

CASE #: 20250038

LEVY COUNTY, FLORIDA

VS

Stephany Molero Fernandez

LEVY COUNTY CODE ENFORCEMENT DIVISION



NOTICE OF CODE VIOLATION

DATE: August 12, 2025

Molero Fernandez Stephany Carolina
3800 SW 34TH ST
APT X227
GAINESVILLE, FL 32608

RE: Oak Ridge Est
Sec/Twp/Rng 23-12-17

An inspection of your property located at **Parcel ID 0937800400** was made on **7/15/2025**. This inspection revealed the following violation of Levy County Code: Sections **50-718, Appendix B SEC 1 Note 3** which provides that certain conditions are not allowed on any vacant property in the county, if the conditions are visible from a public street or of other public or private property, including:

SEC. 50-718 – Temporary Uses

- (a) The temporary uses listed below are allowed. In addition, the zoning official is vested with the administrative authority to issue a written permit (which may include conditions) to allow other temporary uses for a period not to exceed 30 days in any 365 day period in any zoning district when such temporary use is not otherwise addressed in this Code and the zoning official finds the use is of a temporary (not permanent) nature, is not inconsistent with the comprehensive plan and is not reasonably expected to be detrimental to surrounding properties, the environment or the general public health, safety and welfare. This permit may be immediately revoked by the zoning official upon finding that the temporary use is in violation of permit conditions or is being operated or conducted in a manner that is detrimental to surrounding properties, the environment or the general public health, safety and welfare. The zoning official shall send written notice of the revocation to the permit holder.

Any temporary use that is not listed below or is not authorized by written permit issued by the zoning official is a prohibited use.

(1) Recreational vehicle occupancy. In all zoning districts, no recreational vehicle may be used for living, sleeping or housekeeping purposes, except as follows:

- (a) One recreational vehicle (that is operable and has a current tag/registration in the name of the owner or occupant of the dwelling) is allowed to accommodate friends or relatives of the owner or occupant of the dwelling for up to one week (seven consecutive calendar days) in each month, but may not be operated as a business; and
- (b) The property owner may reside in a recreational vehicle on-site during the time a building permit is active for construction, renovation or set up of a dwelling on the property

APPENDIX B Sec. 1 -DEVELOPMENT DEPARTMENT

Note regarding refunds: Once an application is filed with the County and the associated fees, rates or charges are paid to the County, no refunds will be issued to the applicant, unless a refund is specifically provided for in this Appendix or unless the permit was issued in error by the County.

Note regarding additional costs: The permit fees do not include additional costs to be paid by applicant for the services of engineers, legal counsel, or other professional consultants that are retained by the County in connection with review of any application or permit.

Note 1—For the purpose of determining fees, floor area shall be the gross overall outside area of a building at each story, including all portions under roofs.

Note 2—The building permit fee for a new building or addition includes flat work, such as stoops, sidewalks, patios, garage aprons or other walking surfaces incidental to the building, provided that no foundations are incorporated in the flat work.

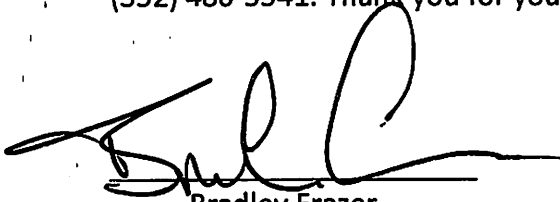
Note 3—A separate building permit is required for each building, structure, or improvement of existing buildings, even when located on the same lot, tract, or parcel.

Note 4—Where a fee is based on value of the improvement and the valuation is not provided by the applicant, valuation will be determined by the County Development Department based on valuation data published by Southern Building Code Congress International or International Code Council, multiplied by the appropriate regional modifier. When the applicant provides the valuation, the County Development Department reserves the right to review and require documentation to support the valuation as reasonable and appropriate.

