



INSTR# 2024117434 BK 11040 PG 766
 07/02/2024 01:28pm Page 1 of 3
 Rpt: 2719315 Rec: 27.00
 ES: 0.00 IT: 0.00
 Nikki Alvarez-Soules, Esq.
 Pasco County Clerk & Comptroller

3/3

ORDER TO DEMOLISH

July 2, 2024

A Certified Building Official has determined that one or more of the structures on the below referenced property meets the criteria for demolition pursuant to Chapter 18 of the Pasco County Code of Ordinances. The structure(s) must be demolished, and lot cleared of all structures and debris on or before **August 20, 2024**, and the owner is required to apply for the appropriate demolition permit prior to such demolition and clearance. This is an action for governmental abatement, prohibition, prevention, or remediation of a public nuisance at common law and/or a noxious use of private property. This order may be appealed to the Pasco County hearing officer by completing an appeal application and submitting a \$400.00 appeal fee on or before **August 20, 2024**. Documents and fees required for appeals shall be fully and timely submitted to the County Attorney's Office, 8731 Citizens Drive, Suite 340, New Port Richey, FL 34654.

If demolition and clearance is not completed or an appeal by the owners(s) and/or any interested parties is not filed within the deadline, the County will demolish and clear the property including the removal and disposal of all tangible personal property on the site. This act by the County is deemed to constitute an activity performed for the protection, benefit and welfare of the general public and for the benefit of the property itself. As a result, the owner shall be responsible for payment of all cost incurred, including certain administrative costs.

If payment is not made, the County shall impose a lien upon the property for the costs of demolition, clearance, administrative costs, and recording fees. The lien shall be of the same priority as liens for ad valorem taxes, and as it represents costs expended for the benefit of the property itself, the lien shall be superior to all other encumbrances, whether secured and regardless of priority. Such lien shall be duly recorded in the official records of Pasco County and shall accrue interest at the rate of eight percent from the date of recording. Upon foreclosure of the lien, Pasco County shall be entitled to all costs and attorney's fees incurred as a result.

Record Owner: WILBUR MARY A
 Interested Parties: PASCO COUNTY CLERK AND COMPTROLLER
 Case No.: CD22-00028
 Parcel ID: 34-24-16-0080-00600-0000
 Address: 13224 MIAMI STREET, HUDSON, FL 34667
 Legal Description: SEE EXHIBIT "A"
 Date of Posting: July 3, 2024

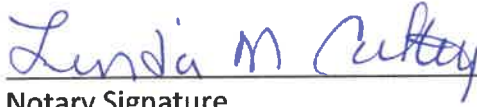
This order to demolish, along with supporting documentation including, but not necessarily limited to, a copy of the determination and the procedures for appeal, was provided to the owner and all interested parties by certified and regular mail.

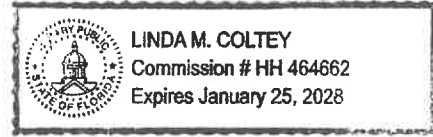
Questions about this order may be directed to democontact@pascocountyfl.net


James Friedrichs, CBO
Deputy Building Official

State of Florida,
County of Pasco

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 20th day of July, (2024) by James Friedrich.


Notary Signature



Notary Expires

CC:

Sent Certified Mail and First-Class Mail

No: 9489 0090 0027 6318 8164 07

MARY A WILBUR
76 ONEALS WAY
CRAWFORDVILLE FL 32327-1120

No: 9489 0090 0027 6318 8164 14

MARY A WILBUR OR OCCUPANTS
13224 MIAMI STREET
HUDSON FL 34667

No: 9489 0090 0027 6318 8164 21

PASCO COUNTY CLERK AND COMPTROLLER
ATTN: ADMIN
38053 LIVE OAK AVENUE
DADE CITY, FL 33523

EXHIBIT "A"

The North 132.62 feet of Tract 8 of the unrecorded plat of GARDEN TERRACE ACRES. Being a portion of Tract 57 of PORT RICHEY LAND COMPANY'S SUBDIVISION of Section 34, Township 24 South, Range 16 East. as shown on the plat recorded in Plat 1; pages 60 and 61 of the Public Records of Pasco County, Florida, being further described as follows: COMMENCE at the SE corner of the SW 1/4 of said Section 34, thence run along the East line of the SW 1/4 of said Section 34. N 00 deg. 15'57" E, 996.52 feet. thence N 89 deg. 04'04" W, 300.00 feet, thence N 00 deg. 15' 57" E, 199.58 feet to the P.O.B.: thence N 89 deg. 03'44" W, 356.86 feet. thence N 00 deg. 16'52" E. 132.62 feet, thence S 89 deg. 03'44" E, 356.82 feet, thence S 00 deg. 15'57" W, 132.62 feet to the P.O.B. The West 25.00 feet being subject to an easement for public right of way. LESS AND EXCEPT the following described boundary: COMMENCE at the SE corner of the SW 1/4 of Section 34, Township 24 South, Range 16 East, thence run along the East 1 line of the SW 1/4 of said Section 34, North 00 deg 15" 57" E, 996.52 feet, thence N 89 deg. 04'04" West. 300.00 feet, thence N 00 deg. 15'57" E, 199.58 feet to the P.O.B.: thence N 89 deg. 03' 44" W, 356.86 feet, thence N 00 de9. 16'52" E, 100.00 feet, thence; S 89 deg. 03'44" E. 356.82 feet. thence S 00 de g. 15'57" W, 100.00 feet to the P.O.B.

The South 85 feet of Lot 6 of the unrecorded plat of GARDEN TERRACE ACRES. Being a portion of Tract 52 of the Port Richey Land Company Subdivision of Section 34, Township 24 South, Range 16 Ea.st as shown on plat recorded in Plat Book 1, pages. 60 and 61 of the Public Records of Pasco County, Florida. said Lot 6 being further described as follows: CCMMENCE at the SE corner of the SW 1/4 of said Section 34; thence run along the East 1 line of the SW 1/4 of said Section -34. N 0 deg. 15'57" E, 1,328.69 feet, thence run N 89 deg. 03-'44" W. 300 feet for a P.O.B.: thence continue N 89 deg. 03'44" W. 356.82 feet: thence N 0 deg. 16'52" E. 332.23 feet, thence S 89 deo. 03' 24" E, 356.55 feet, thence S. 0 deg, 15'57" W. 332.20 feet to the P.O.B. The West 25 feet thereof being subject to an easement for public right-of-way.