

# CODE ENFORCEMENT SPECIAL MAGISTRATE CITY OF LAKE CITY

November 08, 2022 at 10:00 AM

Venue: City Hall

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## AGENDA

The meeting will be held in the City Council Chambers on the second floor of City Hall located at 205 North Marion Avenue, Lake City, FL 32055. Members of the public may also view the meeting on our YouTube channel. YouTube channel information is located at the end of this agenda.

**OLD BUSINESS-** None

### NEW BUSINESS

i. Case # **CE-22-00000032**

Owner: **Martha Cecilia Pelletier**

Respondent: **Martha Cecilia Pelletier**

Address: **Vacant Lot**

Parcel #: **29-3S-17-05818-001**

Violations: **IPMC 302.1 Sanitation, IPMC 302.4 Weeds, and IPMC 302.5 Rodent harborage**

### ADJOURNMENT

#### YouTube Channel Information

Members of the public may also view the meeting on our YouTube channel at:  
<https://www.youtube.com/c/CityofLakeCity>

Pursuant to 286.0105, Florida Statutes, the City hereby advises the public if a person decides to appeal any decision made by the City Council with respect to any matter considered at its meeting or hearings, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Pursuant to 286.26, Florida Statutes, persons needing special accommodations to participate in this meeting should contact the City Manager's Office at (386) 719-5768.



**File Attachments for Item:**

i. Case # **CE-22-00000032**

Owner: **Martha Cecilia Pelletier**

Respondent: **Martha Cecilia Pelletier**

Address: **Vacant Lot**

Parcel #: **29-3S-17-05818-001**

Violations: **IPMC 302.1 Sanitation, IPMC 302.4 Weeds, and IPMC 302.5 Rodent harborage**



Subject	Author	Last Changed Date/Time
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Investigation	Marshall Sova	10/10/2022 02:46:34 PM
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On October 10, 2022 I re-inspected the property and there has been no change. I have left Mr. Pelletier several messages to call me to no avail.

On this same date I prepared a Notice of Hearing and this will be sent to Mr. Pelletier by certified mail notifying him of the hearing scheduled on November 8, 2022.

Investigation	Marshall Sova	08/11/2022 12:56:28 PM
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On August 11, 2022 I spoke to the owner Javier Pelletier advising he needed an extension on cleaning the lot up. Mr. Pelletier was given a compliance date of September 30, 2022.

Re- Inspection	Marshall Sova	07/13/2022 02:18:32 PM
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On July 13, 2022 I re-inspected the property and there was no change. The first NOV has not been delivered as of this date.

I located a new address for the owner and another NOV was sent to 318 NW Indian Ridge Ln. on July 14, 2022.

Initial Inspection	Marshall Sova	06/14/2022 01:16:28 PM
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On June 14, 2022 I noticed the lot at the intersection of SR 100 @ Center Avenue was overgrown. A Notice of Violation was prepared and mailed to the owner Martha Pelletier on June 15, 2022.

Compliance date June 29, 2022.



DEPARTMENT OF GROWTH MANAGEMENT  
205 North Marion Avenue  
Lake City, Florida 32055  
Telephone: (386) 719-5750  
[growthmanagement@lcfla.com](mailto:growthmanagement@lcfla.com)

Item i.

Florida Statute 166.0415  
Effective July 01, 2021

### Code Enforcement Complaint Form

Date of complaint: 6/14/22 Name (required) MARSHALL SIVA Email: \_\_\_\_\_  
Phone: 719-5746 Address: COLC

Do you wish to be contacted about this complaint? Yes No Best Time To Call: \_\_\_\_\_  
Address of Complaint: Parcel # 29-25-17-05818-001 URSULA LOT 104/CENTRAL Nature  
of Complaint: DISCREPANCY

How  
long has the complaint been going on? \_\_\_\_\_ Do you know  
who the person(s) involved are? Yes No If yes, who? \_\_\_\_\_ Do you know the time  
frames that the complaint is happening? Yes No If yes, when? \_\_\_\_\_ Is there any other information  
that you would like to us to know? \_\_\_\_\_

\*\*\*\* Below Internal Use Only \*\*\*\*

Date Received: 6/14/22 Via: Phone Case Number Assigned 22-0000032  
Notes: \_\_\_\_\_

