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Prepared by:
Marion County Growth Services
Code Enforcement Division
2710 E. Silver Springs Blvd.
Ocala, Florida 34470

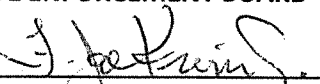
RECOMMENDATION OF MARION COUNTY CODE ENFORCEMENT BOARD

On **January 15, 2026**, the Code Enforcement Board of Marion County, Florida, pursuant to Chapter 2, Article V of the Marion County Code, held a hearing on case number **549422** issued by a Marion County Code Inspector. Based upon the evidence and testimony presented, and by a motion approved by a majority of those members present and voting, the Code Enforcement Board adopted the following recommendation(s):

Based upon a request from **CAROLYN R MORALES**, for a rescission or reduction of the lien imposed by the Prior Order dated **September 09, 2010**, the Board recommends to the Marion County Board of County Commissioners that the lien as levied upon **JOSEPH MUNDY, 10340 SE 131ST LN, OCKLAWAHA**, parcel number **4551-016-067**, in Marion County, be reduced or rescinded in its entirety.


DONE AND ORDERED by the Code Enforcement Board of Marion County, Florida, this 16 day of January, 2026.

**MARION COUNTY
CODE ENFORCEMENT BOARD**

By: 
F. Joe Krim, Jr., Chairperson

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that true copies of the foregoing Order have been furnished to **CAROLYN R MORALES, 2570 NW 223RD ST, LAWTEY, FL 32058-3701**, by US mail, and **JOSEPH MUNDY, 10340 SE 131ST LN, OCKLAWAHA, FL 32179-4948**, by US mail, this 16 day of January, 2026.


Board Secretary

CODE ENFORCEMENT BOARD HEARING



Item 7.1

Case No. 549422 AL

January 14, 2026

Code Officer

A LANCON

Owner/Respondent

JOSEPH MUNDY
10340 SE 131ST LN
OCKLAWAHA, FL 32179-4948

Occupant/Violator

JOSEPH MUNDY

Parcel Number

4551-016-067

Location

10340 SE 131ST LN
OCKLAWAHA

Location Info

This 0.14 acre improved property is located within an R-4 residential zoning classification, LAKE WEIR VILLAGE subdivision.

