



# **TOWN OF EATONVILLE**

**CODE CASE NO: 25-000262**

**OWNER: JEANNINE WANDA BALDWIN, JAMES BALDWIN, JR.**  
**PROPERTY ADDRESS: 37 SOUTH CALHOUN AVENUE, EATONVILLE, FL 32751**  
**PARCEL-ID NO: 35-21-29-1124-03-020**

**TOWN OF EATONVILLE CODE ENFORCEMENT DIVISION**  
**CODE ENFORCEMENT OFFICER: BARUTI ABDALLAH-NOSAKHERE**

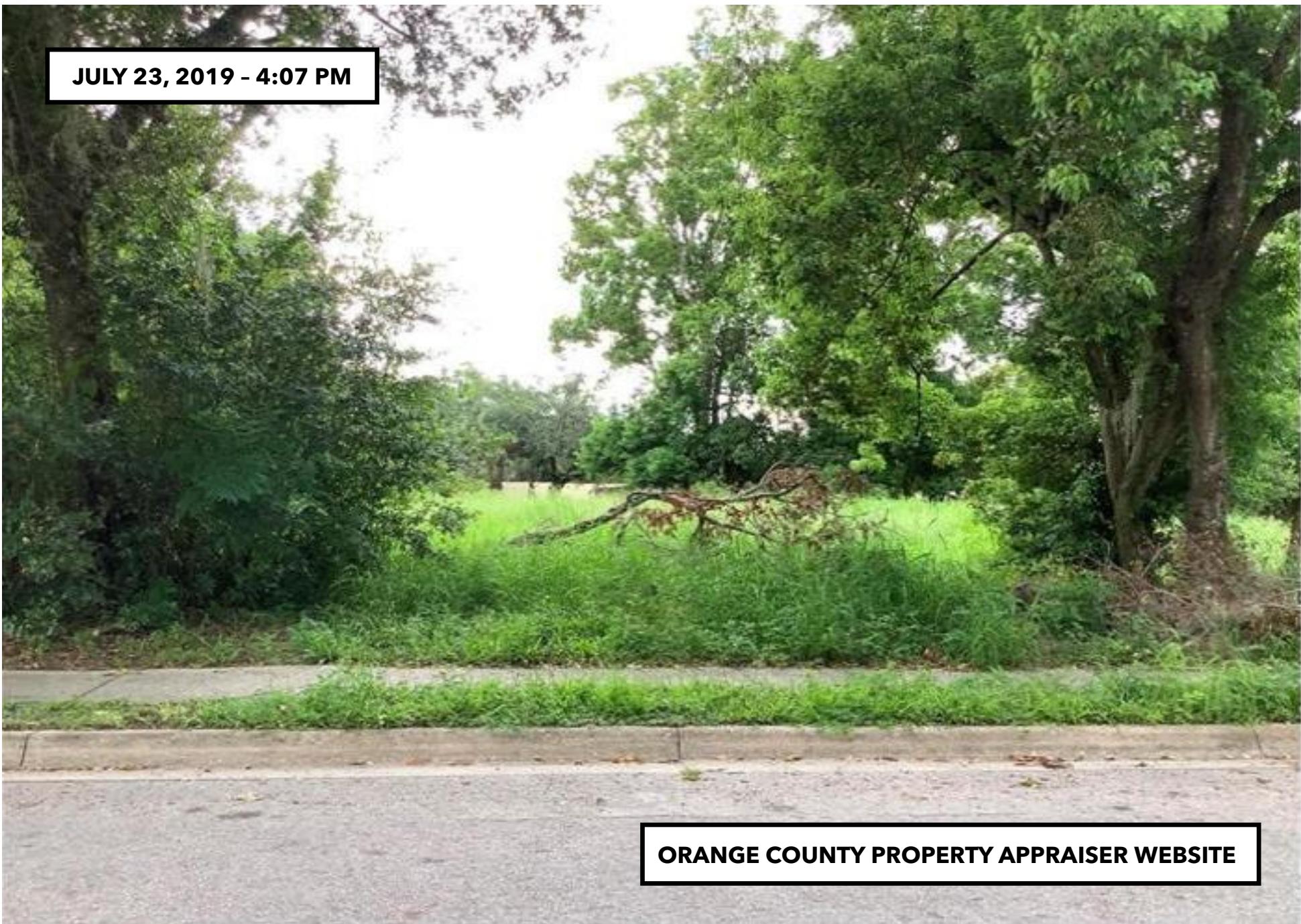


