

CITY OF FOLEY ENVIRONMENTAL DEPARTMENT

Complaint form

Date: 5/10/2021

Follow up Date: 5/24/21

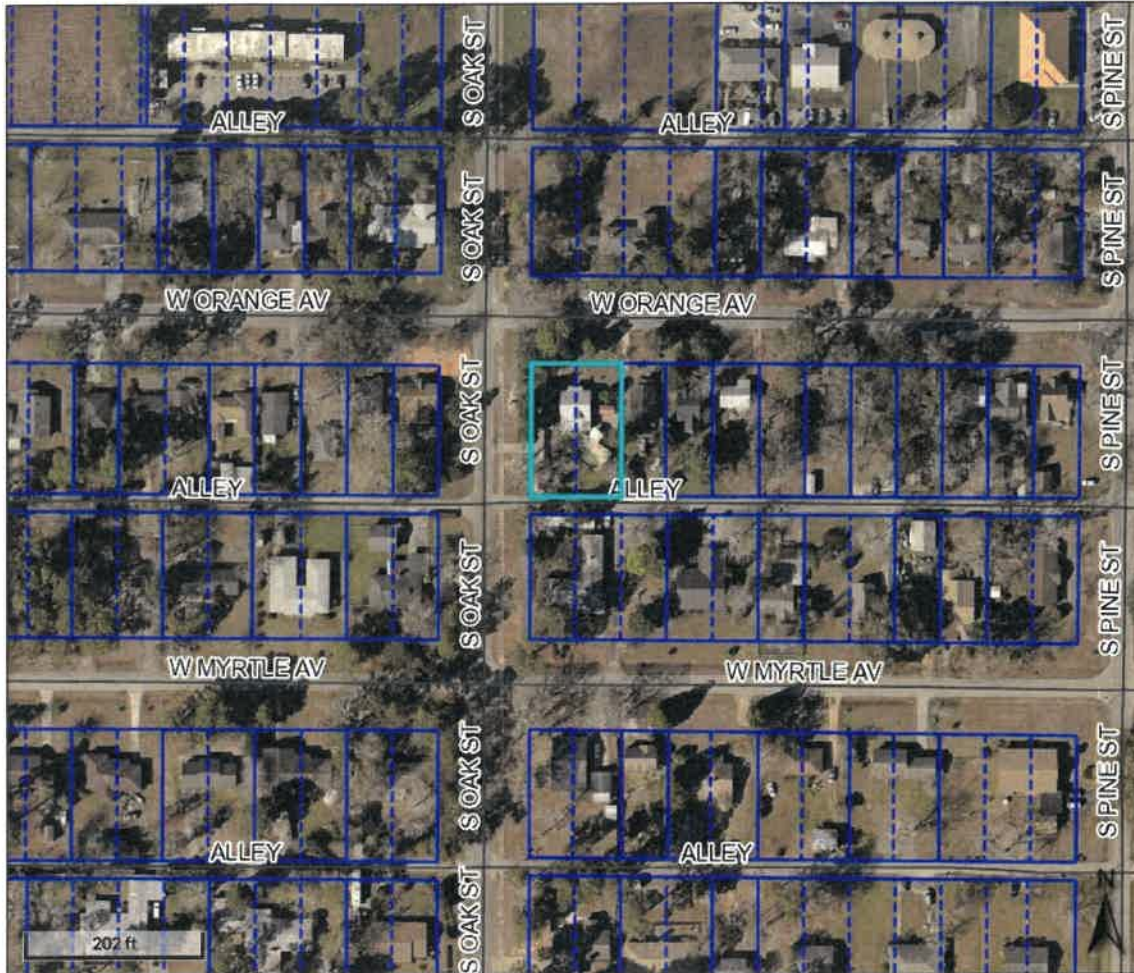
Complainant:	Complaint Information:	
Name:	Address/location: 321 W. Orange Ave.	
Phone:	Complaint: overgrown grass/veg.	
Address:	Complaint type: (check one)	
Property Pin# 33683	Building Nuisance ☐	Weed Abatement ☒
Env 21-0058	Construction ☐	Public Nuisance ☐
		Other ☐

Inspection Findings:	Violation of Ordinance #: 1095-09
Property is overgrown & looks vacant.	