Complainant

Self-Generated

Property Taxes

2025 Unpaid

Assessed Value

\$8,676

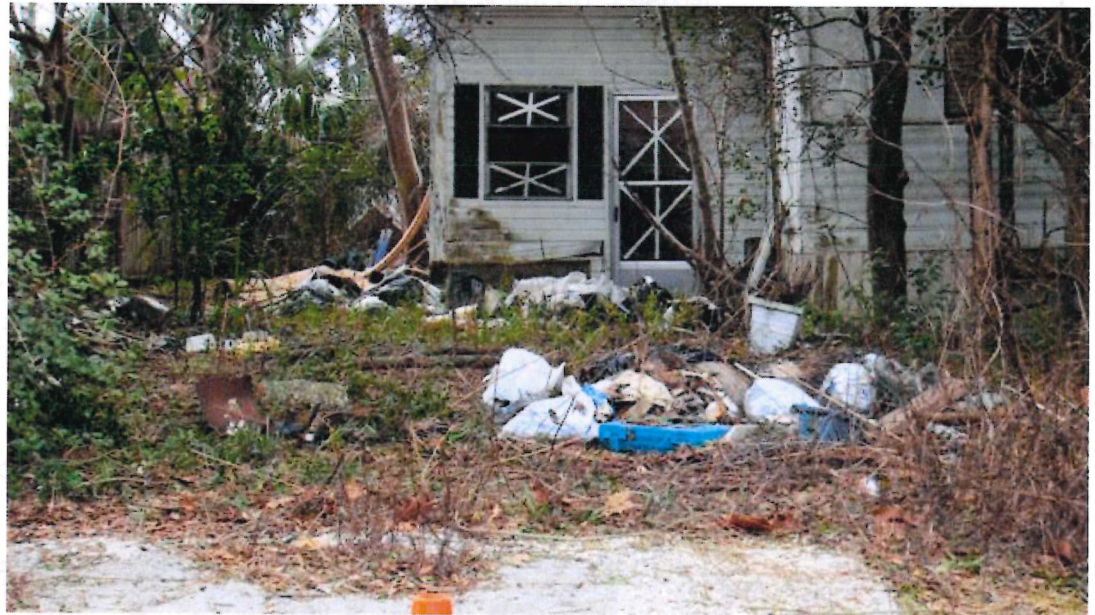


Photo taken by Code Officer Jeff Ball May 18, 2011

Violation: Marion County Code, Chapter 16, Article III, Section 16-92 by having an accumulation of junk

Summary: A Code Enforcement Board lien was recorded in 2010 for junk on the 0.14-acre parcel owned by Joseph Mundy. The violation was cleared in 2011 through abatement initiated by the County. A quit claim deed conveying the property to the current owner was recorded on July 28, 2025. Marion County Property Appraiser shows the 2025 Assessed Value is \$8,676.

Department Recommendation

The department's recommendation is that the Code Board recommend to the Board of County Commissioners that they deny the request to reduce or rescind the lien now totaling \$3,000, plus administrative costs of \$60.80.

Item 7.1

Notice Summary

Notice(s) of Violation

April 23, 2010

May 21, 2010

June 16, 2010

Notice to Appear

July 1, 2010

BACKGROUND

The photographs in the file are a true and accurate depiction of the violation(s) on the property in question, taken by CEOs Al Lancon & Jeff Ball.

Notices of Violation were mailed to the respondent's address of record advising to clear the violation(s). **When** Officer Lancon observed the violation still existed on June 30, 2010, the case was sent to the Code Board Secretary for a Notice to Appear at the August 11, 2010 Code Enforcement Board Hearing. Proof of service was by affidavit of posting dated July 29, 2010.

On August 11, 2010, Officer Lancon presented the case to the CEB. JOSEPH MUNDY was not present. The CEB found him to be in violation and directed Mr. Mundy to bring the violation(s) into compliance on or before Sept, 2, 2010, or be fined \$50 a day for each day the violation(s) continued past the date set for compliance up to a maximum of \$3,000. On Sept. 8, 2010, the CEB imposed the fine per the prior order based on an Affidavit of Continuing Violation filed by Officer Lancon. JOSEPH MUNDY was not present. The CEB lien was recorded Sept. 13, 2010.

On May 18, 2011, Code Officer Jeff Ball observed the contractor had completed the junk abatement.



Photo taken by Code Officer Jeff Ball May 18, 2011

Carolyn Morales has requested to appear before the Board to ask that the CEB lien be reduced or rescinded.



**Marion County
Board of County Commissioners**

Growth Services • Code Enforcement

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-671-8900
Fax: 352-671-8903

Marion County
Code Enforcement

NOV 20 2025

Received by

**Marion County Code Enforcement Board
Request for Rescission or Reduction of Lien**

Requires a non-refundable \$250.00 processing fee

CASE NUMBER: JB 549422

Date: 11/13/2025

Name: Carolyn R. Morales

Address: 10340 SE 131st Ln Ocklawaha FL 32179.

Phone Number: 904-318-1573

Code Enforcement Board Chairperson:

I am requesting to appear before the Code Enforcement Board for a recommendation for a possible rescission or reduction of the lien on the above referenced case.

Give detailed justification explaining the reason for this request; list each violation, and the fine and lien for which you seek relief. The previous owner was and still is incarcerated since the 1st lien was Placed.

The accrued costs of the liens are not hard costs.

I am the new owner, purchased from the incarcerated previous owner.

I am retired and 60 years old. This is my post retirement livelihood

I acquire Land and remedy title and/ or code enforcement issues to get the land ready for new construction or have a new mobile home placed on the property.

