



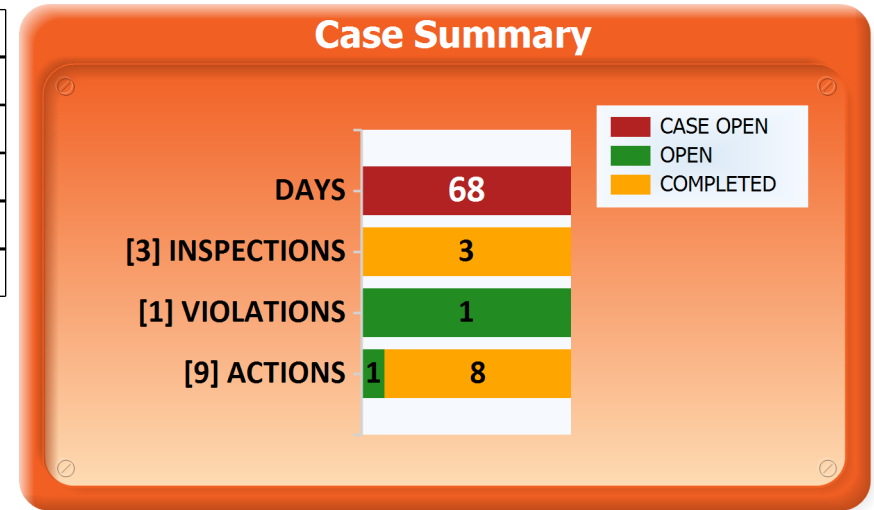
Case Details - No Attachments

City of Ocala

Case Number

CE25-1053

Description: PROPERTY OVERGROWN/VACANT UNSECURE HOME			Status: HEARING
Type: GENERAL VIOLATION		Subtype: OVERGROWTH	
Opened: 10/3/2025	Closed:	Last Action: 12/11/2025	Flw Up: 12/9/2025
Site Address: 2705 NE 2ND AVE OCALA, FL 34470			
Site APN: 24899-000-00		Officer: STEPHEN KNIGHT	
Details:			



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	11/12/2025	11/12/2025	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	11/12/2025	11/12/2025	NOVPH MAILED 9489 0090 0027 6697 0028 04 WILLIAMS ISAAC EST 52 SAMUEL RD CRAWFORDVILLE, FL. 32327-1217
COMPLAINT RECEIVED	SHANEKA GREENE	10/3/2025	10/3/2025	SHAWNDEL CALLED STATED THAT PROPERTY IS OVERGROWN AND PROPERTY IS VACANT AND UNSECURE WITH HOMELESS SQUATTING ON THE PROPERTY
HEARING CODE BOARD	YVETTE J GRILLO	12/11/2025		NEW BUSINESS
OFFICER POSTING	STEPHEN KNIGHT	11/13/2025	11/13/2025	NOVPH READY FOR POSTING NOVPH has been posted



Case Details - No Attachments

City of Ocala

Case Number

CE25-1053

PREPARE NOTICE	SHANEKA GREENE	10/6/2025	10/6/2025	CLTO WILLIAMS ISAAC EST 52 SAMUEL RD CRAWFORDVILLE, FL 32327-1217
PREPARE NOTICE	SHANEKA GREENE	11/12/2025	11/12/2025	NOVPH for November WILLIAMS ISAAC EST 52 SAMUEL RD CRAWFORDVILLE, FL 32327-1217
REGULAR MAIL	SHANEKA GREENE	10/6/2025	10/6/2025	CLTO MAILED
STAFF RECOMMENDATION	DALE HOLLINGSWORTH	11/28/2025	11/25/2025	Find the Respondent(s) guilty of violating city code section(s): 34-95 and order to: 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. (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. 2.) Pay the cost of prosecution of \$241.21 by January 1st, 2026.