# EXIBIT A

**IDENTIFYING PROPERTY ACCORDING  
TO THE ORANGE COUNTY PROPERTY  
APPRaiser'S WEBSITE.**

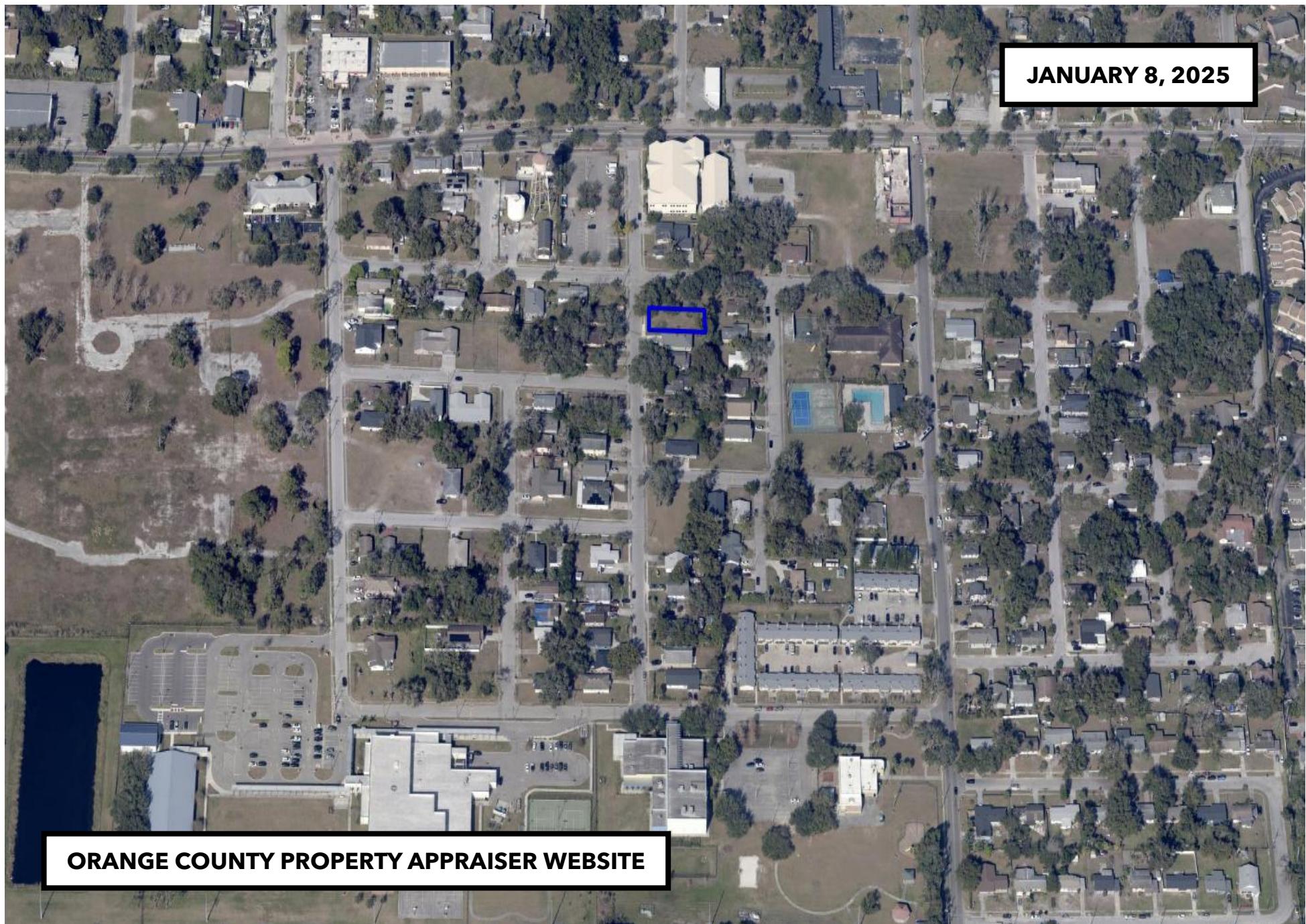
**JEANNINE WANDA BALDWIN, JAMES BALDWIN, JR., P-ID NO: 35-21-29-1124-03-020  
37 SOUTH CALHOUN AVENUE, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000262).....1**

**JULY 23, 2019 - 4:07 PM**



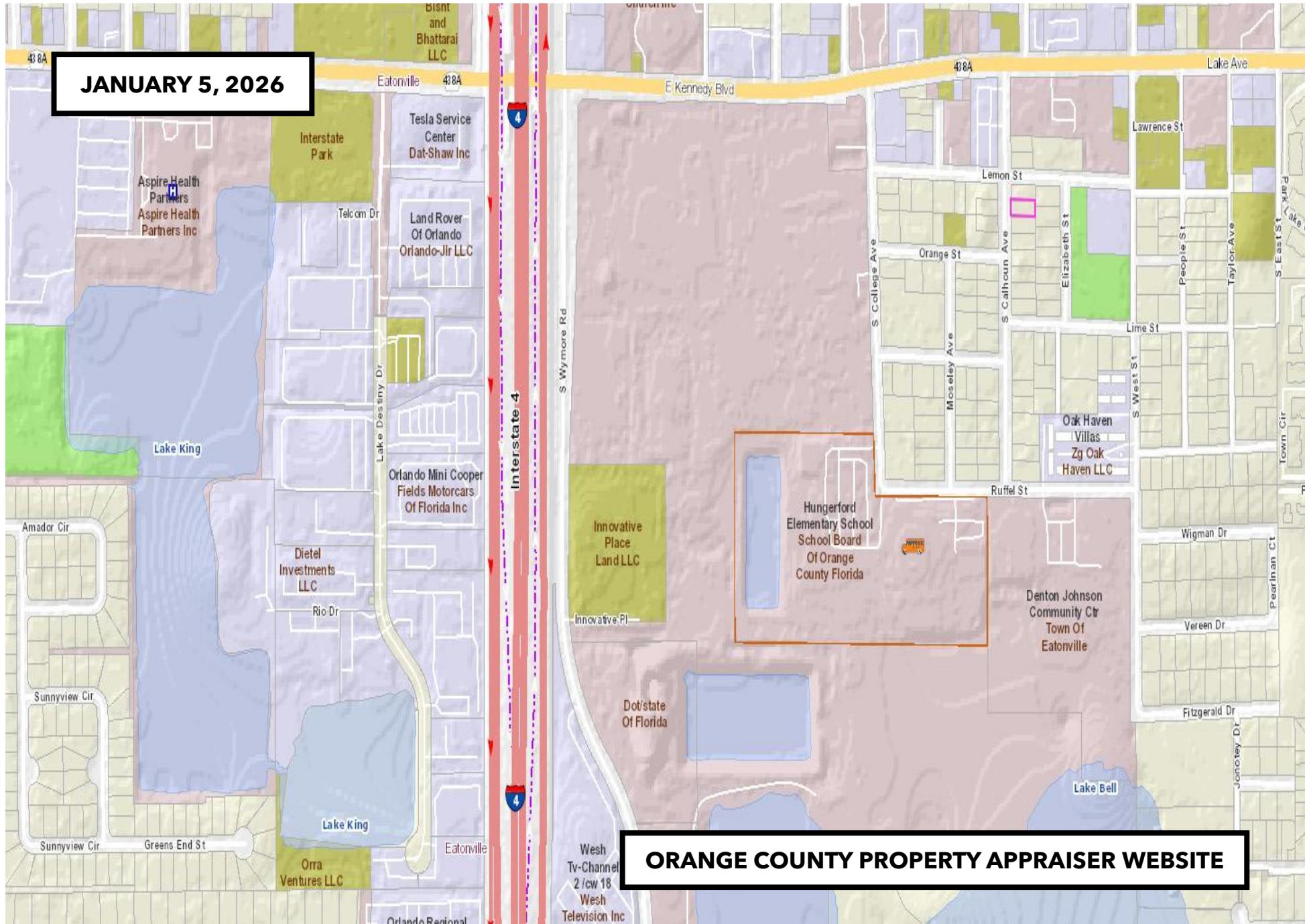
**ORANGE COUNTY PROPERTY APPRAISER WEBSITE**

