



Case Details - No Attachments

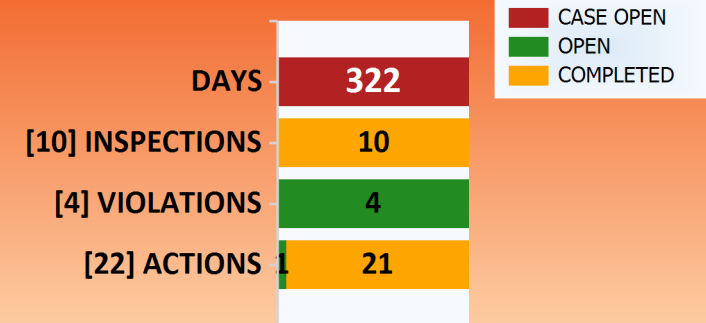
City of Ocala

Case Number

CE24-0089

Description: Tree Fell on Mobile Home			Status: HEARING
Type: GENERAL VIOLATION		Subtype: MISC ORDINANCE VIOLATION	
Opened: 11/19/2024	Closed:	Last Action: 10/9/2025	Flw Up: 10/7/2025
Site Address: 3111 NW 21ST ST OCALA, FL 34475			
Site APN: 21499-001-00		Officer: JEFFREY GUILBAULT	
Details:			

Case Summary



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	1/15/2025	1/15/2025	NOVPH
ADMIN POSTING	SHANEKA GREENE	2/25/2025	2/25/2025	NOVPH
ADMIN POSTING	SHANEKA GREENE	4/3/2025	4/3/2025	NOVPH
ADMIN POSTING	SHANEKA GREENE	9/2/2025	9/2/2025	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	1/15/2025	1/15/2025	NOVPH MAILED 91 7199 9991 7039 7937 9633 MARSHALL KELLY 3111 NW 21ST ST OCALA FL 34475-4162

CERTIFIED MAIL	SHANEKA GREENE	2/25/2025	2/25/2025	NOVPH MAILED 91 7199 9991 7039 7684 4479 MARSHALL KELLY NEIL MARSHALL MELODY ET AL 3111 NW 21ST ST OCALA FL 34475
CERTIFIED MAIL	SHANEKA GREENE	4/3/2025	4/3/2025	NOVPH MAILED 91 7199 9991 7039 7937 4140 MARSHALL KELLY NEIL MARSHALL MELODY MARIE ET AL MARSHALL MELODY MARIE DEJESUS ORLANDO 3111 NW 21ST ST OCALA, FL. 34475
CERTIFIED MAIL	SHANEKA GREENE	9/2/2025	9/2/2025	NOVPH MAILED 9489 0090 0027 6697 0031 53 MARSHALL KELLY NEIL MARSHALL MELODY MARIE ET AL MARSHALL MELODY MARIE DEJESUS ORLANDO 3111 NW 21ST ST OCALA, FL. 34475-4162
CONTACT	JEFFREY GUILBAULT	2/25/2025	2/25/2025	Property owner called and stated he is working on getting the property cleaned up. I informed him he will need to obtain permits to repair or demo the mobile home. I let him know who he needed to speak with in regards to getting permits, planning for the requirements for a new mobile home, and information about the homeless outreach due to his situation. He stated he doesnt have the funds to fix the mobile home right away and that he really doesnt want to lose his property. I informed him to come up with some sort of a plan for the property to present that to the code board at the april hearing and we can go from there. He is actively cleaning the property up as he is able. 352.282.2053