Note 5—Separate permit fees are required for electrical, plumbing, mechanical, fuel gas, or other permits shown elsewhere in this schedule, unless otherwise indicated.

It is **mandatory** that you contact the Code Enforcement Officer at (352) 486-5541 within **ten (10)** days to discuss the measure of actions toward compliance that is to be taken so that the violations can be resolved. Failure to vacate the recreational vehicle off the lot and remove the three structures by **September 10, 2025** will result in a Special Magistrate Hearing where daily fines can be ordered as long as the property stays in noncompliance.

If you have any questions regarding this letter, Please contact the Code Enforcement Office at (352) 486-5541. Thank you for your prompt attention to this matter.

A handwritten signature in black ink, appearing to read 'Bradley Frazer', written over a horizontal line.

Bradley Frazer
Code Enforcement Officer

Cell 352-614-7785



LEVY COUNTY, FLORIDA SPECIAL MAGISTRATE

LEVY COUNTY, FLORIDA

Violation/Case No. 20250038

Petitioner,

Vs.

Molero Fernandez Stephany Caroline
3800 SW 34th ST
APT X227
Gainesville, FL 32608

Respondent.

STATEMENT OF VIOLATION AND REQUEST FOR HEARING

Pursuant to Sections 162.06 and 162.12, Florida Statutes, and Levy County Code of Ordinances, Ordinance No. 01-03, the undersigned Code Enforcement Officer hereby gives notice of an uncorrected or repeat violation of the Levy County Code of Ordinances, as particularly described herein, and hereby requests a public hearing before the Levy County Special Magistrate, for the following reasons:

1. Location/address of violation in Levy County, Florida:

Oak Ridge Estate
Section-23, Township-12, Range-17
Parcel Number: 09378-004-00

2. Name and address of owner/person/responsible party in charge of violation:

Molero Fernandez Stephany Carolina
3800 SW 34TH ST
APT X227
GAINESVILLE, FL 32608

3. Date of violation: **July 15, 2025**

4. Code Section violated: **Sec 50-718, Appendix B SEC 1 Note 3**

Sec. 50-718 Temporary Uses

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- (b) The property owner may reside in a recreational vehicle on-site during the time a building permit is active for construction, renovation or set up of a dwelling on the property

([Ord. No. 2023-9](#), § 13, 12-5-2023)

APPENDIX B, SEC. 1, NOTE 3 DEVELOPMENT DEPARTMENT

Note regarding refunds: Once an application is filed with the County and the associated fees, rates or charges are paid to the County, no refunds will be issued to the applicant, unless a refund is specifically provided for in this Appendix or unless the permit was issued in error by the County.

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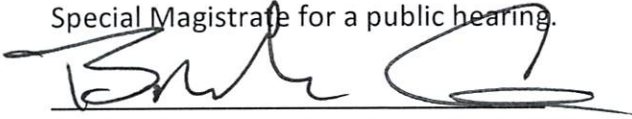
Note 5—Separate permit fees are required for electrical, plumbing, mechanical, fuel gas, or other permits shown elsewhere in this schedule, unless otherwise indicated.

([Ord. No. 2022-7](#), § 1, 3-8-2022; [Ord. No. 2023-9](#), § 19, 12-5-2023; [Ord. No. 2025-3](#), § 3, 4, 3-18-2025)

5. Description of Violation: **Land owner came in one year prior self-identified they were going to put an RV and apply for permits. On July 15, 2025, I observed one recreational vehicle set up and a shed. Also installed a pool on the property. land owner has not applied for any permits.**
6. Date violation first observed: **July 15, 2025**
7. Date Owner/Person in charge received Notice of Violation: **August 24, 2025 Returned back to Code Enforcement office by via USPS mail not signed.**
8. Date which violations are to be corrected: **September 10, 2025.**
9. Date of re-inspections if applicable: **September 30, 2025**
10. Result of inspection or re-inspection **Respondent called and we talked about apply for the permits to stay in RV and they told me they don't stay there a lot.**