**JEANNINE WANDA BALDWIN, JAMES BALDWIN, JR., P-ID NO: 35-21-29-1124-03-020**  
**37 SOUTH CALHOUN AVENUE, EATONVILLE, FL 32751 - (OCPA) - (CODE CASE NO: 25-000262).....2**



# JBC LAND, LLC., P-ID NO: 35-21-29-0000-00-032

690 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (OCPA) - (CODE CASE NO: 25-000307).....3





## EXIBIT B

# NOTICE OF VIOLATION



**EXIBIT B - PART I**

**NOTICE  
OF VIOLATION**

**JEANNINE WANDA BALDWIN, JAMES BALDWIN, JR., P-ID NO: 35-21-29-1124-03-020  
37 SOUTH CALHOUN AVENUE, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000262).....1**



**Town of Eatonville - Code Enforcement Division  
NOTICE OF VIOLATION**

Town of Eatonville  
Code Enforcement Division  
307 East Kennedy Boulevard  
Eatonville, FL 32751

CODE CASE NO: **25-000262**  
DATE OF NOTICE: **10/20/2025**  
COMPLIANCE DATE: **10/29/2025**

**JEANNINE WANDA BALDWIN, JAMES BALDWIN, JR.**  
**REF: 37 SOUTH CALHOUN AVENUE**  
**1340 NORTH LAKE SYBELIA DRIVE**  
**MAITLAND, FL 32751-5320**  
**CERTIFIED MAIL NO: 9589 0710 5270 2372 5356 68**

First Notice - This **is an OFFICIAL NOTIFICATION of your obligation to bring the VACANT RESIDENTIAL property located at, 37 SOUTH CALHOUN AVENUE, EATONVILLE, FL 32751, Parcel-ID: 35-21-29-1124-03-020** into compliance with Eatonville, Florida - Code of Ordinances/Subpart B - LAND DEVELOPMENT CODE/Chapter 50 - MINIMUM PROPERTY STANDARDS/Sec. 50-35. - Maintenance of exterior of premises. (a), (b)(1), (b)(6). Eatonville, Florida - Code of Ordinances/Subpart B - LAND DEVELOPMENT CODE/Chapter 50 - MINIMUM PROPERTY STANDARDS/Sec. 50-36. - Appearance of exterior of premises and structures. (1).

**TO: JEANNINE WANDA BALDWIN, JAMES BALDWIN, JR.,**

You are hereby notified, the property located at **37 SOUTH CALHOUN AVENUE, EATONVILLE, FL 32751**, is in violation of the provision of the Town of Eatonville Code of Ordinances set forth above. Specifically, **Sec. 50-35. - Maintenance of exterior of premises (a).**, It shall be unlawful for the owner or occupant of a residential building, structure, or property to utilize the premises of such residential property for the open storage of any abandoned motor vehicle, icebox, refrigerator, stove, glass, building rubbish or similar items. It shall be the duty and responsibility of each owner and occupant to keep the premises of such residential property clean and to remove from the premises all such abandoned items as listed in this subsection, and including, but not limited to excessive growth of grass or weeds, dead trees, trash, garbage, etc., all without notice. This requirement includes proper maintenance, by the owner, of that portion of the adjoining public right-of-way between the owner's property and the street. **Sec. 50-35. - Maintenance of exterior of premises (b).**, The exterior of the premises and of all structures thereon shall be kept free of all nuisances and any hazards to the safety of occupants, customers, pedestrians, and other persons utilizing

the premises and free of unsanitary conditions, and any of the foregoing shall be promptly removed and abated by the owner or operator. It shall be the duty of the owner or operator to keep the premises free of hazards which include, but are not limited to the following: **(1).** Brush, weeds, broken glass, stumps, roots, obnoxious growths, and accumulations of filth, garbage, trash, refuse, debris and inoperative machinery. **(6)** Sources of infestation. **Sec. 50-36. - Appearance of exterior of premises and structures.**, The exterior of the premises and the condition of accessory structures shall be maintained so that the appearance of the premises and all buildings thereon shall reflect a level of maintenance in keeping with the standards of the neighborhood or such higher standards of the town and such that the appearance of the premises and structures shall not constitute a blighting factor for adjoining property owners nor an element leading to the progressive deterioration and downgrading of the neighborhood including the following: **(1).** Premises shall be kept landscaped, and lawns hedges and bushes shall be kept trimmed.