OCALA Case Details - No Attachments

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CONTACT	JENNIPHER L BULLER	2/25/2025	2/25/2025	One of the property owners, KELLY NEIL MARSHALL 352-282-2053 called the office. He request the phone number for the officer assigned to the case. He said he was still living in a portion of the mobile home. He wants to repair the home, but doesn't currently have the funding. Property ownership had change since December 2024. Officer informed via email to update information and new NOVPH to be created.
EMAIL	JEFFREY GUILBAULT	2/25/2025	2/25/2025	<p>Jeff-</p> <p>Good morning!</p> <p>Case CE24-0089 needs to be removed from the 03/13/2025 agenda. One of the property owners, KELLY NEIL MARSHALL 352-282-2053 called the office this morning and requested your phone number. While on the phone with Mr. Marshall I found that the property ownership had changed in December 2024. Please update the property owner information and have Shaneka create a new NOVPH with the next available hearing date (April).</p> <p>Thanks!</p> <p>Sincerely,</p> <p>Jennipher Buller Code Enforcement Supervisor City of Ocala</p>
EMAIL	JENNIPHER L BULLER	4/2/2025	4/2/2025	Email attached from Building staff.
HEARING CODE BOARD	YVETTE J GRILLO	10/9/2025		NEW BUSINESS
OFFICER POSTING	JEFFREY GUILBAULT	1/14/2025	1/14/2025	Posted NOVPH to the property.
OFFICER POSTING	JEFFREY GUILBAULT	2/26/2025	2/26/2025	NOVPH READY FOR POSTING NOVPH POSTED IN CITY RIGHT OF WAY AT 0940
OFFICER POSTING	JEFFREY GUILBAULT	4/4/2025	4/4/2025	NOVPH READY FOR POSTING



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City of Ocala

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CE24-0089

OFFICER POSTING	JEFFREY GUILBAULT	4/4/2025	4/4/2025	novph posted in crow at 0942
OFFICER POSTING	JEFFREY GUILBAULT	9/3/2025	9/3/2025	NOVPH READY FOR POSTING NOVPH POP
PREPARE NOTICE	SHANEKA GREENE	2/26/2025	2/25/2025	NOVPH Schedule for the earliest hearing.
PREPARE NOTICE	SHANEKA GREENE	4/3/2025	4/3/2025	NOVPH please make sure all respondents are included on NOVPH. MARSHALL KELLY NEIL MARSHALL MELODY MARIE DEJESUS ORLANDO MARSHALL MELODY MARIE ET AL 3111 NW 21ST ST OCALA FL 34475-4162
PREPARE NOTICE	SHANEKA GREENE	9/2/2025	9/2/2025	NOVPH
REGULAR MAIL	SHANEKA GREENE	11/19/2024	11/19/2024	CLTO MAILED
				Find the Respondent(s) guilty of violating city code section(s): 34-95, 82-182 and 122-1193 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, December 4th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, December 5th, 2025, the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include cutting and cleaning the property grounds, fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items. Additionally, there shall be a fine of \$50.00 per day that shall run in addition to any other fines until this violation has been abated. (b) Upon abatement of any violations of section 34-95 by the City, a \$100.00 service fee shall be applied pursuant to