CONTACTS					
NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
COMPLAINANT	SHAWNDEL PERRY	2706 NE 2ND AVE ,			
OWNER	WILLIAMS ISAAC EST	52 SAMUEL RD CRAWFORDVILLE, FL 32327 -1217			
RESPONDENT 1	WILLIAMS ISAAC EST	52 SAMUEL RD CRAWFORDVILLE, FL 32327			

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	7	\$154.00	\$0.00						
INSPECTION FEE	001-359-000-000-06-35960	4	\$50.00	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
REGULAR POSTAGE	001-359-000-000-06-35960	1	\$0.74	\$0.00						
Total Paid for CASE FEES:			\$241.21	\$0.00						
TOTALS:			\$241.21	\$0.00						

INSPECTIONS						
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
FOLLOW UP	SKN	11/3/2025	11/10/2025	NON COMPLIANT		I followed up and found the property in a similar condition to the initial inspection.
HEARING INSPECTION	SKN	12/9/2025	12/9/2025	NON COMPLIANT		I completed my hearing inspection and found the property in a similar condition as during the initial observation. View attachments.

INITIAL	SKN	10/3/2025	10/3/2025	NON COMPLIANT		I responded to the location and found it overgrown with vegetation, grass, and weeds. The property has overgrowth in the front and sides of the house. View attachments, follow up scheduled.
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VIOLATIONS						
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER	STEPHEN KNIGHT	10/3/2025				The property is overgrown with weeds and grass. The property needs to be cut and cleaned and maintained. Dead trees need to be removed.

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

THE CITY OF OCALA

CASE NO: CE25-1053

Petitioner,

VS.

WILLIAMS, ISAAC EST

Respondents /

AFFIDAVIT OF CASE PROSECUTION COSTS
FSS. 162.07(2)

STATE OF FLORIDA
COUNTY OF MARION

BEFORE ME, the undersigned authority, personally appeared, STEPHEN KNIGHT, 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	4	\$50.00

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

Total Costs: \$241.21

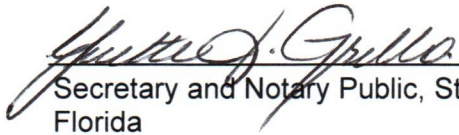
FURTHER. AFFIANT SAYETH NOT. Dated This:
11/24/2025

**STATE OF FLORIDA
COUNTY OF MARION**

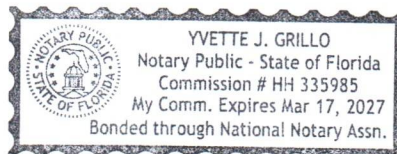


STEPHEN KNIGHT
Code Inspector, City of Ocala

The foregoing Affidavit of Case Prosecution Costs was acknowledged before me this: 24 Nov
by STEPHEN KNIGHT 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

24899-000-00

[GOOGLE Street View](#)

Prime Key: 612111

[MAP IT+](#)

Current as of 10/3/2025

[Property Information](#)

WILLIAMS ISAAC EST
52 SAMUEL RD
CRAWFORDVILLE FL 32327-1217

[Taxes / Assessments:](#)
Map ID: 178
[Millage:](#) 1001 - OCALA

[M.S.T.U.](#)

[PC:](#) 01

Acres: .32

Situs: 2705 NE 2ND AVE OCALA

[Current Value](#)

Land Just Value	\$30,005
Buildings	\$110,896
Miscellaneous	\$1,224
Total Just Value	\$142,125
Total Assessed Value	\$142,125
Exemptions	\$0
Total Taxable	\$142,125

[Ex Codes:](#)

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$34,216	\$136,749	\$1,530	\$172,495	\$172,495	\$0	\$172,495
2023	\$33,163	\$122,124	\$1,592	\$156,879	\$156,879	\$0	\$156,879
2022	\$15,792	\$79,989	\$1,347	\$97,128	\$47,798	\$25,500	\$22,298

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
UNRE/INST	08/2022	71 DTH CER	0	U	V	\$100
4991/0637	02/2008	06 SPECIAL WARRANTY	2 V-SALES VERIFICATION	U	I	\$74,000
4810/0585	05/2007	31 CERT TL	0	U	I	\$100
3595/0422	10/2003	05 QUIT CLAIM	0	U	I	\$100
2914/1837	03/2001	76 MAR CER	0	U	I	\$100
2756/0396	02/2000	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$66,500
2626/1600	03/1999	71 DTH CER	0	U	I	\$100
1842/1016	01/1992	03 LIFE EST	1 LIFE ESTATE	U	I	\$100
1605/0876	09/1989	71 DTH CER	0	U	I	\$100

