

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF LAKE CITY, FLORIDA

CASE NO: 2021-098

CITY OF LAKE CITY, FLORIDA,

PETITIONER,

vs.

LOVIE MOSS and
VERONICA ENGLISH,

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.

/s/ M. Aaron Dukes
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Attorney for Petitioner

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF LAKE CITY, FLORIDA

CASE NO: 2021-098

CITY OF LAKE CITY, FLORIDA,

PETITIONER,

vs.

LOVIE MOSS and
VERONICA ENGLISH,

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 LOVIE MOSS and VERONICA ENGLISH (hereinafter referred to as "RESPONDENTS"), and alleges:

1. The property sought to be foreclosed on has the following physical address: 296 NW WRIGHT LANE, LAKE CITY, FL 32055 ("Property").
2. RESPONDENT, VERONICA ENGLISH is the owner 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 9, 2021 City of Lake City Inspector Bev Jones appeared before the Code Enforcement Special Magistrate of Lake City, Florida and testified that they inspected the Property on June 11, 2021, at which time she found that the chimney was crumbling and the roof and exterior walls were rotting. The Property was also overgrown with grass and weeds and there were multiple broken windows and trash on the Property. Inspector Jones submitted photographs of the Property depicting these conditions. Further, Inspector Jones re-inspected the Property on August 4, 2021 and September 8, 2021 and witnessed the same conditions. Inspector Jones testified that the Property has not been occupied for over ten (10) years. The Property now appears to be vacant.

5. On September 14, 2021, 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.

6. The Order required Respondents to take all actions necessary to correct violations found on the Subject Property within 60 days following the date of entry of said Order.

7. The 60th day following the date of the entry of said Order was Monday, November 15, 2021.

8. 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 61st day from said Order, a daily fine of fifty dollars (\$50.00) will begin to accrue on the 61st day, in accordance with Section 162.09, Florida Statutes.

9. 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 61st day from the date of said Order.

10. 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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dukeslegal@outlook.com
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:

VERONICA ENGLISH
3980 W BROWARD BLVD, APT 105
FT. LAUDERDALE, FL 33312

/s/ M. Aaron Dukes
M. AARON DUKES

EXHIBIT A

Begin at the Northeast corner of Block 48 in the Northwestern Division of the City of Lake City, Florida, and thence run South 75 feet; then run West 40 feet; then run North 75 feet; then run East 40 feet to the Point of beginning.