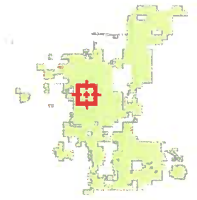
Action: letter sent

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Inspector Name Angie Eckman



Overview



Legend

- Centerlines
- Foley City Limits
- ⊗ County Mask
- Parcels
- - Lot Lines
- Streams and Creel
- Lakes and Bays

PIN - 33683
 Par Num - 040.000
 Acreage - 0.332
 Subdivision - 03FC
 Lot -
 Street Name - ORANGE AVE W
 Street Number - 321
 Improvement - RES,2 UTIL,BARN,WOOD

Name - GAMBILL, CHRISTOPHER D ETAL GAMBILL, REB
 Address1 - 321 W ORANGE AVE
 Address2 -
 Address3 -
 City - FOLEY
 State - AL
 Zip - 36535

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Date created: 5/10/2021
 Last Data Uploaded: 5/10/2021 5:03:10 AM

Developed by  **Schneider**
 GEOSPATIAL

FILE NO.: PNY-19-01243

DOCUMENT PREPARED BY
AND RETURN TO:
Victor Kang
Rubin Lublin, LLC
3145 Avalon Ridge Place
Suite 100
Peachtree Corners, GA 30071
(770) 246-3300

BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR. PROBATE JUDGE
Filed/cert. 3/26/2019 1:35 PM
TOTAL \$ 18.00
1 Pages

1749851



SOURCE OF TITLE: INSTRUMENT NUMBER
1521242, BALDWIN COUNTY, ALABAMA
RECORDS

MERS MIN Number: 100050257159000150
MERS Phone Number: 1-888-679-6377

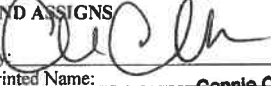
ASSIGNMENT OF MORTGAGE

FOR VALUE RECEIVED, the undersigned MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC AS NOMINEE FOR FIRST FEDERAL BANK, its successors and assigns, (the "Assignor"), whose address is P.O. Box 2026, Flint, MI 48501-2026, has conveyed, transferred and assigned unto PennyMac Loan Services, LLC (the "Assignee"), whose address is 3043 Townsgate Road, Suite 200, Westlake Village, CA, 91361, its successors, transferees, and assigns, forever, all right, title and interest of said Assignor in and to that certain Mortgage executed by MICHELLE A. BERGERON AKA MICHELLE ANNETTE BERGERON and SEBASTIAN T. SARVER AKA SEBASTIAN TRAVIS SARVER, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC AS NOMINEE FOR FIRST FEDERAL BANK, its successors and assigns, dated June 26, 2015, and filed for record on June 29, 2015 in Deed/Mortgage at Instrument Number 1521242, in the Probate Office of Baldwin County, Alabama, covering property described in said Mortgage and all interest of the undersigned in and to the property described in said Mortgage.

It is expressly understood and agreed that the transfer and assignment of the said Mortgage is without warranty, representation or recourse of any kind whatsoever. This Transfer and Assignment of Mortgage may memorialize a transfer made by separate agreement(s), which may have occurred prior to this time.

IN WITNESS WHEREOF, said Assignor has hereunto set its signature this 14th day of March, 2019.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
AS NOMINEE FOR FIRST FEDERAL BANK, ITS SUCCESSORS
AND ASSIGNS

By: 
Printed Name: Connie Clark
Title: VICE PRESIDENT

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached; and not the truthfulness, accuracy, or validity of that document.

Texas
State of ~~California~~
County of Tarrant

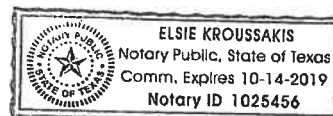
On March 14, 2019 before me, Elsie Kroussakis Notary Public
(insert name and title of the officer)
Personally appeared Connie Clark VICE PRESIDENT

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Texas that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Signature Elsie Kroussakis (Notary Seal)
My Commission Expires:







5/10/2021

City of Foley Mail - Fwd: 2 properties/question/complaint



Angle Eckman <aeckman@cityoffoley.org>

Fwd: 2 properties/question/complaint

2 messages

Leslie Gahagan <lgahagan@cityoffoley.org>
To: Angle Eckman <aeckman@cityoffoley.org>

Mon, May 10, 2021 at 1:12 PM

Sent from my iPhone

Begin forwarded message:

From: csbert@cityoffoley.org
Date: May 10, 2021 at 10:49:01 AM CDT
To: Darrell Russell <drussell@cityoffoley.org>, Richard Rider <rider@cityoffoley.org>, Leslie Gahagan <lgahagan@cityoffoley.org>, Thurston Bullock <tbullock@foleypolice.org>
Subject: 2 properties/question/complaint

Good Morning,

Mr. Ward at 318 W. Orange is under the impression the Pine trees in his front yard are set to be removed by the City. Please contact him to confirm and discuss timeline/process. His number is 251.284.0324

Second item, 321 W. Orange, across from Mr. Ward, the yard looks horrible with leaning and downed trees/debris from Sally, do we have a work order in place to remove the leaning trees and debris from the ROW? Leslie, please start a weed complaint on this location also, Thanks.