Please be advised that the property is to be brought into compliance on or before, **[10/29/2025]** ten days from this date, **[10/20/2025]**. Failure for the property owner and/or other interested parties to remedy the violation will result in a hearing before the Code Enforcement Board or Special Magistrate and a fine of up to \$250.00 per day may be imposed each day the property remains in non-compliance. **Upon curing the violation, it is your responsibility to notify the undersigned Code Enforcement Officer, in writing, that the violation has been cured so that a follow-up inspection may be conducted.** Please note, if the violation is cured but then allowed to recur, the case may still be presented to the Code Enforcement Board or Special Magistrate.

Pursuant to **Chapter 50, Sec. 50-42 (d).**, of the Eatonville, Florida - Code of Ordinances, the Town is authorized to remedy the violation described herein and charge any cost incurred, including administrative costs, to you if you fail to cure the violation by the compliance date set forth herein.

Respectfully,

Baruti Abdallah-Nosakhene  
Code Enforcement Officer  
Town of Eatonville, Eatonville Town Hall  
307 East Kennedy Boulevard  
Eatonville, FL 32751  
Phone: (407) 623-8908 | Fax: (407) 623-8919  
E: [code-enforcement@townofeatonville.org](mailto:code-enforcement@townofeatonville.org)

**NOTICE OF VIOLATION -  
COMPLIANCE DATE: OCTOBER 29, 2025**

**JEANNINE WANDA BALDWIN, JAMES BALDWIN, JR., P-ID NO: 35-21-29-1124-03-020  
37 SOUTH CALHOUN AVENUE, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000262).....2**

**TOWN OF EATONVILLE  
CODE ENFORCEMENT**

**Description of Violation and Remedial Action Required**

**a. Description of violation(s) that has the property in noncompliance:**

1. Excessive growth/overgrowth/obnoxious growth of grass and weeds are on the premises.

**b. Remedial action(s) required to bring the property into compliance:**

1. Excessive growth/overgrowth/obnoxious growth of grass and weeds are on the premises.

Case Number: 25-000262

RE: 37 SOUTH CALHOUN AVENUE, ORLANDO, FL 32810

Parcel ID#: 35-21-29-1124-03-020

Respondent: JEANNINE WANDA BALDWIN

JAMES BALDWIN, JR.

Notice of Violation

Notice of Violation Hearing

Notice of Massey Hearing

Notice of Foreclosure Hearing

Other: \_\_\_\_\_

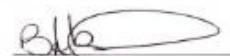
**AFFIDAVIT OF NOTICE**

BEFORE ME, who is the undersigned authority, personally appeared **BARUTI A. ABDALLAH-NOSAKHERE**, who is the Code Enforcement Officer for the Town of Eatonville, Florida, and who, after being duly sworn, deposes and says:

1. On October 20, 2025, an attempt was made to provide notice to the Respondent by  certified mail or  personal delivery in accordance with Fla. Stat. § 162.12(1).
2. This Affidavit shall serve to meet the notice requirements of Fla. Stat. § 162.12(2)(b).

DATED this 9<sup>th</sup> of December 2025.

Attached: Copy of the notice posted

  
Baruti A. Abdallah-Nosakhere  
Code Enforcement Officer

STATE OF FLORIDA  
COUNTY OF ORANGE

Sworn to and subscribed before me by means of  physical presence or  online notarization on this 9<sup>th</sup> of December 2025, by Baruti A. Abdallah-Nosakhere,  who is personally known to me or  who has produced a \_\_\_\_\_ as identification.

(stamp)

  
Karin Dunn  
NOTARY PUBLIC, State of Florida



Attachment 1, Factual Description of Violation, Remedial Action Required.

**AFFIDAVIT OF NOTICE - NOTICE OF VIOLATION**

**JEANNINE WANDA BALDWIN, JAMES BALDWIN, JR., P-ID NO: 35-21-29-1124-03-020**  
**37 SOUTH CALHOUN AVENUE, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000262).....3**

**TOWN OF EATONVILLE**  
307 E. Kennedy Blvd.  
Eatonville, Florida 32751



ORLANDO FL 328

21 OCT 2025 5PM 2

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**\$010.44**  
10/21/2025 ZIP 32751  
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US POSTAGE

RECEIVED

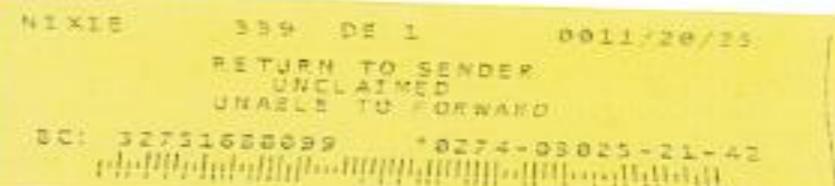
NOV 24 2025

Initial:

10/21/25  
#2

JEANNINE WANDA BALDWIN, JAMES BALDWIN  
1340 NORTH LAKE SYBILIA DRIVE  
MAITLAND, FL 32751-5320  
P-ID NO: 35-21-29-1124-03-020  
CODE CASE NO: 25-0

32751-5320  
32751-5320



**NOTICE OF VIOLATION LETTER -  
MAILED TO PROPERTY OWNER VIA CERTIFIED  
LETTER ON OCTOBER 21, 2025**

**NOTICE OF VIOLATION LETTER - RETURN TO  
SENDER, UNCLAIMED, UNABLE TO FORWARD  
NOVEMBER 24, 2025.**



PS Form 3601, January 2023 PSN 7380-01-001-0017 See Reverse for Instructions



**EXIBIT B - PART IIA**  
**SEPTEMBER 23, 2024**

**PHOTOGRAPHIC EVIDENCE**

**PROOF OF VIOLATION(S) -**  
**MAINTENANCE OF EXTERIOR OF**  
**PREMISES.**

**JEANNINE WANDA BALDWIN, JAMES BALDWIN, JR., P-ID NO: 35-21-29-1124-03-020  
37 SOUTH CALHOUN AVENUE, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000262).....1**