[Property Description](#)

SEC 05 TWP 15 RGE 22
PLAT BOOK G PAGE 050

MIRA MAR SUB
BLK C LOT 2

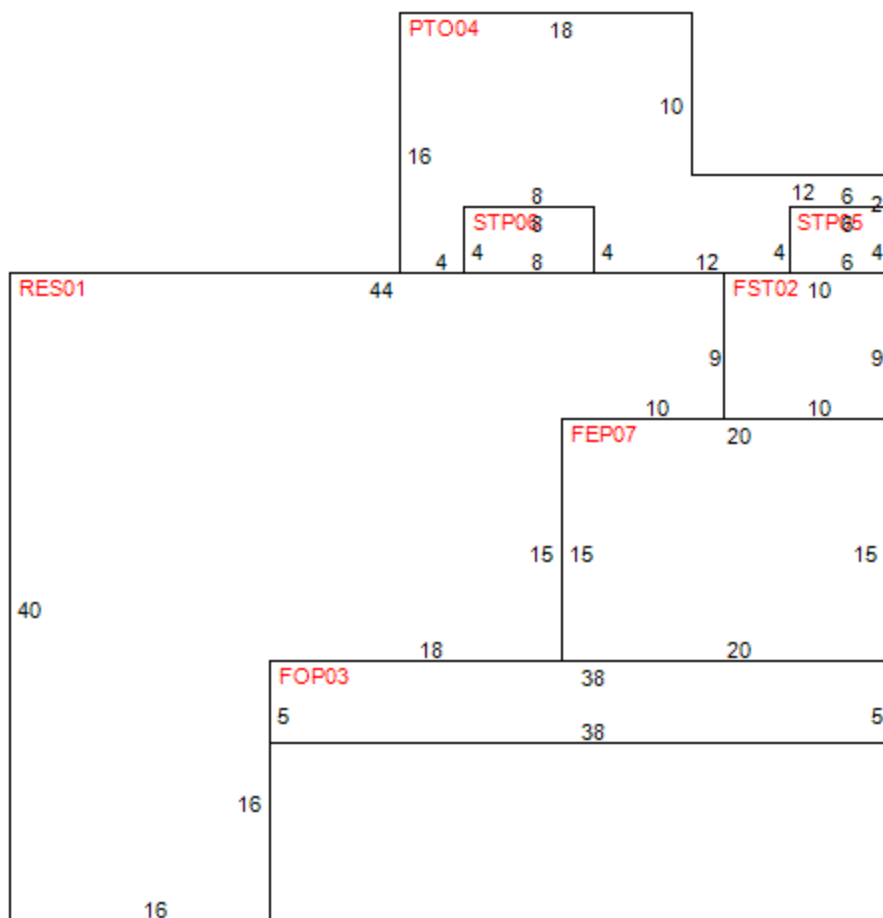
[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0100		112.0	125.0	R1	112.00	FF	285.0000	1.00	0.94	1.00	30,005	30,005
Neighborhood 5235											Total Land - Class \$30,005	
Mkt: 8 70											Total Land - Just \$30,005	

[Traverse](#)

Building 1 of 1

RES01=L18D16L16U40R44D9L10D15.U15R20
FST02=L10U9R10D9.D15
FOP03=D5L38U5R38.U24L6
PTO04=U4R6U2L12U10L18D16R4U4R8D4R12.R6
STP05=U4L6D4R6.L18
STP06=U4L8D4R8.R33D10L35D14
FEP07=U15R20D15L20.