Police Dept, Mr. Ward reported he has heard from neighbors the 321 W. Orange house is not secured, can you check for vagrant activity? He thinks the property is in foreclosure.

Angle Eckman <aeckman@cityoffoley.org>
To: Leslie Gahagan <lgahagan@cityoffoley.org>

Mon, May 10, 2021 at 1:28 PM

We will start a weed complaint for the 321 West Orange Ave complaint.

Angle Eckman
Environmental Programs Manager
City of Foley
aeckman@cityoffoley.org
251-923-4267 xt. 885

[Quoted text hidden]



**Baldwin County
Revenue Commissioner**

**Property Link
BALDWIN COUNTY, AL**

Current Date 5/10/2021

Tax Year 2020
Valuation Date October 1, 2019
Records Last Updated 5/ 9/2021

PROPERTY DETAIL
OWNER SARVER, SEBASTIAN TRAVIS ETAL BE
321 W ORANGE AVE
ACRES : **NA**
FOLEY, AL 36535
APPRAISED VALUE: 127100
ASSESSED : 12720
PARCEL 54-09-29-4-000-040.000
ADDRESS 321 ORANGE AVE W

YEAR 2020	TAX INFORMATION		BALANCE
	TAX DUE	PAID	
	374.76	374.76	0.00

LAST PAYMENT DATE 11 / 28 / 2020

MISCELLANEOUS INFORMATION
EXEMPT CODES H11 **DESCRIPTION** 100' X 140' LOTS 1 & 2 BLK 29
FOLEY SUB PB1 PG25 IN THE CITY
TAX DISTRICT 07 **OF FOLEY SEC 29-T7S-R4E (WD -**
PPIN 033683 **Entry 00, SURVIVORSHIP)**
ESCAPE YEAR
ACCOUNT NUMBER 320941

TAX HISTORY

Year	Owner	Total Tax Paid(Y/N)	Appraised	Assessed
2019	SARVER, SEBASTIAN TRAVIS ETAL BE	362.88 Y 11/23/2019	123500	12360
2018	SARVER, SEBASTIAN TRAVIS ETAL BE	401.82 Y 12/ 1/2018	135200	13540
2017	SARVER, SEBASTIAN TRAVIS ETAL BE	383.34 Y 12/23/2017	129600	12980
2016	SARVER, SEBASTIAN TRAVIS ETAL BE	349.02 Y 12/31/2016	119300	11940
2015	GAMBILL, CHRISTOPHER D ETAL GAMB	341.10 Y 1/ 8/2016	117000	11700
2014	GAMBILL, CHRISTOPHER D ETAL GAMB	311.40 Y 12/ 6/2014	107800	10800
2013	PHILYAW, RAY J ETAL PHILYAW, TAM	294.24 Y 10/14/2013	102600	10280
2012	PHILYAW, RAY J ETAL PHILYAW, TAM	250.68 Y 12/22/2012	89400	8960
2011	PHILYAW, RAY J ETAL PHILYAW, TAM	242.76 Y 12/10/2011	87200	8720

TAX SALES/TAX LIENS

[PURCHASE COUNTY TAX SALE FILES](#)

Year	Sold To/Certificate or Lien Holder	Redeemed Date/By
NO TAX SALES/LIENS FOUND		

[View Appraisal Record](#)



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ENVIRONMENTAL DEPARTMENT

23030 WOLF BAY DRIVE
Foley, Alabama 36535
(251) 923-4267
www.cityoffoley.org

May 11, 2021

Sebastian Travis Sarver
321 West Orange Ave.
Foley, AL 36535

Dear Sir:

A complaint has been received concerning the overgrown grass, weeds and vegetation becoming a public nuisance at 321 West Orange Avenue in Foley, Alabama. This lot is further described as PIN 33683 on the Baldwin County Tax Maps.

The City of Foley Ordinance No. 1095-09 Regarding the Clearing and Maintenance of Lots that Constitute a Public Nuisance Section 4-104 states that a nuisance may be declared when grass and weeds which bear seeds of a wingy or downy nature, which attain a large growth so as to become a fire menace when dry, or otherwise noxious or dangerous. Private property owners should take regular steps to maintain the property in a manner to prevent the nuisance.