OCALA Case Details - No Attachments

City of Ocala

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CE24-0089

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	9/26/2025	9/29/2025	<p>section 34-92(c)(2) of the City of Ocala Code of Ordinances.</p> <p>2.) (a) Remove all RV and utility trailers from the front and/or side yards and store in the rear yard only by 4:00pm on Thursday, December 4th, 2025, or</p> <p>(b) Remove all RV and utility trailers from the property by 4:00pm on Thursday, December 4th, 2025. If the Respondent (s) fail to comply by 7:00am on Friday, December 5th, 2025, there shall be a fine of \$50 per day thereafter that shall run in addition to any other fines until all violations of section 122-1193 have been abated.</p> <p>3,) (a) Apply for and obtain any required permits needed to meet the Current Florida Building Code and National Electric Code by 4:00pm on Thursday, December 4th, 2025. Once the permits are obtained, all repairs to the structure shall be completed by a licensed contactor within 90 days after the issuance of the initial permits. If the Respondent(s) fail to comply by 7:00am on Friday, December 5th, 2025, or if the permits issued are not inspected and finalized by the 91st day after permit issuance, subsection (c) shall apply; or</p> <p>(b) Apply for and obtain a permit to demolish and/or remove the structure(s), improvements and structure contents by 4:00pm on Thursday, December 4th, 2025,. Once the permit is obtained, all demolition, removal and clean-up of the debris shall be completed with 60 days after the issuance of the initial permit. If the Respondent(s) fail to comply by 7:00am on Friday, December 5th, 2025, or if the Respondent (s) obtain a demolition permit and do not complete all demolition, removal and clean-up of the debris by 7:00am of the 61st day after the issuance of the permit, subsection (c) shall apply.</p> <p>(c) Failure to comply with any subsection of this section in the times allowed for compliance the City shall enter upon the property and take whatever steps are necessary to bring the</p>
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				violation into compliance, to include demolition and removal of all improvements including the structure and structure contents. Additionally, there shall be a fine of \$250.00 per day thereafter that shall run in addition any other fines until this violation has been abated. 4.) Pay the cost of prosecution of \$474.79 by December 4th, 2025.
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CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	MARSHALL KELLY NEIL	MARSHALL MELODY MARIE ET AL OCALA, FL 34475-4162			
RESPONDENT 1	MARSHALL KELLY NEIL	3111 NW 21ST ST OCALA, FL 34475			
RESPONDENT 2	MARSHALL MELODY MARIE ET AL	3111 NW 21ST ST OCALA, FL 34475			
RESPONDENT 3	DEJESUS ORLANDO	3111 NW 21ST ST OCALA, FL 34475			
RESPONDENT 4	MARSHALL MELODY MARIE	3111 NW 21ST ST OCALA, FL 34475			

FINANCIAL INFORMATION

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CERTIFIED POSTAGE	001-359-000-000-06-35960	5	\$44.30	\$0.00						
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	13	\$286.00	\$0.00						
INSPECTION FEE	001-359-000-000-06-35960	10	\$125.00	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
REGULAR POSTAGE	001-359-000-000-06-35960	1	\$0.74	\$0.00						
Total Paid for CASE FEES:			\$474.79	\$0.00						
TOTALS:			\$474.79	\$0.00						
INSPECTIONS										
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS		NOTES			
CASE WORK	JGB	5/5/2025	5/5/2025	NON COMPLIANT			I verified that the demo permit has been submitted and i asked office staff to remove the case from the may hearing agenda. I will monitor and stay in contact with the property owner. RI in 30 days to verify progress with the permits.			
CASE WORK	JGB	9/3/2025	9/3/2025	NON COMPLIANT			Error on the posting this morning. Reposted the corrected first page @ 1330. See photo.			
CASE WORK	JGB	4/23/2025	4/23/2025	NON COMPLIANT			Demo permit is awaiting final payment at this time.			
CASE WORK	JGB	6/5/2025	6/5/2025	NON COMPLIANT			Permit is now awaiting final payment before being issued. I will RI to check status of permit before proceeding with next steps of case.			
FOLLOW UP	JGB	8/29/2025	8/29/2025	NON COMPLIANT			There has been no changes to the status of the demo permit. The status of the property has not changed at all since the initial inspection of the case. NOVPH sent to admin. See photos.			
FOLLOW UP	JGB	1/14/2025	1/14/2025	NON COMPLIANT			At 1026 I conducted a follow up inspection and verified there has been no changes to this property. I verified there is no permits on file for a demo or renovation of the damaged mobile home. I have not had contact with the property owner. NOVPH posted on site. See updated photos.			



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FOLLOW UP	JGB	7/9/2025	7/9/2025	NON COMPLIANT		Permit is awaiting final payment for the demo permit to be issued. There are no changes on the property. See photo.
FOLLOW UP	JGB	9/17/2025	9/17/2025	NON COMPLIANT		Permit is in the same status as previously stated. I have not heard from the property owner, and there has been no attempt to begin getting the property into compliance.
HEARING INSPECTION	JGB	10/7/2025	10/7/2025	NON COMPLIANT		Please see photos taken at 0924. All violations are still present. There has been no changes to the property since the case was initiated. The permit application for demolition was never paid for. There for it was never issued. All violations are still present on the property.
INITIAL	JGB	11/19/2024	11/19/2024	NON COMPLIANT		While patrolling the area at 1216 on 11.19.24 I noticed a mobile home with tarps covering the middle of the home. A tree has fallen onto the home and left significant damage to the structure. I have sent an email to the building department and to my supervisor to request a building inspector to come take a look at the residence. There were vehicles parked here but I was unable to make contact. Additionally I noticed a accumulation of debris throughout the property consisting of washer/dryer, trash and debris, tarps, tree stumps, pallets, pieces of wood, and many other miscellaneous items. CLTO sent to admin. See photos. Will RI in 30 days.