**JEANNINE WANDA BALDWIN, JAMES BALDWIN, JR., P-ID NO: 35-21-29-1124-03-020  
37 SOUTH CALHOUN AVENUE, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000262).....2**



**JEANNINE WANDA BALDWIN, JAMES BALDWIN, JR., P-ID NO: 35-21-29-1124-03-020  
37 SOUTH CALHOUN AVENUE, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000262).....3**



**SEPTEMBER 23, 2024 - 8:11 AM**

**MAINTENANCE OF EXTERIOR OF PREMISES**



# EXIBIT C

**NOTICE OF HEARING  
REQUEST TO FORCLOSE LIEN  
AFFIDAVIT OF NONCOMPLIANCE  
AFFIDAVIT OF NOTICE**



## **EXHIBIT C - PART I**

# **NOTICE OF HEARING**



## **CODE ENFORCEMENT DIVISION**

**TOWN OF EATONVILLE, FLORIDA**

**TOWN OF EATONVILLE, FLORIDA:**  
A Municipal Corporation

**CODE CASE NO: 25-000262**  
**CERTIFIED MAIL NO: 9589 0710 5270 2372 5372 97**

**Vs.**

**JEANNINE WANDA BALDWIN, JAMES BALDWIN, JR.**  
REF: 37 SOUTH CALHOUN AVENUE  
1340 LAKE SYBELIA DRIVE  
MAITLAND, FL 32751-5320

**Respondent(s)**

**RE: 37 SOUTH CALHOUN AVENUE, EATONVILLE, FL 32751**  
Parcel-ID NO: 35-21-29-1124-03-020

## **NOTICE OF HEARING**

**TO: JEANNINE WANDA BALDWIN, JAMES BALDWIN, JR.,**

The Code Enforcement Board was created pursuant to **CHAPTER 162, COUNTY OR MUNICIPAL CODE ENFORCEMENT, PART I, LOCAL GOVERNMENT CODE ENFORCEMENT BOARDS (ss. 162.05)** of the Florida Statutes, and **Eatonville, Florida - Code of Ordinances, PART II - CODE OF ORDINANCES, Chapter 2 - ADMINISTRATION, ARTICLE VI. - CODE ENFORCEMENT, Division 2. - Code Enforcement Board, Sec. 2-251. - Board created.** The purpose of the Code Enforcement Board is to conduct hearings and issue orders having the force of law to command necessary steps to bring a violation in compliance. The Code Enforcement Board may impose fines and other noncriminal penalties to provide an equitable, expeditious, effective method of enforcing the Town Code or Ordinance.

You are hereby notified that a **CODE ENFORCEMENT BOARD HEARING** will be held in Eatonville Town Hall, Town Council Chambers located at 307 East Kennedy Boulevard, Eatonville, FL 32751 regarding the property located at **37 SOUTH CALHOUN AVENUE, EATONVILLE, FL 32751**, in violation of the Town of Eatonville Code of Ordinances.

You are hereby ordered to appear before the Code Enforcement Board on the **7<sup>th</sup>** day of **JANUARY 2025, 6:30 P.M.**, as the Respondent. Failure to appear may result in an order being entered against you.

Please be advised that the Code Enforcement Board or Special Magistrate may impose a fine of up to \$250.00 per day, each day the property remains in non-compliance. **Upon curing the violation, it is your responsibility to notify the undersigned Code Enforcement Officer, in writing, that the violation has been cured so that a follow-up inspection may be conducted.** Please note, if the violation is cured but then allowed to recur, the case may still be presented to the Code Enforcement Board or Special Magistrate. A repeat violation, pursuant to Florida Statutes 162.06(2).

**NOTE: If you are to be represented by counsel, that attorney should file a Notice of Appearance with the Eatonville's Town Clerk at the above noted East Kennedy Boulevard address, with a copy of the Notice to Dwayne Rackard, Code Enforcement Board, Chairman, 307 East Kennedy Boulevard, Eatonville, FL 32751, and Holli New, Attorney at Law, 2300 Maitland Center Parkway, Suite:100, Maitland FL 32751 at least (5) days before Wednesday, January 7, 2025, the hearing date.**

Pursuant to **Chapter 50, Sec. 50-42 (d).**, of the Eatonville Code of Ordinances, the Town is authorized to remedy the violation described herein and charge any cost incurred, including administrative costs, to you if you fail to cure the violation by the compliance date set forth herein.

Respectfully,

DWAYNE RACKARD, Chairman  
Code Enforcement Board  
Town of Eatonville, Eatonville Town Hall  
307 East Kennedy Boulevard  
Eatonville, FL 32751  
Phone: (407) 623-8908 | Fax: (407) 623-8919  
E: code-enforcement@townofeatonville.org

**NOTICE OF HEARING -  
HEARING DATE: JANUARY 7, 2026 @ 6:30 PM**

# JEANNINE WANDA BALDWIN, JAMES BALDWIN, JR., P-ID NO: 35-21-29-1124-03-020

## 37 SOUTH CALHOUN AVENUE, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000262).....2



### CODE ENFORCEMENT DIVISION

TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA:  
A Municipal Corporation

Vs.