[Building Characteristics](#)

Improvement	1F - SFR- 01 FAMILY RESID	Year Built 1965
Effective Age	4 - 15-19 YRS	Physical Deterioration 0%
Condition	0	Obsolescence: Functional 0%
Quality Grade	500 - FAIR	Obsolescence: Locational 0%
Inspected on	6/16/2023 by 181	Architecture 0 - STANDARD SFR
		Base Perimeter 168

Type	ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES	0124	- CONC BLK-PAINT	1.00	1965	N	0 %	0 %	1,162	1,162
FST	0224	- CONC BLK-PAINT	1.00	1965	N	0 %	0 %	90	90
FOP	0301	- NO EXTERIOR	1.00	1965	N	0 %	0 %	190	190
PTO	0401	- NO EXTERIOR	1.00	1965	N	0 %	0 %	304	304
STP	0501	- NO EXTERIOR	1.00	1965	N	0 %	0 %	24	24
STP	0601	- NO EXTERIOR	1.00	1965	N	0 %	0 %	32	32
FEP	0724	- CONC BLK-PAINT	1.00	1980	N	0 %	0 %	300	300

Section: 1

Roof Style: 10 GABLE	Floor Finish: 34 HARDWD ON CONC	Bedrooms: 3	Blt-In Kitchen: Y
Roof Cover: 08 FBRGLASS SHNGL	Wall Finish: 16 DRYWALL-PAINT	4 Fixture Baths: 0	Dishwasher: N
Heat Meth 1: 22 DUCTED FHA	Heat Fuel 1: 06 GAS	3 Fixture Baths: 2	Garbage Disposal: N
Heat Meth 2: 00	Heat Fuel 2: 00	2 Fixture Baths: 0	Garbage Compactor: N
Foundation: 3 PIER	Fireplaces: 0	Extra Fixtures: 2	Intercom: N
A/C: Y			Vacuum: N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
144 PAVING ASPHALT	960.00	SF	5	1980	1	0.0	0.0
256 WELL 1-5 BTH	1.00	UT	99	1980	2	0.0	0.0
UDU UTILITY-UNFINS	120.00	SF	40	1980	2	10.0	12.0
105 FENCE CHAIN LK	125.00	LF	20	2009	1	0.0	0.0
Total Value - \$1,224							

Appraiser Notes

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description
OC01719	10/1/1993	-	RE-ROOF

Cost Summary

Buildings R.C.N.	\$131,124	6/16/2023				
Total Depreciation	(\$39,337)					
Bldg - Just Value	\$91,787		Bldg Nbr	RCN	Depreciation	Depreciated
Misc - Just Value	\$1,224	2/12/2016	1	\$131,124	(\$39,337)	\$91,787
Land - Just Value	\$30,005	5/13/2025				
Total Just Value	\$123,016	.				

This Document Prepared By and Return to:

Tamar Duffner Shendell, Esq.
Compleat Title, Inc.
3650 North Federal Highway, Suite 202
Lighthouse Point, FL 33064



DAVID R. ELLSPERMANN, CLERK OF COURT MARION COUNTY
DATE: 03/03/2008 08:59:10 AM
FILE #: 2008021932 OR BK 04991 PGS 0637-0641

RECORDING FEES 44.00

DEED DOC TAX 518.00

Parcel ID Number: 24899-000-00

Special Warranty Deed

This Indenture, Made this 12th day of February, 2008 day of February, 2008 A.D., Between WM SPECIALTY MORTGAGE, LLC, WITHOUT RECOURSE, a Delaware limited liability company, by Citi Residential Lending, Inc., as their attorney in fact of the County of San Bernardino, State of California, grantor, and Isaac Williams whose address is: 2705 NE 2nd Avenue, Ocala, FL 34470 of the County of Marion, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of -----TEN DOLLARS (\$10)----- DOLLARS, and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Marion State of Florida to wit:
Lot 2, Block C, of MIRA MAR, according to the Plat thereof, as recorded in Plat Book G, Page 50, of the Public Records of Marion County, Florida.

AXA 2705 NE 2nd Avenue, Ocala, FL 34470

Together with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenant with said grantee that grantor is lawfully seized of said land in fee simple; that grantor has good right and lawful authority to sell and convey said land; that grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all person claiming by, through or under grantor.