VIOLATIONS

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
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SECTION 122-1193 TRAILERS COMMERCIAL VEHICLE PORTABLE CONTAINERS	JEFFREY GUILBAULT	8/29/2025				Please remove all trailers and RV's from the property or move them into the back yard. Tr
SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER	JEFFREY GUILBAULT	11/19/2024				Accumulation of debris throughout the property consisting of yard waste, washer/dryer, tarps, miscellaneous trash and debris. Please clean and remove all unsightly matter.
						<p>Please contact the building department, 352.629.8421 in regards to obtaining a permit to repair, replace or demo the damaged mobile home on the property.</p> <p>11/19/2024 12:59:00 PM (JEFFREY GUILBAULT) 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:</p> <p>(1)Any means of egress or portion thereof is not of adequate size or is not arranged to provide a safe path of travel in case of fire or panic.(2)Any means of egress or portion thereof, such as but not limited to fire doors, closing devices and fire resistive ratings, is in disrepair or in a dilapidated or inoperable condition such that the means of egress could be rendered unsafe in case of fire or panic. (3)The stress in any material member, or portion thereof, due to all imposed loads, including dead load, exceeds the stresses allowed in the provisions of the building code, standard fire prevention code or other laws and ordinances of the city.(4)The</p>

SECTION 82-181 DANGEROUS BUILDING DEFINITIONS	JEFFREY GUILBAULT	11/19/2024				<p>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.(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.(6)For any reason, the building, structure or portion thereof is manifestly unsafe or unsanitary for the purpose for which it is being used.(7)The building, structure or portion thereof, as a result of decay, deterioration or dilapidation, is likely to fully or partially collapse.(8)The building, structure or portion thereof has been constructed or maintained in violation of a specific requirement of the building code, standard fire prevention code or other laws and ordinances of the city.(9)The building, structure or portion thereof is in such a condition as to constitute a public nuisance.(10)The building, structure or portion thereof is unsafe, unsanitary or not provided with adequate egress, or constitutes a fire hazard, or is otherwise dangerous to human life, or, in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, obsolescence or abandonment.</p> <p>(Ord. No. 5023, § 19, 2-19-02)</p> <p>Submit Delete Note</p>
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Section 82-182. - Dangerous buildings declared nuisance; abatement required; time limits.	JEFFREY GUILBAULT	11/19/2024				Please contact the building department, 352.629.8421 in regards to obtaining a permit to repair, replace or demo the damaged mobile home on the property.
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BEFORE THE CODE ENFORCEMENT SPECIAL MAGISTRATE
OCALA, MARION COUNTY, FLORIDA

THE CITY OF OCALA

CASE NO: CE24-0089

Petitioner,

VS.

MARSHALL, KELLY NEIL
MARSHALL, MELODY MARIE ET AL
MARSHALL, MELODY MARIE

Respondents

/

AFFIDAVIT OF CASE PROSECUTION COSTS
FSS. 162.07(2)

STATE OF FLORIDA
COUNTY OF MARION

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

1. Code Enforcement Special Magistrate Hearing:

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

2. Inspector(s) Time:

	Cost	# @ .5 hour(s)	Total:
Inspection(s)	\$12.50	10	\$125.00

3. Clerical & Casework Time:

	Cost	# of hour(s)	Total:
Clerical:	\$22.00	13	\$286.00

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	\$44.30	5	\$44.30

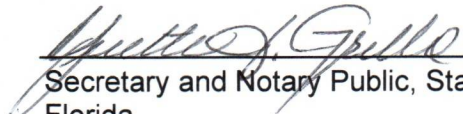
Total Costs: \$474.79

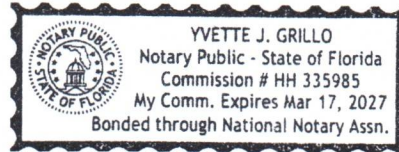
FURTHER. AFFIANT SAYETH NOT. Dated This:
9/30/2025