Once settled, I will list for sale to hopefully get my money back out of this property.

It is too far from my house to deal with any longer.

Where you the owner of the property at the time the fine was imposed? No

Did you purchase the property after the lien was recorded? Yes

Was a title search performed? No

How did you obtain the lien information? Official Records

Is the property in compliance today? A Code Enforcement Officer will contact you to schedule an inspection. Yes

Who was responsible for the violation being cleared/removed? originally Joseph Mundy
that has been incarcerated since prior to 1st lien and still is to this day

Are the property taxes paid? Yes

Have any improvements to the property been made that are not reflected on the Property Appraiser report? No, only a permitted demolition in September 2025 and paid for by me
to Homan construction.

Applicant's signature: *Candyn R. Morales*



Marion County Board of County Commissioners

Growth Services • Code Enforcement

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-671-8900
Fax: 352-671-8903

December 3, 2025

CAROLYN R MORALES
2570 NW 223RD ST
LAWTEY, FL 32058-3701

JOSEPH MUNDY
10340 SE 131ST LN
OCKLAWAHA, FL 32179-4948

**RE: Request to Appear at the Code Enforcement Board Hearing on
Code Enforcement Case No. 549422/679705-CH**

Your request to appear before the Code Enforcement Board for a recommendation to the Marion County Board of County Commissioners for a possible rescission or reduction of the recorded lien on the above referenced case has been received and will be placed on the Board's agenda for the next regularly scheduled meeting.

The next meeting is scheduled for **Wednesday, January 14, 2026, at 9:00 a.m.**, in the Marion County Growth Services Main Training Room, 2710 E. Silver Springs Blvd., Ocala, Florida, concerning this matter. You or a representative of your choosing must attend the hearing, present testimony or evidence and may question the witnesses. There will be a record kept of the hearing which may, upon payment of reasonable preparation charges, be available for appeals of the Board's action. Appeals are governed by Section 2-208 of the Code.

If you have any questions, please feel free to contact me at the Code Enforcement Office.

Sincerely,

Xiomara Almenas

Xiomara Almenas
Marion County Growth Services
Code Enforcement Board Secretary
(352) 671-8901

Sec. 2-203. - Powers of board.

The code enforcement board shall have the power to:

- (1) Adopt rules for the conduct of its hearings.
 - (2) Subpoena alleged violators and witnesses to its hearings. Subpoenas may be served by the sheriff of the county.
 - (3) Subpoena records, surveys, plats and other documentary evidence, which subpoenas shall be served by the county sheriff.
 - (4) Take testimony under oath.
 - (5) Issue orders having the force and the effect of law, commanding whatever steps are necessary to bring a violation into compliance.
 - (6) Establish and levy fines pursuant to section 2-211.
- (Ord. No. 86-6, § 8, 4-8-86)

Sec. 2-204. - Jurisdiction.

(a) The code enforcement board shall have the jurisdiction to hear and decide alleged violations of any county ordinance, including amendments that may be enacted.

(b) The jurisdiction of the code enforcement board shall not be exclusive. Any alleged violation of any of the aforesaid county ordinances may be pursued by appropriate remedy in court at the option of the administrative official whose responsibility it is to enforce that respective ordinance.

(Ord. No. 86-6, § 5, 4-8-86)

***Si necesita que alguien le traduzca durante la audiencia, es su responsabilidad de adquirir tal persona.
Por favor pídale a alguien que le acompañe que pueda brindarle este servicio.***

ORDER OF THE MARION COUNTY CODE ENFORCEMENT BOARD

This cause having come before the Code Enforcement Board of Marion County, Florida on **September 8, 2010**, on the petition of Marion County for an Order imposing a fine in Case Number **549422 AL** and the Board having considered the Affidavit of Continuing Violation filed therein, it is hereby found and ordered that:

1. The violation(s) of **Marion County Code, Chapter 16, Article III, Section 16-92**, by having an accumulation of **junk**, on real property located at **10340 SE 131ST LANE, OCKLAWAHA**, Marion County, Florida, was (were) not brought into compliance on or before **September 2, 2010**, as required by the previous Order of this Board dated **August 16, 2010**.
2. In accord with the previous Order of this Board, there is hereby imposed upon **JOSEPH MUNDY**, a fine in the amount of **fifty dollars (\$50.00) per day, beginning September 3, 2010**, for each day the violation(s) continue(s) past the date set for compliance, which shall continue to accrue daily unless and until the violation(s) is (are) cleared, commencement of a foreclosure action or until extinguished by law, up to a **maximum of three thousand dollars (\$3,000.00)**. **The collection agency fee and administrative costs will also be added to the total payoff amount and the lien will be reported to credit bureaus.**
3. The violator(s) shall notify the Code Inspector in writing immediately when the violation(s) has (have) been brought into compliance. **IT IS THE RESPONSIBILITY OF THE RESPONDENT(S) TO NOTIFY CODE ENFORCEMENT AT (352) 671-8900, ON OR BEFORE THE COMPLIANCE DATE TO DEMONSTRATE TO MARION COUNTY'S SATISFACTION THAT THE VIOLATION(S) HAVE BEEN CORRECTED.**
4. The violator(s) has (have) the right to file a petition for writ of certiorari to the Circuit Court to appeal the decision of the Board. An appeal must be filed with the Circuit Court within thirty (30) days of the date of this Order.

Section 162.11, Florida Statutes, provides as follows:

162.11 Appeals - An aggrieved party, including the local governing body, may appeal a final administrative order of an enforcement board to the circuit court. Such an appeal shall not be a hearing de novo, but shall be limited to appellate review of the record created before the Code Enforcement Board. An appeal shall be filed within 30 days of the execution of the order to be appealed.

5. Failure to comply with this Order within the specific times set forth above will result in the recordation of this Order in the Public Records, which constitutes a lien against the Property on which the violation(s) exist and upon any other real or personal property owned by the Respondent. Such lien may be foreclosed and the Property sold to enforce such lien. If such lien is filed, you will be assessed all cost incurred in recording and satisfying this lien.

DONE AND ORDERED by the Code Enforcement Board of Marion County, Florida, this 9 day of **September, 2010**.

I HEREBY CERTIFY THAT THE FOREGOING DOCUMENT IS A TRUE AND CORRECT COPY OF THE ORIGINAL.

Plemmy
CLERK
MARION COUNTY CODE ENFORCEMENT



MARION COUNTY
CODE ENFORCEMENT BOARD

By: F. Joe Krim, Jr.
F. Joe Krim, Jr., Chairperson



CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true copy of the foregoing Order has been furnished to **JOSEPH MUNDY, 10854 SE 131ST LANE, OCKLAWAHA, FL 32179-4982** by U.S. mail this 9 day of **September, 2010**.

Patricia Jemery
Board Secretary

DAVID R. ELLSPERMANN, CLERK OF COURT MARION COUNTY

DATE: 09/13/2010 04:21:58 PM

FILE #: 2010083751 OR BK 05411 PG 1303



**Marion County
Board of County Commissioners**

Growth Services • Code Enforcement

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-671-8900
Fax: 352-671-8903

**Marion County Code Enforcement Board
Request for Rescission or Reduction of Lien**

Requires a non-refundable \$250.00 processing fee

CASE NUMBER: JB 549422

Date: 11/14/2025

Name: Carolyn R. Morales

Address: 2570 nw 223rd st Lawtey Fl 32058

Phone Number: 904-318-1573

Code Enforcement Board Chairperson:

I am requesting to appear before the Code Enforcement Board for a recommendation for a possible rescission or reduction of the lien on the above referenced case.

Give detailed justification explaining the reason for this request; list each violation, and the fine and lien for which you seek relief. The previous owner has been incarcerated since before the Liens were assessed and still is incarcerated.