In Witness Whereof, the grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WM SPECIALTY MORTGAGE, LLC, WITHOUT RECOURSE, a Delaware limited liability company, by Citi Residential Lending, Inc., as their attorney in fact

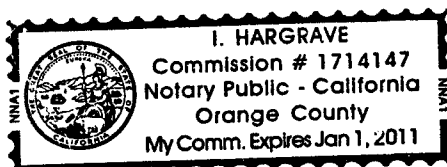

Printed Name: Lesley Fisher
Witness

By:  (Seal)
Everett Kellis Vice President
P.O. Address: 10801 6th Street, #130, Rancho Cucamonga, CA 91730

Printed Name: Lily Huynh
Witness

STATE OF California
COUNTY OF San Bernardino

The foregoing instrument was acknowledged before me this 12th day of February, 2008 by Everett Kellis of WM SPECIALTY MORTGAGE, LLC, WITHOUT RECOURSE, a Delaware limited liability company, by Citi Residential Lending, Inc., as their attorney in fact he is personally known to me or he has produced his driver's license as identification.



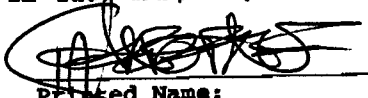

Printed Name: _____
Notary Public
My Commission Expires: / /

EXHIBIT "A" ATTACHED HERETO AND
MADE A PART HEREOF

601-9340

LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that W.M. Specialty Mortgage, LLC, by Washington Mutual Bank, f/k/a Washington Mutual Bank, FA as its Manager, having an office at 1400 S. Douglass Street, Anaheim, CA., 92806, as trustee, indenture trustee, indenture trustee administrator or co-trustee (in each such capacity referred to herein as the "Trustee") pursuant to those pooling and servicing agreements or indentures (each an "Agreement" and collectively, the "Agreements") by and among the Trustee, as Trustee, and Citi Residential Lending Inc., as Servicer or Master Servicer (in each such capacity, together with its respective successors and assigns, referred to herein as the "Servicer"), and any other signatories to any Agreement relating to any transaction issued by the Depositor known as Ameriquest Mortgage Securities Inc., (regardless of whether such transaction is issued before or after the date of this Limited Power of Attorney), hereby constitutes and appoints the Servicer, by and through the Servicer's officers, the Trustee's true and lawful Attorney-in-Fact, in the Trustee's name, place and stead and for the Trustee's benefit, in connection with all mortgage loans serviced by the Servicer pursuant to the terms and conditions of the Agreements, solely for the purpose of performing such acts and executing such documents in the name of the Trustee necessary and appropriate to effectuate the following enumerated transactions in respect of any of the mortgages or deeds of trust (the "Mortgages" and "Deeds of Trust" respectively) and promissory notes secured thereby (the "Mortgage Notes") for which the undersigned is acting as Trustee for various certificateholders or noteholders, as applicable (whether the undersigned is named therein as mortgagee or beneficiary or has become mortgagee by virtue of endorsement of the Mortgage Note secured by any such Mortgage or Deed of Trust) and for which the Servicer is acting as the Servicer.

This Appointment shall apply only to the following enumerated transactions and nothing herein or in the Agreements shall be construed to the contrary:

1. The modification or re-recording of a Mortgage or Deed of Trust, where said modification or re-recording is solely for the purpose of correcting the Mortgage or Deed of Trust to conform same to the original intent of the parties thereto or to correct title errors discovered after such title insurance was issued; provided that (i) said modification or re-recording, in either instance, does not adversely affect the lien of the Mortgage or Deed of Trust as insured and (ii) otherwise conforms to the provisions of the Agreement.
2. The subordination of the lien of a Mortgage or Deed of Trust to an easement in favor of a public utility company of a government agency or unit with powers of eminent domain; this section shall include, without limitation, the execution of

EXHIBIT "A"

partial satisfactions/releases, partial reconveyances or the execution or requests to trustees to accomplish same.