STATE OF FLORIDA
COUNTY OF MARION


JEFFREY GUILBAULT
Code Enforcement Officer, City of Ocala

The foregoing Affidavit of Case Prosecution Costs was acknowledged before me this: 30 Sep
by JEFFREY GUILBAULT 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 Real Estate

21499-001-00

[GOOGLE Street View](#)

Prime Key: 1682142

[MAP IT+](#)

Current as of 11/19/2024

Property Information

MARSHALL KELLY
3111 NW 21ST ST
OCALA FL 34475-4162

Taxes / Assessments:

Map ID: 161

Millage: 1001 - OCALA[M.S.T.U.](#)PC: 02

Acres: .57

Situs: Situs: 3111 NW 21ST ST OCALA

2024 Certified Value

Land Just Value	\$8,265		
Buildings	\$12,538		
Miscellaneous	\$0		
Total Just Value	\$20,803		
Total Assessed Value	\$7,093	Impact	
Exemptions	\$0	<u>Ex Codes:</u>	(\$13,710)
Total Taxable	\$7,093		
School Taxable	\$20,803		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$8,265	\$12,538	\$0	\$20,803	\$7,093	\$0	\$7,093
2023	\$5,700	\$10,629	\$0	\$16,329	\$6,448	\$0	\$6,448
2022	\$5,700	\$162	\$0	\$5,862	\$5,862	\$0	\$5,862

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7354/0484	01/2021	07 WARRANTY	9 UNVERIFIED	Q	I	\$39,000
7338/1505	12/2020	05 QUIT CLAIM	0	U	I	\$100
7338/1504	12/2020	05 QUIT CLAIM	0	U	I	\$100
7011/0305	07/2019	05 QUIT CLAIM	7 PORTIONUND INT	U	I	\$2,000
7011/0304	07/2019	05 QUIT CLAIM	7 PORTIONUND INT	U	I	\$2,000
6916/1551	02/2019	31 CERT TL	0	U	I	\$4,100
4910/1161	10/2007	07 WARRANTY	2 V-SALES VERIFICATION	U	I	\$26,000
2533/0115	07/1998	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$22,000
2533/0112	06/1998	71 DTH CER	0	U	I	\$100
1103/0559	03/1982	07 WARRANTY	0	U	I	\$4,000

[Property Description](#)

SEC 02 TWP 15 RGE 21
 PLAT BOOK A PAGE 4
 UNNAMED SUBDIVISION OF SW 1/4 OF SE 1/4 OF SECTION 2-15-21
 W 1/2 OF W 315 FT OF E 340 FT OF N 160 FT OF S 185 FT OF SW
 1/4 OF SW 1/4 OF SE 1/4 OF SEC 2.

