

IN THE PROBATE COURT OF BALDWIN COUNTY, ALABAMA

IN RE: Notice of Unsafe Condition,
Public Nuisance and Order to Abate,

at 646 BONITA COURT,
GULF SHORES, BALDWIN COUNTY,
ALABAMA, 36542

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BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR. PROBATE JUDGE
Filed/cert. 2/18/2022 11:32 AM
TOTAL \$ 19.00
3 Pages

1979180



NOTICE OF FILING

Baldwin County, Alabama, a political subdivision of the State of Alabama, by and through its undersigned counsel, pursuant to section 11-53A-23, *Code of Alabama*, 1975, hereby files and records in the Office of the Judge of Probate of Baldwin County, Alabama, the attached Notice of Nuisance concerning the following real property located in Baldwin County, Alabama, to wit:

Lots Eight (8) and Nine (9), Block #1, of Plat of Survey of Bonita Court, a Resubdivision of part of Lots 19 to 26 inclusive, of Gulf Beach Subdivision "A", according to the plat of same recorded in Map Book No. 1, at Page 142, in the Probate Records of Baldwin County, Alabama, Plat of Survey of Bonita Court being recorded in Map Book No. 4, at Page 262 of the Probate Records of Baldwin County, Alabama.

The above-described real property is also identified as:

646 Bonita Court, Gulf Shores, Alabama 36542

Parcel Number: 05-69-08-02-0-005-068.000

The above-described real property is owned by MICHAEL EDWARD HULCHER, as evidenced by the Warranty Deed recorded in the Office of the Judge of Probate of Baldwin County, Alabama as Instrument No.: 1777943

Respectfully submitted,

Lauren M. Collinsworth
J. BRADFORD BOYD HICKS (HIC023)
LAURA M. COKER (STR085)
LAUREN M. COLLINSWORTH (MIL180)
Attorneys for Baldwin County Commission

STONE CROSBY, P.C
8820 US HWY 90
Daphne, Alabama 36526
bhicks@stonecrosby.com
lcoker@stonecrosby.com
lcollinsworth@stonecrosby.com

CERTIFICATE OF SERVICE

I hereby certify that on the 10th day of February 2022, I filed the foregoing with the Clerk of the Court and sent Notice to the following via United States Postal Service:

MICHAEL EDWARD HULCHER
6104 El Campo
Fort Worth, Texas 76107

MICHAEL EDWARD HULCHER
646 Bonita Court
Gulf Shores, Alabama 36542

Lauren M Collinsworth

THIS DOCUMENT PREPARED BY:

LAUREN M. COLLINSWORTH of

STONE CROSBY, P.C.
8820 U. S. Highway 90
Daphne, Alabama 36526
(251) 626-6696



BALDWIN COUNTY, ALABAMA

Building Department

Via: First Class Mail and Certified Mail

Michael Edward Hulcher
6104 El Campo
Ft Worth, TX 76107

February 8, 2022

Re: Notice of Nuisance
646 Bonita Ct, Gulf Shores, Baldwin County, Alabama
Tax Parcel Number 05-69-08-02-0-005-068.000

Dear Michael Edward Hulcher:

The Building Official of the Baldwin County Commission has made a physical inspection of your property located at 646 Bonita Ct, Gulf Shores, Baldwin County, Alabama and more particularly described as: 100 X 111 BONITA COURT LOTS 8 & 9 BLK 1 GR SEC 2-T9S-R1E PB4 PG262.

Based on current property records, you are the owner of the above mentioned property. If you are not the owner, please notify us immediately.

Upon inspection of your property, the Building Official has determined that due to a structure on the property in severe state of disrepair, your property is unsafe and dangerous to the extent of being a public nuisance. Therefore, you are hereby required to remedy and/or abate said nuisance within one hundred and twenty (120) days from the date of this notice OR within five (5) days of the date of this notice you may request a hearing before the designated nuisance administrative official to determine whether there has been a violation. If you request a hearing, it will be held at 10:00 a.m. on March 2, 2022 at the Baldwin County Administration Building, County Commission Chambers, 322 Courthouse Square, Bay Minette, AL 36507.

Failure to abate said nuisance within one hundred and twenty (120) days from the date of this notice may result in the Baldwin County Commission abating said nuisance and assessing the costs of abatement against the property. Any costs assessed against the property, upon approval of the Baldwin County Commission, shall constitute a special assessment against your property and a lien on the property.

If you have any questions, please contact Danielle Anderson at 251.972.6837 ext. 2800. Thank you for your prompt attention to this matter.

Sincerely,

Eddie Harper
Building Official of Baldwin County