
100 FEDERAL ST SUITE 700  
BOSTON, MA 02110

Receptor(s):

Location of Violation: 705 SW 12TH AVE#2848-004-019  
Case Number: CE25-0840  
Inspector Assigned: Stephen Smith  
Required Compliance Date: 03/09/2026  
Public Hearing Date & Time: 03/12/2026 17:30

**Violation(s) and How to Abate:**

SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS  
Please either repair, replace or remove the dilapidated sections of the fencing on the property.

SECTION 34-45 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER  
Please remove the dead tree limbs from the property. A permit is required for a R-2 zone. Contact the Permitting Department at (352)429-8442 to begin the permitting process.

SECTION 82-181 DANGEROUS BUILDING DEFINITIONS  
All structures which have any or all of the following conditions, such that the life, health, property or safety of the occupants or the general public are endangered, are deemed dangerous buildings. Any exterior appendage or portion of the structure or the safety features, attached or anchored such that it is capable of resisting wind, seismic or similar loads as required by the provisions of the building code, standard for preservation code or other laws and ordinances of the city.

Section 82-182. Dangerous buildings declared nuisance abatement required, time limits. Please either remove the structure from the property or repair to the standards and applicability of the Florida Building Code) and obtain a permit for the improvement. Some scopes of work may require a permit.

City of Ocala  
Code Enforcement Division  
2/13/26, 9:43 AM



# City of Ocala

GROWTH MANAGEMENT DEPARTMENT  
CODE ENFORCEMENT DIVISION  
ENVIRONMENTAL ENFORCEMENT DIVISION  
201 SE 3<sup>rd</sup> STREET (2<sup>nd</sup> floor) OCALA, FLORIDA 34471

## NOTICE OF VIOLATION AND PUBLIC HEARING

02/13/2026

GITSIT REAL PROPERTY BBPLC1 LLC  
333 S ANITA DR SUITE 400  
ORANGE, CA. 92868-3356

C T CORPORATION SYSTEM  
155 FEDERAL ST SUITE 700  
BOSTON, MA. 02110

Respondent(s) \_\_\_\_\_ /

**Location of Violation:** 705 SW 12TH AVE|2849-004-019

**Case Number:** CE25-0840

**Inspector Assigned:** Stephani Smith

**Required Compliance Date:** 03/09/2026

**Public Hearing Date & Time:** 03/12/2026 17:30

**Violation(s) and How to Abate:**

- SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS  
Please either repair, replace, or remove the dilapidated sections of the fencing on the property.
- SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY  
Please remove the dead tree from off the property. A permit is required for removal. Call (352)-629-8421 to begin the permitting process.

City of Ocala  
Code Enforcement Division  
2/13/26, 9:43 AM

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

**CASE NO: CE25-0840**

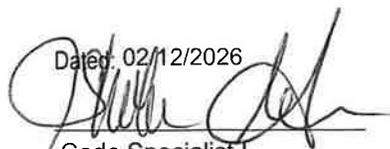
**AFFIDAVIT OF POSTING**  
Section 2-446 (b) 2 (b)

**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 02/12/2026 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.

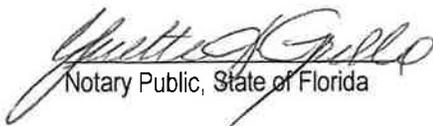
**FURTHER, AFFIANT SAYETH NAUGHT.**

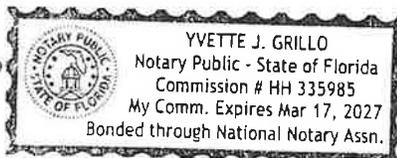
Date: 02/12/2026  
  
Code Specialist I

**STATE OF FLORIDA  
MARION COUNTY**

SWORN TO (or affirmed) before me: 02/12/2026 by Yvette Grillo  
is personally known to me.

Code Specialist, City of Ocala, who

  
Notary Public, State of Florida





City of Ocala  
Code Enforcement Division  
2/10/26, 8:40 AM



City of Ocala  
Code Enforcement Division  
2/10/26, 8:40 AM



City of Ocala  
Code Enforcement Division  
2/10/26, 8:40 AM



City of Ocala  
Code Enforcement Division  
2/10/26, 8:41 AM



8/5/25, 11:10 AM  
City of Ocala  
Code Enforcement Division



8/5/25, 11:11 AM  
City of Ocala  
Code Enforcement Division



8/5/25, 11:09 AM  
City of Ocala  
Code Enforcement Division