The costs are not hard costs.

This is my post retirement livelihood. I had Homan

Construction demolish the MH as I was notified not long after I purchased the Property. I was already getting quotes for demolition.

That cost was about \$5,988.00 And permitted by Homan Construction

I buy land and I Remedy title issues and code enforcement issues the best can & I get them ready for a builder or for placement of a new mobile Home.

Where you the owner of the property at the time the fine was imposed? No

Did you purchase the property after the lien was recorded? Yes

Was a title search performed? No I searched official records myself and saw them.

How did you obtain the lien information? Official records

Is the property in compliance today? A Code Enforcement Officer will contact you to schedule an inspection. Yes

Who was responsible for the violation being cleared/removed? Joseph Mundy, incarcerated

Are the property taxes paid? Yes

Have any improvements to the property been made that are not reflected on the Property Appraiser report? No, just a demolition

Applicant's signature: Carolyn R. Morales

CERTIFICATION AND CLAIM OF LIEN JUNK ABATEMENT

DAVID R ELLSPERMANN CLERK OF COURT MARION COUNTY

DATE: 07/07/2011 11:25:44 AM

FILE #: 2011063726 OR BK 05539 PG 1527

TO: JOSEPH MUNDY
10340 SE 131ST LN
OCKLAWAHA, FL 32179-4948

REC 10.00

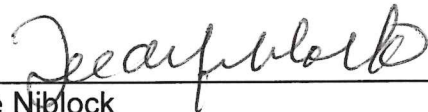
JOSEPH MUNDY
10854 SE 130TH LANE
OCKLAWAHA, FL 32179-4902

NOTICE IS HEREBY GIVEN and the undersigned hereby certifies that the junk and litter located at **10340 SE 131ST LANE, OCKLAWAHA, Marion County, Parcel # 4551-016-067**, has been removed at County expense, pursuant to a violation notice dated **January 6, 2011**, Code Enforcement case number **549422 JB**.

The undersigned certifies that the actual cost of remedying the violation, including expenses, totals **one thousand five hundred eighty dollars and sixty-two cents (\$1,580.62)** and a lien in such amount, **plus interest** at the rate of **twelve percent (12%) per annum**, from the date of recording until paid, shall constitute a lien against your property. **The collection agency fee and administrative costs will also be added to the total payoff amount and the lien will be reported to credit bureaus.**


This lien is claimed by Marion County pursuant to the provisions of Marion County Code, Chapter 16, Article III, Section 16-93. You may obtain a release of lien by paying the costs to the Marion County Code Enforcement Department, 2710 E. Silver Springs Blvd., Ocala, Florida 34470.

I HEREBY CERTIFY that the information contained herein is true and correct as of this 1st day of **July, 2011**.



Lee Niblock
County Administrator

Sworn to and subscribed before me this
6th day of July, 2011
by Lee Niblock, who is personally
known to me.


Notary Public



After recording, please return to:
Code Enforcement
2710 E. Silver Springs Blvd.
Ocala, Florida 34470
(352) 671-8900



Case # 549422JB

AFFIDAVIT OF COMPLETION
BY CONTRACTOR

On **May 18, 2011**, at the location of **10340 SE 131ST LN**, I did observe that the violation of Marion County Code, Chapter 16, Article II, Section 16-92, Accumulation of junk, as documented in the referenced case, has been cleared as required by a contractor. *Before* and *after* photographs are attached.

Property Owner: JOSEPH MUNDY

Folio: 4551-016-067


Affiant's Signature
CODE ENFORCEMENT OFFICER

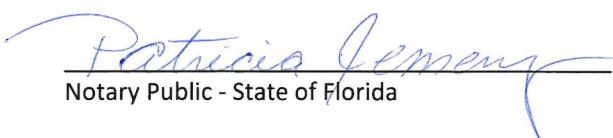
Acknowledged before me this 18 day of May 2011.