Case Data Sheet for case # 22-0000032Parcel# 05818-001Address: Q 5A/100 A CostaOwner(s): MARIONA PELLETIERDate of first inspection: 6/14/221<sup>st</sup> Notice of Violation sent: 6/15/22Date of second inspection: ~~6/15/22~~ 7/13/222<sup>nd</sup> Notice of Violation sent: 7/14/22

Date of Public Notice placed on property: \_\_\_\_\_

Notice of Mag. Hearing Sent: 10/10/22

Notice in Lake City Reporter on: \_\_\_\_\_

Notice posted in City Hall \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Mailing Cost/ Date: 6/15/22 .53Mailing Cost/ Date: 7/14/22 7.82Mailing Cost/ Date: 10/10/22 7.82 NOTTOTAL Mailing Cost: \$16.17
Beverly Jones  
MARSHALL SOVA

**Columbia County Property Appraiser**

Jeff Hampton

**2022 Working Value**  
updated: 6/9/2022

Item i.

Parcel: &lt;&lt; 29-3S-17-05818-001 (25870) &gt;&gt;

**Owner & Property Info**

Owner	PELLETIER MARTHA CECILIA P O BOX 656 LAKE CITY, FL 32056-0656		
Site			
Description*	BEG SW COR OF E1/2 OF SE1/4, N 410.85 FT TO SW R/W OF BASCOM NORRIS DR, SE ALONG R/W 556.73 FT TO INTER WITH W R/W OF NE PATTERSON AVE, S ALONG R/W 15.21 FT, W 398.76 FT TO POB. & A STRIP OF LAND TO THE C/L OF PALM ST DESC IN QC 1389-2713 (ORD 2018-2096). ...more>>>		
Area	1.27 AC	S/T/R	29-3S-17
Use Code**	VACANT (0000)	Tax District	1

\*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

\*\*The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

**Property & Assessment Values**

2021 Certified Values		2022 Working Values	
Mkt Land	\$5,969	Mkt Land	\$5,969
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$5,969	Just	\$5,969
Class	\$0	Class	\$0
Appraised	\$5,969	Appraised	\$5,969
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$5,969	Assessed	\$5,969
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$5,969 city:\$5,969 other:\$0 school:\$5,969	Total Taxable	county:\$5,969 city:\$5,969 other:\$0 school:\$5,969

Aerial Viewer Pictometry Google Maps

**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
7/16/2019	\$100	1389/2713	QC	V	U	11
3/3/2017	\$5,000	1332/1896	WD	V	Q	01

**▼ Building Characteristics**

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

**▼ Extra Features & Out Buildings (Codes)**

Code	Desc	Year Blt	Value	Units	Dims
NONE					

**▼ Land Breakdown**

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0000	VAC RES (MKT)	1.270 AC	1.0000/1.0000 1.0000/ /	\$4,700 /AC	\$5,969





**SPECIAL MAGISTRATE**

City of Lake City  
205 N Marion Ave.  
Lake City, Florida 32055

**NOTICE OF HEARING**Case # 22-0000032Respondent MARTHA & JAVIER PELLETIER

**NOTICE OF HEARING:** You are hereby notified and commanded to appear before the Code Enforcement Board of Lake City, Florida on (day) TUESDAY the 8<sup>TH</sup> day of November, 2022, at (time) 10:00AM. The hearing will take place at City Hall, 205 N Marion Ave., 2<sup>nd</sup> floor, Council Chambers, Lake City, Florida, at which time evidence and testimony will be presented to said Board concerning the violation. You have the right to examine all evidence and to cross-examine all witnesses, and to present evidence and testimony on your behalf concerning said violation.

Your failure to appear at the hearing may result in a civil fine being imposed on you for said violation up to \$250.00 per day/per violation each day the violation continues.

**\*\*It is the RESPONSIBILITY of the RESPONDENT to schedule a Compliancy inspection\*\***

**This case will not go before the Special Magistrate if the violation(s) are brought into compliance in accordance with the Notice of Violation.**

I hereby certify that I delivered the foregoing notice to (Name of person and relationship):

Name MARTHA & JAVIER PELLETIER Relationship \_\_\_\_\_

On date OCT. 10, 2022 time being 2:40PM Personal Service \_\_\_\_\_

Posted on property and at City Hall Certified Mail, Return Receipt requested

First class mailing \_\_\_\_\_

Refused to sign, drop service \_\_\_\_\_

MARSHALL SOVA  
Print Name of Code Inspector

[Signature]  
Signature of Code Inspector

**I acknowledge receipt of a copy of this Notice of Hearing**

\_\_\_\_\_  
Signature of Respondent/Recipient

\_\_\_\_\_  
Date

Item i.