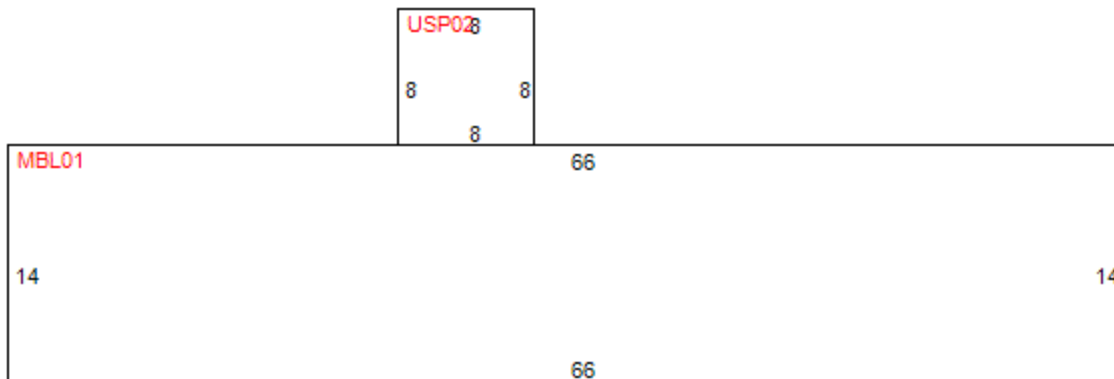
Parent Parcel: 21499-000-00

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

Use	CUse	Front	Depth	Zoning	Units Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
GCNF	0200	157.0	160.0	R2	.57 AC							
Neighborhood 9985 - COMM-NW 27TH AVE TO HWY 326												
Mkt: 2 70												

[Traverse](#)**Building 1 of 1**

MBL01=L66D14R66U14.L35
 USP02=U8L8D8R8.



Building Characteristics

Improvement MH - MOBILE - MOBILE HOME RESID
Effective Age 9 - 40-99 YRS
Condition 0
Quality Grade 100 - POOR
Inspected on 11/18/2022 by 197

Year Built 1981
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 2 - MBL HOME
Base Perimeter 160

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
MBL 0120 - MH ALUM SIDING		1.00	1981	N	0 %	0 %	924	924
USP 0201 - NO EXTERIOR		1.00	1981	N	0 %	0 %	64	64

Section: 1

Roof Style: 02 FLAT WOOD STR	Floor Finish: 24 CARPET	Bedrooms: 3	Blt-In Kitchen: Y
Roof Cover: 17 KOOL SEAL/MTL	Wall Finish: 12 PLYWD PANELING	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: 1	Garbage Compactor: N
Foundation: 3 PIER	Fireplaces: 0	Extra Fixtures: 2	Intercom: N
A/C: N			Vacuum: N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
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Appraiser Notes

(MH AFFIDAVIT 7360/1498 1-2021)
 EST INT
 UDU N/V

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description
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4.50
10.00
273.00

Prepared by and return to:
Pam Kruger
All American Land Title Insurance Agency, LTD
2243 East Fort King Street
Ocala, FL 34471
File No: 20-282

Parcel Identification No: 21499-001-00

GENERAL WARRANTY DEED

This indenture made the 4th day of January, 2021 between AllState Servicing, Inc., whose post office address is 809 Northeast 25th Avenue, Ocala, FL 34470 Grantor, and Kelly Marshall, whose post office address is 3111 Northwest 21st Street, Ocala, FL 34475, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Marion, Florida, to-wit:

The West 1/2 of the West 315.00 feet of the East 340.00 feet of the North 160.00 feet of the South 185.00 feet of the SW 1/4 of the SW 1/4 of the SE 1/4, Section 2, Township 15 South, Range 21 East, MARION County, Florida.

TOGETHER With a 1981 ALLA singlewide Mobile Home VIN# AAFLA0930 Title # 21569173.

TOGETHER with all the 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 covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants title to said land and will defend same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2020.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Sign: [Signature]
Print: Pamela Kruger

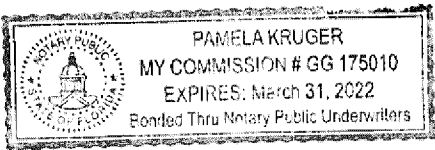
Sign: [Signature]
Print: Anita Fried

AllState Servicing, Inc.
By: [Signature] (Seal)
Matthew S. Tabacchi
Its: President

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me by means of ☒ physical presence of () online notarization, this 4 day of January, 2021, by Matthew S. Tabacchi, the President of AllState Servicing, Inc., who is personally known to me.

Signature of Notary Public
Printed Name: Pamela Kruger
My commission expires: Mar 31, 2022





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

11/19/2024

CASE NO: CE24-0089

MARSHALL KELLY
3111 NW 21ST ST
OCALA FL 34475-4162

RE: 21499-001-00 | 3111 NW 21ST ST OCALA

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 see the following page(s) for a detailed list and description of those violations.