A visual inspection, conducted on May 11, 2021, revealed that the above described property is overgrown by grass, weeds, and vegetation which may constitute a public nuisance. Please be advised that as of this date you are placed on notice that this violation must be corrected within 10 days from your receipt of this letter. Failure to do so may result in a Resolution by the City Council that finds and declares that the weeds, grass and other vegetation are a public nuisance and orders the abatement of the nuisance subject to its findings after a public hearing.

If you have any questions or concerns please contact our office at 251-923-4267.

Sincerely,

Angie Eckman
Environmental Programs Manager
City of Foley

MAYOR: Ralph G. Hellmich

CITY ADMINISTRATOR: Michael L. Thompson

CITY CLERK: Katherine Taylor

COUNCIL MEMBERS: J. Wayne Trawick; Vera Quaites; Richard Dayton; Cecil R. Blackwell; Charles Ebert III



Angie Eckman <aeckman@cityoffoley.org>

Fwd: 321 w orange ave

1 message

Leslie Gahagan <lgahagan@cityoffoley.org>
To: Angie Eckman <aeckman@cityoffoley.org>

Tue, May 11, 2021 at 11:14 AM

Leslie Gahagan
Environmental & Nature Parks Director
City of Foley
251-923-4267



----- Forwarded message -----

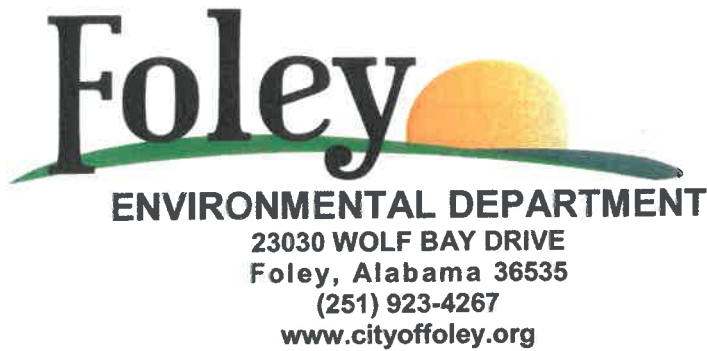
From: **Tiela Rodriguez** <trodriguez@foleypolice.org>
Date: Tue, May 11, 2021 at 8:30 AM
Subject: **321 w orange ave**
To: <lgahagan@cityoffoley.org>

The owner is Sebastian Travis Saver. His current address is
[7483 A Hwy 54](#)
[Sharpsburg, Ga](#) 03277

His contact # is 251-269-8269.

He stated he went through a divorce and is selling the house. He said they should be closing w/in a week. This is the realtor and her name is Terry Ellis # 251-233-8282.





May 11, 2021

Sebastian Travis Saver
7483 A Highway 54
Sharpsburg, GA 3277

Dear Sir:

A complaint has been received concerning the overgrown grass, weeds and an abandoned spa becoming a public nuisance at 321 West Orange Avenue in Foley, Alabama. This lot is further described as PIN 33683 on the Baldwin County Tax Maps.

The City of Foley Ordinance No. 1095-09 Regarding the Clearing and Maintenance of Lots that Constitute a Public Nuisance Section 4-104 states that a nuisance may be declared when grass and weeds which bear seeds of a wingy or downy nature, which attain a large growth so as to become a fire menace when dry, or otherwise noxious or dangerous. Private property owners should take regular steps to maintain the property in a manner to prevent the nuisance.

The City of Foley Ordinance No. 1066-08 Regarding the Public Nuisance Abatement Section 9-61 declares that it is unlawful to maintain a public or private nuisance upon any public or private property. The ordinance also declares that all pools, spas and other bodies of water shall be properly maintained so as not to create a safety hazard, harbor insect infestations, be polluted, become stagnant, deteriorated or blighted.

A visual inspection, conducted on May 10, 2021, revealed that the above described property is overgrown by grass, weeds and a nonoperational spa which may constitute a public nuisance. Please be advised that as of this date you are placed on notice that this violation must be corrected within 10 days from your receipt of this letter. Failure to do so may result in a Resolution by the City Council that finds and declares that the weeds, grass and other vegetation are a public nuisance and orders the abatement of the nuisance subject to its findings after a public hearing.

If you have any questions or concerns please contact our office at 251-923-4267.

Sincerely,

Angie Eckman
Environmental Programs Manager
City of Foley

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