**NOTICE OF PUBLIC HEARING  
CITY OF LAKE CITY  
SPECIAL MAGISTRATE HEARING**

**THIS SERVES AS PUBLIC NOTICE** the Special Magistrate will hold a hearing on Tuesday, November 8, 2022 at 10:00 AM

Meeting Location: City Council Chambers located on the 2<sup>nd</sup> Floor of City Hall at 205 North Marion Avenue, Lake City, FL 32055.

Members of the public may also view the meeting on our YouTube channel at:

<https://www.youtube.com/c/CityofLakeCity>

**Pursuant to 286.0105, Florida Statutes, the City hereby advises the public if a person decides to appeal any decision made by the City with respect to any matter considered at its meetings or hearings, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.**

**SPECIAL REQUIREMENTS:** Pursuant to 286.26, Florida Statutes, persons needing special accommodations to participate in this meeting should contact the City Manager's Office at (386) 719-5768.

MARSHALL SOVA  
Code Enforcement Officer



DEPARTMENT OF GROWTH MANAGEMENT  
205 North Marion Avenue  
Lake City, Florida 32055  
Telephone: (386) 719-5750  
[growthmanagement@lcfla.com](mailto:growthmanagement@lcfla.com)

**NOTICE OF VIOLATION**  
**CODE ENFORCEMENT – SPECIAL MAGISTRATE**  
**CASE # 22-00000032**

In the name of Lake City, Florida, the undersigned Code Inspector certifies that he/she has reasonable grounds to believe and does believe that on/prior to the date below, the following violation(s) of the Codes of Lake City were violated at the property located at:

Name: **Martha Pelletier**

Address: **SR 100 & Center Avenue Lake City, FL 32055 Parcel# 29-3S-17-05818-001**

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<b>INITIAL INSPECTION</b>	<b>INITIAL INSPECTION PROMPTED BY:</b>
<b>Date: 05/09/2022</b>	Complaint _____ CE Personnel Observation <u>  X  </u>
	Complainant: Marshall Sova CE Personnel: Marshall Sova

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Violation Code	Violation Description
302.1 Sanitation	<i>Exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property that such occupant occupies or controls in a clean and sanitary condition.</i>
302.4 Weeds	<i>Premises and exterior property shall be maintained free from weeds or plant growth in excess of [12 INCHES]. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.</i>
302.5 Rodent harborage	<i>Structures and exterior property shall be kept free from rodent harborage and infestation. Where rodents are found, they shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to eliminate rodent harborage and prevent reinfestation.</i>



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Violation Code	Corrective Action
302.1 Sanitation	Straightforward requirement that exterior areas shall be clean and free from rubbish and garbage.
302.4 Weeds	Establishing maximum heights for grass and weeds are necessary to reduce rodent shelters and pollen dust problems.
302.5 Rodent harborage	All harborage areas should be eliminated by removing piles of rubbish and clearing property.

**WARNING:** This notice constitutes a warning to discontinue the above violation, and to bring the violation into compliance on or before the date listed below:

Due date: **July 25, 2022**\_\_\_\_\_



DEPARTMENT OF GROWTH MANAGEMENT  
 205 North Marion Avenue  
 Lake City, Florida 32055  
 Telephone: (386) 719-5750  
[growthmanagement@lcfla.com](mailto:growthmanagement@lcfla.com)

#### Warning

If the owner of property which is subject to an enforcement proceeding before the enforcement board, or court transfers ownership of such property between the time the initial pleading was served and the time of the hearing, such owner shall:

- (1) Disclose in writing the existence and the nature of the proceedings to the prospective transferee;
- (2) Deliver to the prospective transferee a copy of the pleadings, notices, and other materials relating to the code enforcement proceedings received by the transferor;
- (3) Disclose, in writing, to the prospective transferee that the new owner will be responsible for compliance with the applicable code and with orders issued in the code enforcement proceedings;
- (4) File a notice with the code enforcement official of the transfer of the property, with the identity and address of the new owner and copies of the disclosures made to the new owner within five days after the date of the transfer.

A failure to make the disclosures described in paragraphs (1), (2) and (3) above before the transfer creates a rebuttal presumption of fraud. If the property is transferred before the hearing, the proceeding shall not be dismissed, but the new owner shall be provided a reasonable period to correct the violation before the hearing is heard.

