

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF LAKE CITY, FLORIDA

CASE NO: 2016-00000552

CITY OF LAKE CITY, FLORIDA,

PETITIONER,

vs.

BARBARA JEAN PERTEE and
THEODORE PARKER,

RESPONDENTS.

NOTICE OF HEARING

PLEASE TAKE NOTICE that on Thursday, the 13th day of August, 2026, at 5:30 pm or as soon thereafter as counsel may be heard, the undersigned will bring on to be heard before the Honorable Magistrate Stephanie Marchman, at Lake City City Hall, 205 North Marion Avenue, Lake City, Florida, Second Floor, City Council Chambers, the Petition for Authorization to Foreclose Municipal Lien. Fifteen (15) minutes have been set aside for this hearing.

DUKES LEGAL, P.A.

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Attorney for Petitioner

CODE ENFORCEMENT SPECIAL MAGISTRATE
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CITY OF LAKE CITY, FLORIDA,

PETITIONER,
vs.

BARBARA JEAN PERTEE and
THEODORE PARKER,

RESPONDENTS.
_____ /

PETITION FOR AUTHORIZATION TO FORECLOSE MUNICIPAL LIEN

COMES NOW, PETITIONER, CITY OF LAKE CITY, FLORIDA (hereinafter referred to as "PETITIONER"), by and through the undersigned counsel and seeks authorization pursuant to Section 162.09(3), Florida Statutes, to file municipal lien foreclosure against real property in Columbia County, Florida, owned by BARBARA JEAN PERTEE and THEODORE PARKER (hereinafter referred to as "RESPONDENTS"), and alleges:

1. The property sought to be foreclosed on has the following physical address: 348 NE Escambia Street in Lake City, Florida ("Property").
2. RESPONDENTS, BARBARA JEAN PERTEE and THEODORE PARKER., are the owners of record of the real property more particularly described as set forth on **Exhibit "A"** attached hereto and incorporated herein.
3. City of Lake City Code Inspector Beverly Wisman initially inspected RESPONDENTS' property on September 22, 2016 and observed trash and debris piled at the curb exceeding the allotted limit, the Property's 911 address was not displayed, and an immobile vehicle

was parked on the Property.

4. On September 23, 2016, Petitioner sent a Notice of Violation via USPS first class mail addressed to Respondents at 348 NE Escambia Street in Lake City, Florida 32055 describing the alleged violations and requesting that the violations be corrected no later than October 23, 2016.

5. City of Lake City Code Inspector Beverly Wisman re-inspected the Property on October 25, 2016, and the conditions were unchanged. Petitioner sent a Notice of Violation (NOV) via USPS certified mail to Respondents at 348 NE Escambia Street in Lake City, Florida 32025, again describing the alleged violations on the Property and requesting that the violations be corrected on or before November 30, 2016. A Notice of Hearing was also included with the time and place of a December 8, 2016 hearing. USPS returned the certified mail to Petitioner on November 11, 2016 indicating that they were "UNCLAIMED" and that USPS was "UNABLE TO FORWARD."

6. On October 26, 2016, City of Lake City Code Inspector Beverly Wisman posted a copy of the Notice of Violation and a copy of the Notice of Hearing at the Property and at City Hall.

7. On December 19, 2016, an Order was entered by the Special Magistrate of the City of Lake City, Florida. Said Order is set forth on **Exhibit "B"** attached hereto and incorporated herein.

8. The Order required Respondents to take all actions necessary to correct violations found on the Subject Property within 30 days following the date of entry of said Order.

9. The Order further stated that in the event that the subject property was not brought

into compliance with Petitioner's Code of Ordinances on or before the 180th day from said Order, a daily fine of fifty dollars (\$50.00) will begin to accrue on the 30th day, in accordance with Section 162.09, Florida Statutes.

10. The 180th day following the date of entry of said order was Monday, June 19, 2017.

11. To date, RESPONDENTS remain in default of the payment obligations by failing to make payment of the daily fine accrued and have failed to remedy the violations and bring the Property in compliance with Petitioner's Code of Ordinances on or before the 180th day from the date of said Order.

12. The subject property is not the constitutional homestead of the RESPONDENTS.

WHEREFORE, PETITIONER respectfully demands that the Special Magistrate enter an order authorizing PETITIONER to commence municipal lien foreclosure in the Third Judicial Circuit Court in and for Columbia County, Florida pursuant to Chapter 162, Florida Statutes.

DATED this ____ day of _____, 2026.

DUKES LEGAL, P.A.

/s/ M. Aaron Dukes
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Attorney for PETITIONER

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing has been served via
U.S. mail this _____ day of _____, 2026, to the following:

THEODORE PARKER,
348 NE ESCAMBIA STREET
LAKE CITY, FLORIDA 32055

BARBARA JEAN PERTEE
1040 SW CHARLESTON CT
LAKE CITY, FLORIDA 32025

/s/ M. Aaron Dukes
M. AARON DUKES

EXHIBIT A

The Northern Division of the City of Lake City, 61 feet of the East side of the Northwest 1/4 of Block 106, all lying and being in Columbia County, Florida.

Columbia County Parcel Identification Number: 00-00-00-12120-000