Based upon the foregoing, the undersigned Code Enforcement Officer hereby certifies that

The above described violation continues to exist in the jurisdiction within the boundaries of Levy County as specified in the Levy County Code of Ordinances, Article XIII, and Subdivision IV Section 50-718 Temporary uses, Appendix B Sec 1 Note 3 Development. . Attempts to secure compliance with the Levy County Code of Ordinances has failed, or this is a life safety issue, or this is a repeat violation, as aforesaid, and the violation should be referred to the Levy County Special Magistrate for a public hearing.


Bradley Frazer, Code Enforcement Officer

OCTOBER 1, 2025
Date

SWORN to and subscribed before me on this 1 day of October, 2025.


Notary Public, State of Florida



LEVY COUNTY, FLORIDA
SPECIAL MAGISTRATE



LEVY COUNTY, FLORIDA

Petitioner,

Code Case No.: 20250038

VS.

Molero Fernandez Stephany Caroline
3800 SW 34th ST
APT X227
Gainesville, FL 32608

RE: Parcel ID 0937800400
Oak Ridge Estate

Respondent,

NOTICE OF HEARING

Pursuant to Sections 162.06 and 162.12, *Florida Statutes, and Levy County Code of Ordinances*, Ordinance No. Sec. 50-718 and Appendix B SEC 1 Note 3, you will please take notice that a public hearing will be conducted in the above-styled cause, on Wednesday the 15th day of October, 2025 at 9:30 a.m., at the County Government Center Auditorium, 310 School Street, Bronson, Florida. The Special Magistrate will hear testimony, receive evidence, and make such findings of fact as are supported by the testimony and evidence pertaining to the matters alleged in the attached Statement of Violation and Request for Hearings. **Your failure to appear may result in a fine being imposed against you and a lien being placed on your property.** The case may be presented even if the violation has been corrected prior to the Special Magistrate hearing.

PLEASE GOVERN YOURSELF ACCORDINGLY

If a person wishes to appeal a decision with respect to any matter considered at this meeting, a record of the proceeding will be needed and, for this reason, such person may need to ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which the appeal is to be based. You will need to supply a copy of all evidence you present during the hearing to the Special Magistrate secretary to be included in the record.

In accordance with the Americans with Disabilities act, person with disabilities needing special accommodations for attendance at this public hearing should contact the Levy County Code Enforcement office at (352) 486-5541, no later than 72 hours prior to the proceedings.

LEVY COUNTY, FLORIDA
CODE ENFORCEMENT MANAGER

A handwritten signature in black ink, appearing to read "Bradley Frazer".

Bradley Frazer
(352) 614-7785

Levy County, FL

Hurricane Damage Form

ATTENTION: This is not for FEMA.

Hurricane Damage Form

Application for Catastrophic Event Tax Refund

ATTENTION: Please read instructions carefully

Instructions

Application for Catastrophic Event Tax Refund

Summary

Parcel ID	0937800400
Location Address	
Neighborhood	OAK RIDGE EST (363)
Legal Description*	23-12-17 OAK RIDGE ESTATES BLK 30 LOT 5 OR BOOK 1770 PAGE 141
	*The legal description shown here may be condensed, a full legal description should be obtained from a recorded deed for legal purposes.
Property Use Code	VACANT (0000)
Subdivision	OAK RIDGE ESTATES
Sec/Twp/Rng	23-12-17
Tax District	SW FLORIDA WT MG (District SW)
Millage Rate	13.7969
Acreage	0.240
Homestead	N
Ag Classification	No

[View Map](#)

Owner

Owner Name	Molero Fernandez Stephany Carolina 100%
Mailing Address	3800 SW 34TH ST APT X227 GAINESVILLE, FL 32608

Trim Notice

Trim Notice (PDF)