JEANNINE WANDA BALDWIN, JAMES BALDWIN, JR.  
RE: 37 SOUTH CALHOUN AVENUE  
1340 NORTH LAKE SYBELIA DRIVE  
MAITLAND, FL 32751-5320

CODE CASE NO: 25-000262  
CERTIFIED MAIL NO: 9589 0710 5270 23725372 97

Respondent(s)

RE: 37 SOUTH CALHOUN AVENUE, EATONVILLE, FL 32751  
Parcel-ID NO: 35-21-29-1124-030-020

### NOTICE OF HEARING

TO: JEANNINE WANDA BALDWIN, JAMES BALDWIN, JR.,

The Code Enforcement Board was created pursuant to **CHAPTER 162, COUNTY OR MUNICIPAL CODE ENFORCEMENT, PART I, LOCAL GOVERNMENT CODE ENFORCEMENT BOARDS (ss. 162.05)** of the Florida Statutes, and **Eatonville, Florida - Code of Ordinances, Subpart B - LAND DEVELOPMENT CODE, Chapter 50 - MINIMUM PROPERTY STANDARDS, Sec. 50-35. - Maintenance of exterior of premises.** The purpose of the Code Enforcement Board is to conduct hearings and issue orders having the force of law to command necessary steps to bring a violation in compliance. The Code Enforcement Board may impose fines and other noncriminal penalties to provide an equitable, expeditious, effective method of enforcing the Town Code of Ordinances.

You are hereby notified that a **CODE ENFORCEMENT BOARD HEARING** will be held in Eatonville Town Hall, Town Council Chambers located at 307 East Kennedy Boulevard, Eatonville, FL 32751 regarding the property located at **37 SOUTH CALHOUN AVENUE, EATONVILLE, FL 32751**, in violation of the Town of Eatonville Code of Ordinances.

You are hereby ordered to appear before the Code Enforcement Board on the **7<sup>th</sup> day of JANUARY 2025, 6:30 P.M.** as the Respondent. Failure to appear may result in an order being entered against you.

Please be advised that the Code Enforcement Board or Special Magistrate may impose a fine of up to \$250.00 per day, each day the property remains in non-compliance. **Upon curing the violation, it is your responsibility to notify the undersigned Code Enforcement Officer, in writing, that the violation has been cured so that a follow-up inspection may be conducted.** Please note, if the violation is cured but then allowed to recur, the case may still be presented to the Code Enforcement Board or Special Magistrate. A repeat violation, pursuant to Florida Statutes 162.06(2).

**NOTE: If you are to be represented by counsel, that attorney should file a Notice of Appearance with the Eatonville's Town Clerk at the above noted East Kennedy Boulevard address, with a copy of the Notice to Dwayne Rackard, Code Enforcement Board, Chairman, 307 East Kennedy Boulevard, Eatonville, FL 32751, and Hollie New, Attorney at Law, 2300 Maitland Center Parkway, Suite:100, Maitland FL 32751 at least (5) days before Wednesday, January 7, 2025, the hearing date.**

Pursuant to **Chapter 50, Sec. 50-42 (d)**, of the Eatonville Code of Ordinances, the Town is authorized to remedy the violation described herein and charge any cost incurred, including administrative costs, to you if you fail to cure the violation by the compliance date set forth herein.

Respectfully,

**MAILED - CERTIFIED MAIL**  
DWAYNE RACKARD, Chairman  
Code Enforcement Board  
Town of Eatonville, Eatonville Town Hall  
307 East Kennedy Boulevard  
Eatonville, FL 32751  
Phone: (407) 623-8908 | Fax: (407) 623-8919  
E: code-enforcement@townofeatonville.org

### TOWN OF EATONVILLE

CODE ENFORCEMENT

Case Number: 25-000262

RE: 37 SOUTH CALHOUN AVENUE, EATONVILLE, FL 32751

Parcel ID#: 36-21-29-4572-60-610

Respondent: JEANNINE WANDA BALDWIN,

JAMES BALDWIN, JR.

Notice of Violation  
 Notice of Violation Hearing  
 Notice of Massey Hearing  
 Notice of Foreclosure Hearing  
 Other: \_\_\_\_\_

### AFFIDAVIT OF NOTICE

BEFORE ME, who is the undersigned authority, personally appeared **BARUTI A. ABDALLAH-NOSAKHERE**, who is the Code Enforcement Officer for the Town of Eatonville, Florida, and who, after being duly sworn, deposes and says:

1. On November 10, 2025, an attempt was made to provide notice to the Respondent by  certified mail or  personal delivery in accordance with Fla. Stat. § 162.12(1).
2. On December 17, 2025, the notice was posted at (i) Eatonville Town Hall, 307 E. Kennedy Blvd., Eatonville, Florida 32751 and (ii) on December 29, 2025, posted on the property upon which the violation is alleged to exist, the address of which is set forth above. Both notices were posted at least ten days prior to the expiration of any compliance deadline contained in the notice or the hearing date contained in the notice, as applicable.
3. This Affidavit shall serve to meet the notice requirements of Fla. Stat. § 162.12(2)(b).

DATED this 6<sup>th</sup> of January, 2026.

Attached: Copy of the notice posted

Baruti A. Abdallah-Nosakhere  
Code Enforcement Officer

STATE OF FLORIDA  
COUNTY OF ORANGE

Sworn to and subscribed before me by means of  physical presence or  online notarization on this 6<sup>th</sup> of January, 2026, by Baruti A. Abdallah-Nosakhere,  who is personally known to me or  who has produced a \_\_\_\_\_ as identification.