I hereby certify that I delivered the foregoing notice to (Name of person and relationship):

Name: Martha Pelletier Relationship owner: \_\_\_\_\_

On date: July 14, 2022 time being: 2:00 pm \_\_\_\_\_

Personal Service \_\_\_\_\_

Posted on property \_\_\_\_\_ and at City Hall \_\_\_\_\_

Certified Mail, Return Receipt requested ☒ First class mailing \_\_\_\_\_

Refused to sign \_\_\_\_\_, drop service \_\_\_\_\_

Marshall Sova

Print Name of Code Inspector

Signature of Code Inspector

NOH  
10/10/22

COLLECTED  
1066 LN  
155

32  
NOH



7022 0410 0003 3162 2890  
7022 0410 0003 3162 2890

U.S. Postal Service<sup>TM</sup>  
**CERTIFIED MAIL<sup>®</sup> RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)<sup>®</sup>.


**OFFICIAL USE**

Certified Mail Fee \$ <u>4.00</u>	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy) \$ <u>1.25</u>	
<input type="checkbox"/> Return Receipt (electronic) \$ _____	
<input type="checkbox"/> Certified Mail Restricted Delivery \$ _____	
<input type="checkbox"/> Adult Signature Required \$ _____	
<input type="checkbox"/> Adult Signature Restricted Delivery \$ _____	
Postage \$ <u>.57</u>	
Total Postage and Fees \$ <u>7.82</u>	
Sent To <u>COLLECTED</u>	
Street and Apt. No., or PO Box No. <u>316 NW HARMON RIDGE LN</u>	
City, State, ZIP+4 <sup>®</sup> <u>LAKE CITY FL 32055</u>	

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

City of Lake City  
Code Enforcement  
205 N. Marion Ave.  
Lake City, Florida 32055

NOH  
10/10/22

<b>SENDER: COMPLETE THIS SECTION</b>  ■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.	<div style="text-align: center; font-family: cursive; font-size: 1.2em; margin-bottom: 10px;">           MARTHA &amp; JAVIER PELLETIER            318 NW HOLMAN RIDGE LN            LAKE CITY, FL 32055         </div> <div style="text-align: center; margin-bottom: 10px;">  </div> <div style="text-align: center; margin-bottom: 10px;">           9590 9402 6572 1028 6860 94         </div> <div style="text-align: center;">           2. Article Number (Transfer from service label)  <b>7022 0410 0003 3162 2890</b> </div>
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<b>COMPLETE THIS SECTION ON DELIVERY</b>	
<b>A. Signature</b>  <div style="text-align: center; font-size: 1.5em; margin: 10px 0;">X</div> <b>B. Received by (Printed Name)</b>  <div style="height: 40px; border: 1px solid black;"></div>	<div style="display: flex; justify-content: space-between;"> <div> <input type="checkbox"/> Agent  <input type="checkbox"/> Addressee         </div> <div> <b>C. Date of Delivery</b>   <div style="height: 40px; border: 1px solid black;"></div> </div> </div>
<b>D. Is delivery address different from item 1? <input type="checkbox"/> Yes</b> <b>If YES, enter delivery address below: <input type="checkbox"/> No</b>  <div style="height: 100px; border: 1px solid black;"></div>	
<b>3. Service Type</b> <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	<input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery

Domestic Return Receipt

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT  
OF THE RETURN ADDRESS FOR POSTAL INSPECTION

# SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

MARTHA FELLICIA  
387318  
LAKE CITY, FL 33055

9590 9402 7555 2098 4223 77



2. Article Number (Transfer from carrier label)

7022 0410 0000 6201 6470

PS Form 3811, July 2020 PSN 7530-02-000-9053

# COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Agent

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 17?  
If YES, enter delivery address below: ☐ Yes ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Turned Mail Restricted Delivery  
(over \$500)

Domestic Return Receipt

## Certified Mail

- A receipt (this portion of)
- A unique identifier for your
- Electronic verification of delivery.
- A record of delivery (no signature) that is retained for a specified period.

## Important Reminders:

- You may purchase Certified Mail, First-Class Mail®, First-Class Mail® service.
- Certified Mail service is available for international mail.
- Insurance coverage is available with Certified Mail service. Insurance coverage automatically covers certain Priority Mail items.
- For an additional fee, an endorsement on the mailpiece can be requested for the following services:
  - Return receipt service of delivery (including electronic version). For complete PS Form 3811, see Receipt; attach PS Form 3811.