3. The conveyance of the properties to the mortgage insurer, or the closing of the title to the property to be acquired as real estate owned, or conveyance of title to real estate owned.
4. The completion of loan assumption agreements.
5. The full satisfaction/release of a Mortgage or Deed of Trust or full conveyance upon payment and discharge of all sums secured thereby, including, without limitation, cancellation of the related Mortgage Note.
6. The assignment of any Mortgage or Deed of Trust and the related Mortgage Note, in connection with the repurchase of the mortgage loan secured and evidenced thereby.
7. The full assignment of a Mortgage or Deed of Trust upon payment and discharge of all sums secured thereby in conjunction with the refinancing thereof, including, without limitation, the assignment of the related Mortgage Note.
8. With respect to a Mortgage or Deed of Trust, the foreclosure, the taking of a deed in lieu of foreclosure, or the completion of judicial or non-judicial foreclosure or termination, cancellation or rescission of any such foreclosure, including, without limitation, any and all of the following acts:
 - a. the substitution of trustee(s) serving under a Deed of Trust, in accordance with state law and the Deed of Trust;
 - b. the preparation and issuance of statements of breach or non-performance;
 - c. the preparation and filing of notices of default and/or notices of sale;
 - d. the cancellation/rescission of notices of default and/or notices of sale;
 - e. the taking of deed in lieu of foreclosure; and
 - f. the preparation and execution of such other documents and performance of such other actions as may be necessary under the terms of the Mortgage, Deed of Trust or state law to expeditiously complete said transactions in paragraphs 8.a. through 8.e. above.
9. With respect to the sale of property acquired through a foreclosure or deed-in lieu of foreclosure, including, without limitation, the execution of the following documentation:
 - a. listing agreements;
 - b. purchase and sale agreements;
 - c. grant/warranty/quit claim deeds or any other deed causing the transfer of title of the property to a party contracted to purchase same;
 - d. escrow instructions; and

- e. any and all documents necessary to effect the transfer of property.
- 10. The modification or amendment of escrow agreements established for repairs to the mortgaged property or reserves for replacement of personal property.
- 11. Endorse on behalf of the Trustee all checks, drafts and/or negotiable instruments made payable to the Trustee.

The undersigned gives said Attorney-in-Fact full power and authority to execute such instruments and to do and perform all and every act and thing necessary and proper to carry into effect the power or powers granted by or under this Limited Power of Attorney as fully as the undersigned might or could do, and hereby does ratify and confirm to all that said Attorney-in-Fact shall be effective as of September 2007.

This appointment is to be construed and interpreted as a limited power of attorney. The enumeration of specific items, rights, acts or powers herein is not intended to, nor does it give rise to, and it is not to be construed as a general power of attorney.

Nothing contained herein shall (i) limit in any manner any indemnification provided by the Servicer to the Trustee under the Agreements, or (ii) be construed to grant the Servicer the power to initiate or defend any suit, litigation or proceeding in the name of W.M. Specialty Mortgage, LLC, except as specifically provided for herein. If the Servicer receives any notice of suit, litigation or proceeding in the name of the Trustee, then the Servicer shall promptly forward a copy of same to the Trustee.

This limited power of attorney is not intended to extend the powers granted to the Servicer under the Agreements or to allow the Servicer to take any action with respect to the Mortgages, Deeds of Trust or Mortgage Notes not authorized by the Agreements.

The Servicer hereby agrees to indemnify and hold the Trustee and its directors, officers, employees and agents harmless from and against any and all liabilities, obligations, losses, damages, penalties, actions, judgments, suits, costs, expenses or disbursements of any kind or nature whatsoever incurred solely by reason or result of the exercise by the Servicer of the powers specifically granted to it hereunder. The foregoing indemnity shall survive the termination of this Limited Power of Attorney and the Agreement or the earlier resignation or removal of the Trustee under the Agreements.

This Limited Power of Attorney is entered into and shall be governed by the laws of the State of New York, without regard to conflicts of law principles of such state, except New York General Obligations Law § 5-1401 and § 5-1402.

Third parties without actual notice may rely upon the exercise of the power granted under this Limited Power of Attorney; and may be satisfied that this Limited Power of Attorney shall continue in full force and effect and has not been revoked unless an instrument of revocation has been made in writing by the undersigned.

IN WITNESS WHEREOF, W.M. Specialty Mortgage, LLC, by Washington Mutual Bank, f/k/a Washington Mutual Bank, FA as its Manager as Trustee has caused its corporate seal to be hereto

affixed and these presents to be signed and acknowledged in its name and behalf by a duly elected and authorized signatory this 28th day of January 2008.