Violations:

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

Please remove all accumulation of debris consisting of yard waste, washer/dryer, trash, and all other unsightly matter.

SECTION 82-181 DANGEROUS BUILDING DEFINITIONS

Section 82-182. - Dangerous buildings declared nuisance; abatement required; time limits.

Please contact permitting to obtain permits to repair or demo the mobile home damaged by the fallen tree.

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 **12/20/2024**. 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 me at (352) 598-7571. We appreciate all your efforts to help the City of Ocala, and our division in keeping Ocala a clean and safe place to live.

Respectfully,

Jeff Guilbault

Code Enforcement Officer



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

09/03/2025

MARSHALL KELLY NEIL
MARSHALL MELODY MARIE ET AL
MARSHALL MELODY MARIE
DEJESUS ORLANDO
3111 NW 21ST ST
OCALA, FL. 34475-4162

Respondent(s) _____ /

Location of Violation: 3111 NW 21ST ST|21499-001-00

Case Number: CE24-0089

Officer Assigned: Jeff Guilbault

Required Compliance Date: 10/07/2025

Public Hearing Date & Time: 10/09/2025 17:30

Violation(s) and How to Abate:

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

Accumulation of debris throughout the property consisting of yard waste, washer/dryer, tarps, miscellaneous trash and debris. Please clean and remove all unsightly matter.

SECTION 82-181 DANGEROUS BUILDING DEFINITIONS

Please contact the building department, 352.629.8421 in regards to obtaining a permit to repair, replace or demo the damaged mobile home on the property.

Section 82-182. - Dangerous buildings declared nuisance; abatement required; time limits.

Please contact the building department, 352.629.8421 in regards to obtaining a permit to repair, replace or demo the damaged mobile home on the property.

SECTION 122-1193 TRAILERS COMMERCIAL VEHICLE PORTABLE CONTAINERS

Please remove all trailers and RV's from the property or move them into the back yard

Dear property owner, or agent,

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

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

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

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

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

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

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

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

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

CASE NO: CE2~~8~~⁴-0089

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

**STATE OF FLORIDA
COUNTY OF MARION**

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

1. I did on 09/03/2025 post the Notice of Violation & Public Hearing to the property, located at 3111 NW 21ST ST.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

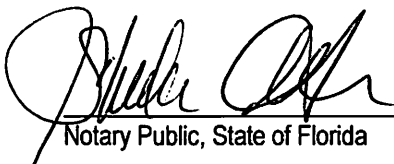
FURTHER, AFFIANT SAYETH NAUGHT.

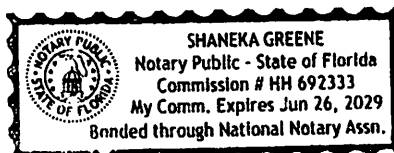
Dated: 09/03/2025


Environmental Enforcement Officer

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 09/03/2025 by Shaneka Greene Code Enforcement Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida





**CODE
ENFORCEMENT**

352-629-8309

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



City of Ocala
Environmental Enforcement
09/03/2025 13:32:45

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

CASE NO: CE25-0089

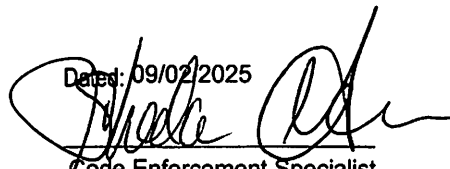
AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)

**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 09/02/2025 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.

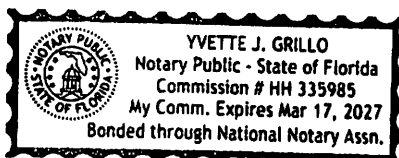
Dated: 09/02/2025

Code Enforcement Specialist

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 09/02/2025 by Yvette Grillo
is personally known to me.

Code Enforcement Specialist, City of Ocala, who


Notary Public, State of Florida





City of Ocala
Environmental Enforcement
10/07/2025 09:21:19



City of Ocala
Environmental Enforcement
10/07/2025 09:21:14



11/19/24
12:16PM
City of Ocala
Code Enforcement Division