PS Form 3800, April 2011



2055  
Riser Ln  
CR

U.S. Postal Service<sup>TM</sup>  
**CERTIFIED MAIL<sup>®</sup> RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com).

**OFFICIAL USE**

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$  
☐ Return Receipt (electronic) \$  
☐ Certified Mail Restricted Delivery \$  
☐ Adult Signature Required \$  
☐ Adult Signature Restricted Delivery \$

Postage

Total Postage and Fees

Sent To

*MATHA PRUETT*  
Street and Apt. No., or PO Box No.  
*2055 Riser Ln*  
City, State, ZIP+4<sup>®</sup>  
*Lake City FL 32055*

0249 1029 0000 0140 2202  
0249 1029 0000 0140 2202



**CERTIFIED MAIL<sup>®</sup>**



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205 North Marion Avenue  
Lake City, Florida 32055  
Telephone: (386) 719-5750  
[growthmanagement@lcfla.com](mailto:growthmanagement@lcfla.com)

June 5  
Item i.

**NOTICE OF VIOLATION**  
**CODE ENFORCEMENT – SPECIAL MAGISTRATE**  
**CASE # 22-00000032**

In the name of Lake City, Florida, the undersigned Code Inspector certifies that he/she has reasonable grounds to believe and does believe that on/prior to the date below, the following violation(s) of the Codes of Lake City where violated at the property located at:

Name: Martha Pelletier

Address: SR 100 @ Center Ave. Lake City, FL 32025 **Parcel # 29-3S-17-05818-001**

**INITIAL INSPECTION**

INITIAL INSPECTION PROMPTED BY:

Date: 05/09/2022

Complaint \_\_\_\_\_ CE Personnel Observation   X    
Complainant: Marshall Sova CE Personnel: Marshall Sova

Violation Code

Violation Description

<b>302.1 Sanitation</b>	<i>Exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property that such occupant occupies or controls in a clean and sanitary condition.</i>
<b>302.4 Weeds</b>	<i>Premises and exterior property shall be maintained free from weeds or plant growth in excess of [12 INCHES]. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.</i>
<b>302.5 Rodent harborage</b>	<i>Structures and exterior property shall be kept free from rodent harborage and infestation. Where rodents are found, they shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to eliminate rodent harborage and prevent reinfestation.</i>



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Violation Code	Corrective Action
302.1 Sanitation	Clean property up
302.4 Weeds	Clean property up
302.5 Rodent harborage	Clean property up to prevent infestation of rodents

**WARNING:** This notice constitutes a warning to discontinue the above violation, and to bring the violation into compliance on or before the date listed below:

Due date: June 29, 2022



## DEPARTMENT OF GROWTH MANAGEMENT

205 North Marion Avenue

Lake City, Florida 32055

Telephone: (386) 719-5750

[growthmanagement@lcfla.com](mailto:growthmanagement@lcfla.com)**Warning**

If the owner of property which is subject to an enforcement proceeding before the enforcement board, or court transfers ownership of such property between the time the initial pleading was served and the time of the hearing, such owner shall:

- (1) Disclose in writing the existence and the nature of the proceedings to the prospective transferee;
- (2) Deliver to the prospective transferee a copy of the pleadings, notices, and other materials relating to the code enforcement proceedings received by the transferor;
- (3) Disclose, in writing, to the prospective transferee that the new owner will be responsible for compliance with the applicable code and with orders issued in the code enforcement proceedings;
- (4) File a notice with the code enforcement official of the transfer of the property, with the identity and address of the new owner and copies of the disclosures made to the new owner within five days after the date of the transfer.

A failure to make the disclosures described in paragraphs (1), (2) and (3) above before the transfer creates a rebuttal presumption of fraud. If the property is transferred before the hearing, the proceeding shall not be dismissed, but the new owner shall be provided a reasonable period to correct the violation before the hearing is heard.

I hereby certify that I delivered the foregoing notice to (Name of person and relationship):

Name: **Martha Pelletier** Relationship owner: \_\_\_\_\_

On date: **June 15, 2022** time being: 1:10 pm

Personal Service \_\_\_\_\_

Posted on property \_\_\_\_\_ and at City Hall \_\_\_\_\_

Certified Mail, Return Receipt requested \_\_\_\_\_ First class mailing X

Refused to sign \_\_\_\_\_, drop service \_\_\_\_\_

Marshall Sovia

Print Name of Code Inspector

Signature of Code Inspector

