(stamp)



Karin A. Dunn  
NOTARY PUBLIC, State of Florida

**AFFIDAVIT OF NOTICE - NOTICE OF HEARING**

**JEANNINE WANDA BALDWIN, JAMES BALDWIN, JR., P-ID NO: 35-21-29-1124-03-020**  
**37 SOUTH CALHOUN AVENUE, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000262).....3**

**TOWN OF EATONVILLE**  
307 E. Kennedy Blvd.  
Eatonville, Florida 32751



ORLANDO FL 328

10.NOV.2025 5PM 4



quadrant  
FIRST-CLASS MAIL  
IMI  
**\$010.44**  
11/10/2025 ZIP 32751  
043M30267524

US POSTAGE

**RECEIVED**

**DEC 08 2025**

Initial: \_\_\_\_\_

JEANNINE WANDA BALDWIN, JAMES BALDWIN  
1340 NORTH LAKE SYBELIA DRIVE  
MAITLAND, FL 32751-5320  
P-ID NO: 35-21-29-1124-03-020  
CODE CASE NO:

UNC  
32751-5320  
32751-5320



**NOTICE OF VIOLATION LETTER -  
MAILED TO PROPERTY OWNER VIA CERTIFIED  
LETTER ON NOVEMBER 10, 2025**

**NOTICE OF VIOLATION LETTER - RETURN TO  
SENDER, UNCLAIMED, UNABLE TO FORWARD  
DECEMBER 8, 2025.**



PS Form 3800, January 2023 PPN 1030-02-001-004 See Reverse for Instructions



## **EXIBIT C - PART II**

# **AFFIDAVIT OF NON-COMPLIANCE AFFIDAVIT OF NOTICE**

**JEANNINE WANDA BALDWIN, JAMES BALDWIN, JR., P-ID NO: 35-21-29-1124-03-020**  
**37 SOUTH CALHOUN AVENUE, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000262).....1**

**TOWN OF EATONVILLE**  
CODE ENFORCEMENT

Case Number: 25-000262

RE: 37 SOUTH CALHOUN AVENUE, ORLANDO, FL 32810

Parcel ID#: 35-21-29-1124-03-020

Respondent: JEANNINE WANDA BALDWIN  
JAMES BALDWIN, JR.

Notice of Violation  
 Notice of Violation Hearing  
 Notice of Massey Hearing  
 Notice of Foreclosure Hearing  
 Other: \_\_\_\_\_

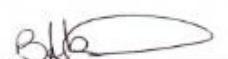
**AFFIDAVIT OF NOTICE**

BEFORE ME, who is the undersigned authority, personally appeared **BARUTI A. ABDALLAH-NOSAKHERE**, who is the Code Enforcement Officer for the Town of Eatonville, Florida, and who, after being duly sworn, deposes and says:

1. On October 20, 2025, an attempt was made to provide notice to the Respondent by  certified mail or  personal delivery in accordance with Fla. Stat. § 162.12(1).
2. This Affidavit shall serve to meet the notice requirements of Fla. Stat. § 162.12(2)(b).

DATED this 9<sup>th</sup> of December 2025.

Attached: Copy of the notice posted

  
Baruti A. Abdallah-Nosakhere  
Code Enforcement Officer

STATE OF FLORIDA  
COUNTY OF ORANGE

Sworn to and subscribed before me by means of  physical presence or  online notarization on this 9<sup>th</sup> of December 2025, by Baruti A. Abdallah-Nosakhere,  who is personally known to me or  who has produced a \_\_\_\_\_ as identification.

(stamp)

  
NOTARY PUBLIC, State of Florida



**AFFIDAVIT OF NOTICE - NOTICE OF VIOLATION**

**TOWN OF EATONVILLE**  
CODE ENFORCEMENT

Case Number: 25-000262

RE: 37 SOUTH CALHOUN AVENUE, EATONVILLE, FL 32751

Parcel ID#: 36-21-29-4572-60-610

Respondent: JEANNINE WANDA BALDWIN,  
JAMES BALDWIN, JR.

Notice of Violation  
 Notice of Violation Hearing  
 Notice of Massey Hearing  
 Notice of Foreclosure Hearing  
 Other: \_\_\_\_\_

**AFFIDAVIT OF NOTICE**

BEFORE ME, who is the undersigned authority, personally appeared **BARUTI A. ABDALLAH-NOSAKHERE**, who is the Code Enforcement Officer for the Town of Eatonville, Florida, and who, after being duly sworn, deposes and says:

1. On November 10, 2025, an attempt was made to provide notice to the Respondent by  certified mail or  personal delivery in accordance with Fla. Stat. § 162.12(1).
2. On December 17, 2025, the notice was posted at (i) Eatonville Town Hall, 307 E. Kennedy Blvd., Eatonville, Florida 32751 and (ii) on December 29, 2025, posted on the property upon which the violation is alleged to exist, the address of which is set forth above. Both notices were posted at least ten days prior to the expiration of any compliance deadline contained in the notice or the hearing date contained in the notice, as applicable.
3. This Affidavit shall serve to meet the notice requirements of Fla. Stat. § 162.12(2)(b).

DATED this 6<sup>th</sup> of January 2026.

Attached: Copy of the notice posted

  
Baruti A. Abdallah-Nosakhere  
Code Enforcement Officer

STATE OF FLORIDA  
COUNTY OF ORANGE

Sworn to and subscribed before me by means of  physical presence or  online notarization on this 6<sup>th</sup> of January 2026, by Baruti A. Abdallah-Nosakhere,  who is personally known to me or  who has produced a \_\_\_\_\_ as identification.