Estimate Taxes

Estimate Taxes

Valuation

	2025 Preliminary Value Summary
Building Value	\$0
Extra Features Value	\$0
Market Land Value	\$4,500
Ag Land Value	\$4,500
Just (Market) Value	\$4,500
Assessed Value	\$4,500
Exempt Value	\$0
Taxable Value	\$4,500
Save Our Homes Benefit	\$0
Previous Year Value	\$4,200

Exemptions

Homestead	2nd Homestead	Widow/er	Disability	Seniors	Veterans	Other
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Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vac Lot	0	0	1	LT	\$4,500

Sales

Sale Date	Sale Price
1/17/2025	\$100.00
12/1/2021	\$3,000.00
6/28/2021	\$3,500.00
9/21/2020	\$800.00
4/3/2020	\$100.00
12/30/1899	\$0.00

Map



No data available for the following modules: Building Information, Extra Features, Building Sketch, Photos.

Levy County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
[User Privacy Policy](#) | [GDPR Privacy Notice](#)
[Last Data Upload: 7/16/2025 7:32:47 PM](#)

Contact Us

Developed by
SCHNEIDER
GEO SPATIAL

THIS DOCUMENT PREPARED BY
and Record and Return to:
Douglas K. McKoy, Attorney at Law
302 N. Main St.
Trenton, FL 32693
DB 25-01-15 D
Parcel# 09378-004-00

General Warranty Deed

Made this January 17 2025 A.D. By **Yuly Esmeralda Soche Martinez**, a married woman, whose address is: 3640 SW 20th Ave., Apt. 15, Gainesville, FL 32607, hereinafter called the grantor, to **Stephany Carolina Molero Fernandez**, whose post office address is: 3800 SW 34th St., Apt. X227, Gainesville, FL 32608, hereinafter called the grantee: PL

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$4,000.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Levy County, Florida**, viz:

Lot 5, Block 30, Oak Ridge Estates according to Plat Book 3, Pages 63-1 thru 63-7, Public Records of Levy County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 09378-004-00

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

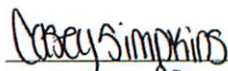
To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2024.

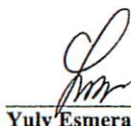
Title to the lands herein conveyed have not been guaranteed or insured by the preparing attorney at the request of the parties.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

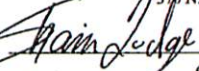
Signed, sealed and delivered in our presence:



Witness Printed Name Casey Simpkins
370 N. Hathaway Ave, Bronson, FL 32621



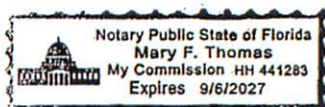
Yuly Esmeralda Soche Martinez (Seal)
Address: 3640 SW 20th Ave., Apt. 15, Gainesville, FL 32607



Witness Printed Name Shaina Lodge
370 N. Hathaway Ave, Bronson, FL 32621

State of Florida
County of Levy

The foregoing instrument was acknowledged before me, by means of ☐ physical presence or ☐ online notarization, this 17 day of January, 2025, by **Yuly Esmeralda Soche Martinez**, who is/are personally known to me or who has produced Florida ID # S as identification.




Notary Public
Print Name: Mary F. Thomas
My Commission Expires: 9/6/2027

This page is to pay current or delinquent taxes. This is not a purchase of a tax certificate.

If you want to purchase a certificate, please go [here](#)

Any installment applications filed after April 30 will not be accepted for the upcoming tax season.