W.M. Specialty Mortgage, LLC, by Washington Mutual Bank, f/k/a Washington Mutual Bank, FA as its Manager, as Trustee

By: [Signature]
Name: Susan M. Peterson
Title: Vice President

Witness: [Signature]
By: Elaine Evans

Witness: [Signature]
By: Katrina McCullough

STATE OF South Carolina
COUNTY OF Florence

On January 28, 2008, before me, the undersigned, a Notary Public in and for said State and County, personally appeared Susan M. Peterson of W.M. Specialty Mortgage, LLC, by Washington Mutual Bank, f/k/a Washington Mutual Bank, FA as its Manager as Trustee for those deals referenced in the Limited Power of Attorney, personally known to me (or Proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed that same in his/her authorized capacity, and that by his/her signature on the instrument the entity upon behalf of which the person acted and executed the instrument pursuant to its by-laws or a resolution of its Board of Directors.

WITNESS my hand and official seal.
(SEAL)



[Signature]
Notary Public, State of South Carolina



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

10/6/2025

CASE NO: CE25-1053

WILLIAMS ISAAC EST
52 SAMUEL RD
CRAWFORDVILLE, FL. 32327-1217

RE: 24899-000-00 | 2705 NE 2ND AVE OCALA, FL.

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: 11/03/2025

Violations:

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

The property is overgrown with weeds and grass. The property needs to be cut and cleaned and maintained.

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.

STEPHEN KNIGHT,
Code Enforcement Officer
352-456-8820 sknight@ocalafl.gov



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

11/13/2025

WILLIAMS ISAAC EST
52 SAMUEL RD
CRAWFORDVILLE, FL. 32327-1217

Respondent(s) _____ /

Location of Violation: 2705 NE 2ND AVE|24899-000-00

Case Number: CE25-1053

Inspector Assigned: Stephen Knight

Required Compliance Date: 11/24/2025

Public Hearing Date & Time: 12/11/2025 17:30

Violation(s) and How to Abate:

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

The property is overgrown with weeds and grass. The property needs to be cut and cleaned
and maintained. Dead trees need to be removed.

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:

Stephen Knight Code Inspector
sknight@ocalafl.gov
352-456-8820

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

CASE NO: CE25-1053

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

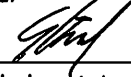
**STATE OF FLORIDA
COUNTY OF MARION**

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

1. I did on 11/13/2025 post the Notice of Violation & Public Hearing to the property, located at 2705 NE 2ND 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.

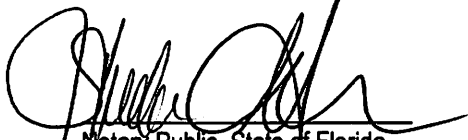
Dated: 11/13/2025



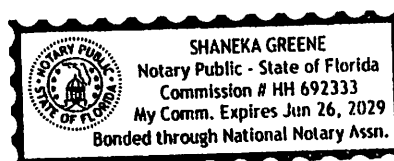
Code Inspector

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 11/13/2025 by Shaneka Greene Code Specialist, City of Ocala, who is personally known to me.