(stamp)



  
NOTARY PUBLIC, State of Florida

**AFFIDAVIT OF NOTICE - NOTICE OF HEARING**



## EXIBIT D

# PROOF OF POSTING - NOTICE OF HEARING



**EXHIBIT D - PART I**  
**DECEMBER 17, 2025**

**PHOTOGRAPHIC EVIDENCE**

**PROOF OF POSTING NOTICE OF  
HEARING ON THE TOWN HALL  
BULLETIN BOARD.**

**JEANNINE WANDA BALDWIN, JAMES BALDWIN, JR., P-ID NO: 35-21-29-1124-03-020**  
**37 SOUTH CALHOUN AVENUE, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000262).....1**

**DECEMBER 17, 2025 - 11:15 AM**

**NOTICE OF HEARING**



**NOTICE OF HEARING - POSTING EATONVILLE'S TOWN HALL BULLETIN BOARD**



**JEANNINE WANDA BALDWIN, JAMES BALDWIN, JR., P-ID NO: 35-21-29-1124-03-020**  
**37 SOUTH CALHOUN AVENUE, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000262).....2**

**DECEMBER 17, 2025 - 11:15 AM**

**NOTICE OF HEARING**

**NOTICE OF HEARING - POSTING EATONVILLE'S TOWN HALL BULLETIN BOARD**



**EXHIBIT D - PART II**  
**DECEMBER 29, 2025**

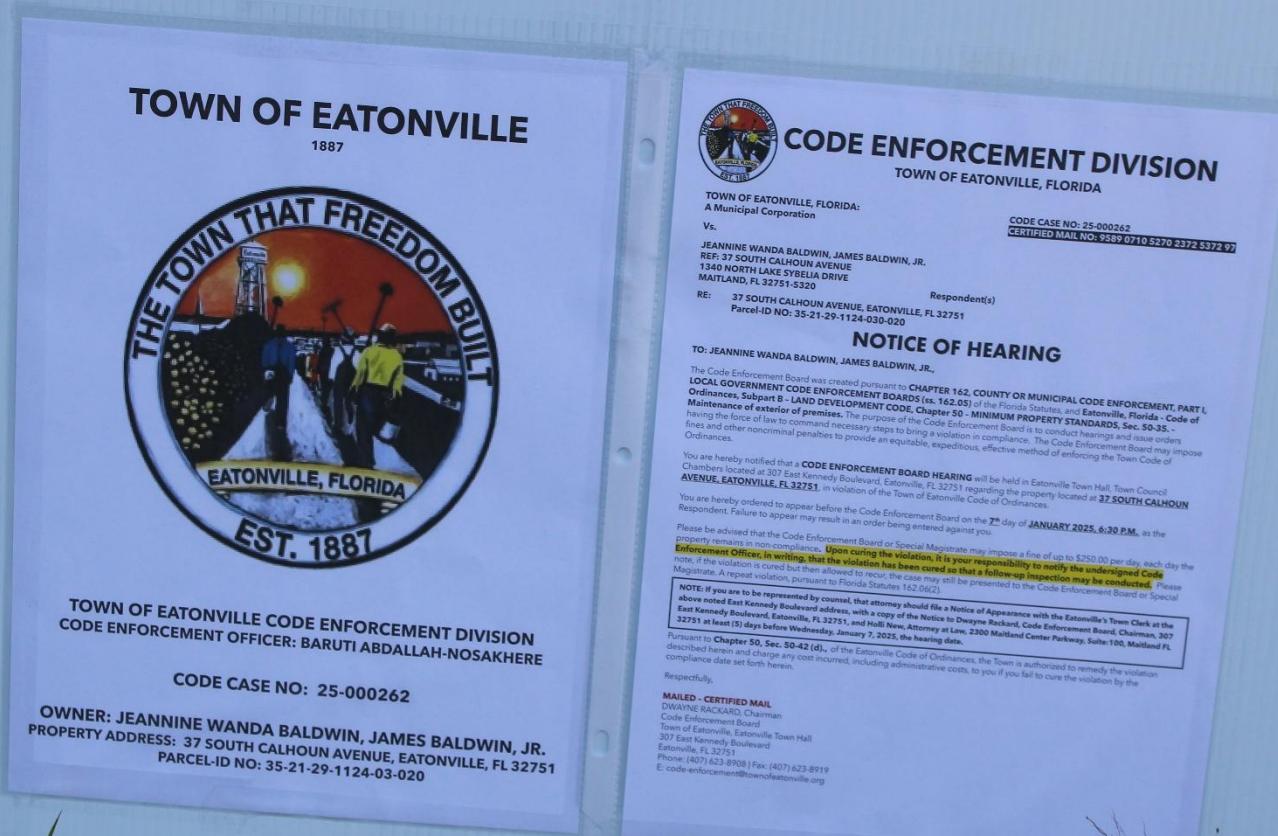
**PHOTOGRAPHIC EVIDENCE**

**PROOF OF POSTING -  
NOTICE OF HEARING - POSTING ON  
PREMISES.**

**JEANNINE WANDA BALDWIN, JAMES BALDWIN, JR., P-ID NO: 35-21-29-1124-03-020  
37 SOUTH CALHOUN AVENUE, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000262).....1**



**DECEMBER 29, 2025 - 4:24 PM**



**NOTICE OF HEARING - POSTING ON PREMISES**



**EXIBITE**

**DAY OF  
PHOTOGRAPHS**



## **EXIBIT E - PART I**

### **JANUARY 7, 2026**

## **PHOTOGRAPHIC EVIDENCE**

**PROOF THAT THE PROPERTY IS STILL  
IN VIOLATION.**

**JEANNINE WANDA BALDWIN, JAMES BALDWIN, JR., P-ID NO: 35-21-29-1124-03-020  
37 SOUTH CALHOUN AVENUE, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000262).....1**

**JANUARY 7, 2026 - 7:29 AM**

**JEANNINE WANDA BALDWIN, JAMES BALDWIN, JR., P-ID NO: 35-21-29-1124-03-020  
37 SOUTH CALHOUN AVENUE, EATONVILLE, FL 32751 - (CODE CASE NO: 25-000262).....2**

**JANUARY 7, 2026 - 7:29 AM**