[Request Next Year Installment Plan](#)

Tax Roll Property Summary						Click here for help
Account Number		09378-004-00		Type	REAL ESTATE	
Address		Status				
Sec/Twn/Rng		Subdivision				
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due
2012	CER	2013-01003940-00	ESCHEATED			Certificate
2013	R	2013 09378-004-00	CER SOLD	05/2014		Tax Bill
2013	CER	2014-00004014-00	ESCHEATED			Certificate
2014	R	2014 09378-004-00	ESCHEATED			Tax Bill
2015	R	2015 09378-004-00	CER SOLD	05/2016		Tax Bill
2015	CER	2016-00004220-00	ESCHEATED			Certificate
2016	R	2016 09378-004-00	ESCHEATED			Tax Bill
2017	R	2017 09378-004-00	ESCHEATED			Tax Bill
2018	R	2018 09378-004-00	ESCHEATED			Tax Bill
2019	R	2019 09378-004-00	ESCHEATED			Tax Bill
2020	R	2020 09378-004-00	ESCHEATED			Tax Bill
2021	R	2021 09378-004-00	PAID	12/2021	62.35	Tax Bill
2022	R	2022 09378-004-00	PAID	03/2023	68.59	Tax Bill
2023	R	2023 09378-004-00	PAID	03/2024	73.52	Tax Bill
2024	R	2024 09378-004-00	PAID	01/2025	68.54	Tax Bill
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due

CURRENT ACCOUNT DETAILS

Account Number	2024	0937800400	Tax Bill
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Property Description	Owner Information
23-12-17 OAK RIDGE ESTATES BLK 3 0 LOT 5 OR BOOK 1614 PAGE 595	MARTINEZ YULY ESMERALDA SOCHE 3640 SW 20TH AVE APT# 15 GAINESVILLE,FL 32607
Current Values and Exemptions	Taxes and Fees Levied

		ASSESSMENT	4,200			TAXES	69.94
		TAXABLE	4,200			TOTAL	69.94
IF PAID BY:							
		JAN 1-JAN 31	FEB 1-FEB 28	MAR 1-MAR 31	DELINQUENT ON		
PLEASE PAY:		68.54	69.24	69.94	APRIL 1		
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total	
01/15/2025 118 2024 0000304.0001		Full	Pmt Posted	\$1.40-	\$.00	\$68.54	

Links of Interest

[LINK TO PROPERTY APPRAISER](#)



Levy County Code Enforcement AFFIDAVIT OF POSTING

VIOLATION NUMBER: 20250038

PARCEL NUMBER: 0937800400

I hereby certify the following:

- 1. Wednesday, the 1st day of October 2025, the property owned by Molero Fernandez Stephany Caroline located at Sec-23 Twp-12 Rng-17 in the neighborhood Oak Ridge Estates Parcel ID 0937800400 was posted with a Notice of Hearing to be conducted on Wednesday the 15th of October 2025 for the following violation(s) of Levy County Code of Ordinances:**

SEC. 50-718 – Temporary Uses

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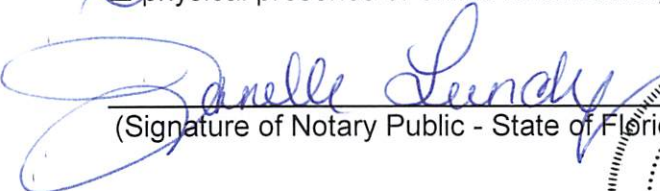
2. **On this Monday, the 1st day of October 2025, a copy of Notice of Hearing was posted at the front yard of Parcel ID 0339412800.**

FURTHER AFFIDAVIT SAYETH NAUGHT.


Bradley Frazer, Code Enforcement Manager

STATE OF FLORIDA
COUNTY OF FLEVY

I Name acknowledged the foregoing instrument before me by means of
☒ physical presence or online notarization, this __1st__ day of __October__, 2025


(Signature of Notary Public - State of Florida)



(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known OR Produced Identification
Type of Identification Produced _____

AFFIDAVIT OF REGULAR MAIL



STATE OF (FLORIDA)
COUNTY OF (LEVY)

LEVY COUNTY, FLORIDA

VS.