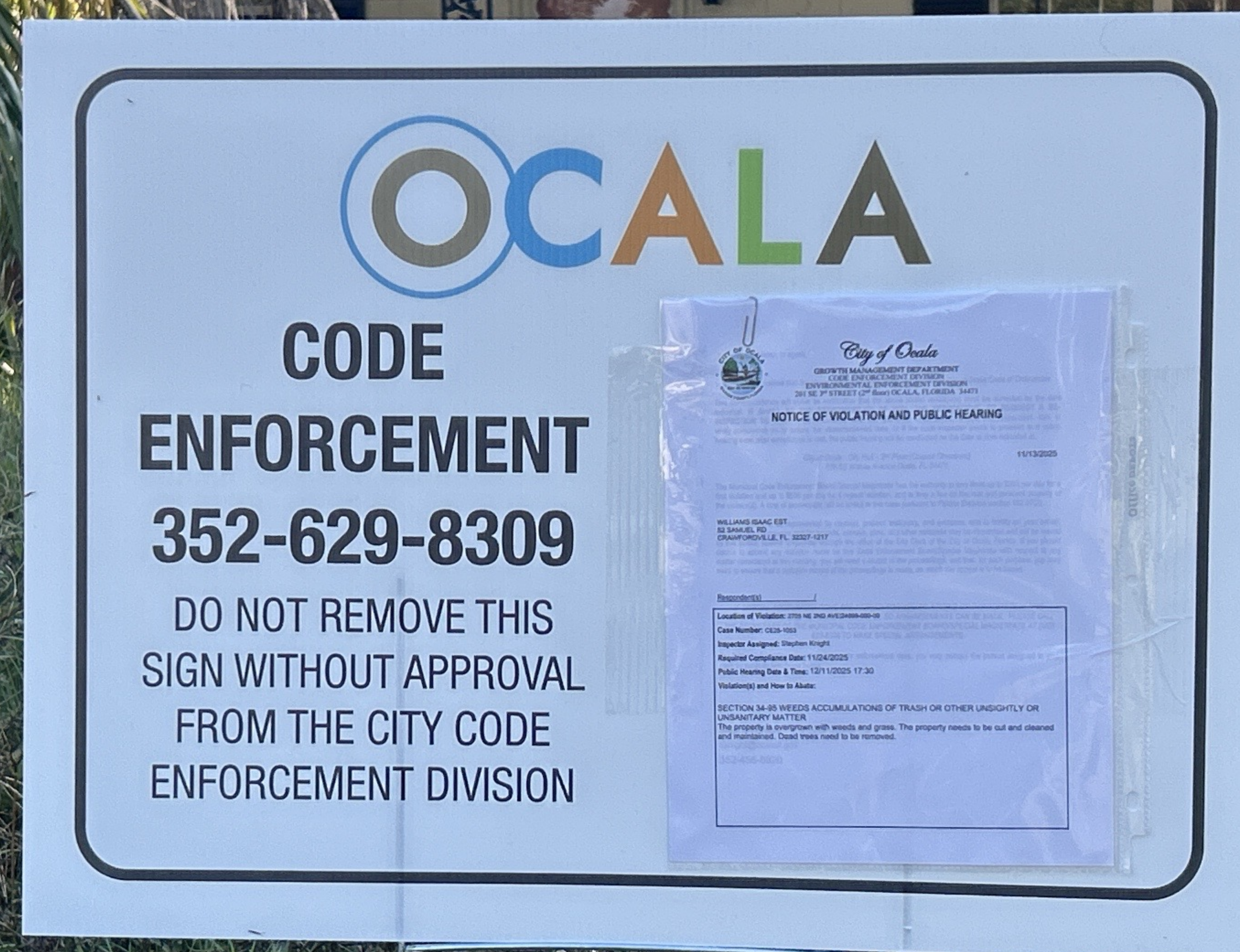


Notary Public, State of Florida





City of Ocala
Code Enforcement Division
11/13/2025 9:16 AM



City of Ocala
Code Enforcement Division
11/13/2025 9:15 AM

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

CASE NO: CE25-1053

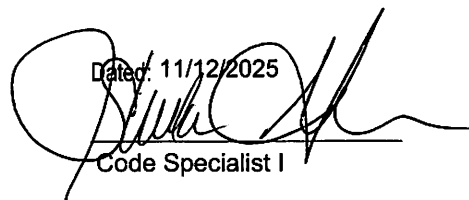
AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)

**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 11/12/2025 post the Notice of Violation & Public Hearing to Ocala City Hall, located at 110 SE Watula Avenue Ocala, FL.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

FURTHER, AFFIANT SAYETH NAUGHT.

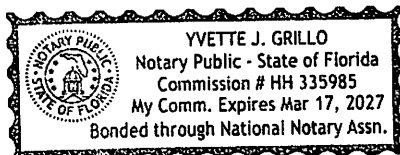
Dated: 11/12/2025

Code Specialist I

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 11/12/2025 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
12/9/2025 10:30 AM



City of Ocala
Code Enforcement Division
12/9/2025 10:30 AM



City of Ocala
Code Enforcement Division
10/3/2025 1:33 PM



City of Ocala
Code Enforcement Division
10/3/2025 1:34 PM



City of Ocala
Code Enforcement Division
10/3/2025 1:33 PM



City of Ocala
Code Enforcement Division
10/3/2025 1:33 PM