Stephany Molero Fernandez

CODE ENFORCEMENT BOARD CASE NO.: 20250038

I, Penny Hilligoss, being duly sworn, depose and says:

1. That I am employed by the Code Enforcement Department of Levy County.

2. That pursuant to Florida Statute 162.12, on the day of Oct 2, 2025, I received a copy of the attached Notice of Hearing for the hearing dated Oct. 15 2025

3. That on the day 2 of October, 2025, I mailed said papers to Stephany Molero Fernandez 3800 SW 34th St Apt X227 Gainesville, FL 32608 by First Class Mail, U.S. Postal Service.

FURTHER, Affiant Saith not.

Penny Hilligoss
Staff

PERSONALLY APPEARED before me, the undersigned authority, who is personally known to me, and acknowledged that he/she did execute the foregoing Affidavit and did not take an oath.

SWORN AND SUBSCRIBED before me this day 2 of October, 2025.

Janelle Lundy
Notary Signature

Notary Public, State of Florida County of Levy
My Commission Expires:





Los Pinos

LEGAL NOTICE

9/17/2011

AFFIDAVIT OF REGULAR MAIL



STATE OF (FLORIDA)
COUNTY OF (LEVY)

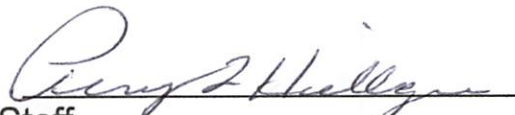
LEVY COUNTY, FLORIDA
VS.
Stephany Molero Fernandez

CODE ENFORCEMENT BOARD CASE NO.: 20250038

I, **Penny Hilligoss**, being duly sworn, depose and says:

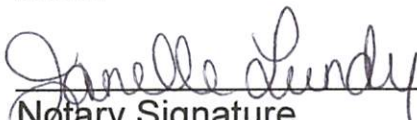
1. That I am employed by the **Code Enforcement Department of Levy County.**
2. That pursuant to Florida Statute 162.12, on the day of **August 12, 2025**, I received a copy of the attached Notice of Code Violation dated **August 12 2025**
3. That on the day **12 of August, 2025**, I mailed said papers to **Stephany Molero Fernandez 3800 SW 34th St Apt X227 Gainesville, FL 32608** by First Class Mail, U.S. Postal Service.

FURTHER, Affiant Saith not.


Staff

PERSONALLY APPEARED before me, the undersigned authority, who is personally known to me, and acknowledged that he/she did execute the foregoing Affidavit and did not take an oath.

SWORN AND SUBSCRIBED before me this day 3 of October, 2025.


Notary Signature

Notary Public, State of Florida County of Levy
My Commission Expires:



9589 0710 5270 0355 2382 23

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Gainesville, FL 32608

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

Total Postage and Fees \$10.48

Sent To

Molero Fernandez Stephany Carolina
3800 SW 34th St Apt X227
Gainesville FL 32608

PS Form 3800, January 2023 PSN 7530-02-000-9047

See Reverse for Instructions



Levy County
Code Enforcement
Post Office Box 672
Bronson, FL 32621

CERTIFIED MAIL



9589 0710 5270 0355 2382 23

JACKSONVILLE RPDC 320

22 AUG 2025AM 1 L

SCANNED

RDC 99



Retail

32608



R230

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U.S. F
FCM I
BRON
AUG 2

Moleao Fernandez Stephany Carolina
3300 SW 34th
Apt 1227
Gainesville, FL 326

NIXIE 326 DC 1 0009/18/25

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 32621067272 *1639-00482-22-20

9589071052700355238223

UNC

32621067272

NL 8-27-25 C80

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, SOLD AT POSTAGE

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:

MOLERO FERNANDEZ STEPHANIE
3800 SW 34TH ST
APT X227
GAINESVILLE FL 32609



9590 9402 6174 0220 3831 09

2. Article Number (Transfer from service label)

9589 0710 5270 0355 2382 23

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☐ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Insured Mail

☐ Insured Mail Restricted Delivery

(over \$500)

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt





2025/07/15
10:20



2025/07/15
10:21