Personally Known Produced Identification

STATE OF FLORIDA
COUNTY OF MARION



PATRICIA JEMERY
MY COMMISSION # DD 915723
EXPIRES: September 15, 2013
Bonded Thru Budget Notary Services


Notary Public - State of Florida

Print Name of Notary Public & Comm. Expires

CD-PLUS REPORT - Code Case Images

REF KEY 679705

IMAGE DATE 4/21/2010

IMAGE DESCRIPTION

case#549422a1 / junk @ 10340 se 131
ln / photo by al lancon



REF KEY 679705

IMAGE DATE 4/21/2010

IMAGE DESCRIPTION

case#549422a1 /notice & junk @
10340 se 131 ln / photo by al
lancon



CD-PLUS REPORT - Code Case Images

REF KEY 679705

IMAGE DATE 5/21/2010

IMAGE DESCRIPTION

case#549422a1 / still in violation
@ 10340 se 131 ln / photo by al
lancon



REF KEY 679705

IMAGE DATE 5/21/2010

IMAGE DESCRIPTION

case#549422a1 / still in violation
@ 10340 se 131 ln / photo by al
lancon



CD-PLUS REPORT - Code Case Images

REF KEY 679705

IMAGE DATE 6/15/2010

IMAGE DESCRIPTION

case#549422a1 / still in violation
@ 10340 se 131 ln / photo by al
lancon



REF KEY 679705

IMAGE DATE 6/15/2010

IMAGE DESCRIPTION

case#549422a1 / still in violation
@ 10340 se 131 ln / photo by al
lancon



CD-PLUS REPORT - Code Case Images

REF KEY 679705

IMAGE DATE 6/30/2010

IMAGE DESCRIPTION

case#549422a1 / still in violation
@ 10340 se 131 ln / photo by al
lancon



REF KEY 679705

IMAGE DATE 6/30/2010

IMAGE DESCRIPTION

case#549422a1 / still in violation
@ 10340 se 131 ln / photo by al
lancon



CD-PLUS REPORT - Code Case Images

REF KEY 679705

IMAGE DATE 8/9/2010

IMAGE DESCRIPTION

case#549422a1 / still in violation
@ 10340 se 131 ln / photo by al
lancon



REF KEY 679705

IMAGE DATE 8/9/2010

IMAGE DESCRIPTION

case#549422a1 / still in violation
@ 10340 se 131 ln / photo by al
lancon



CD-PLUS REPORT - Code Case Images

REF KEY 679705

IMAGE DATE 9/3/2010

IMAGE DESCRIPTION

case#549422a1 / still in violation
@ 10340 se 131 ln / photo by al
lancon



REF KEY 679705

IMAGE DATE 12/29/2010

IMAGE DESCRIPTION

case#549422a1 / still in violation
@ 10340 se 131 ln / photo by al
lancon



CD-PLUS REPORT - Code Case Images

REF KEY 679705

IMAGE DATE 12/29/2010

IMAGE DESCRIPTION

case#549422a1 / still in violation
@ 10340 se 131 ln / photo by al
lancon



REF KEY 679705

IMAGE DATE 2/11/2011

IMAGE DESCRIPTION

1130am property still in vioaltion
10340 SE 131st Ln
photo by J Ball
case # 549422JB



CD-PLUS REPORT - Code Case Images

REF KEY 679705

IMAGE DATE 2/11/2011

IMAGE DESCRIPTION

1130am property still in vioaltion
10340 SE 131st Ln
photo by J Ball
case # 549422JB



REF KEY 679705

IMAGE DATE 4/28/2011

IMAGE DESCRIPTION

915am met contracto on site to
begin clean up
10340 SE 131st Ln
photo by J Ball
case # 549422JB



CD-PLUS REPORT - Code Case Images

REF KEY 679705

IMAGE DATE 5/18/2011

IMAGE DESCRIPTION

835am junk removed by contractor
10340 SE 131st Ln
photo by J Ball
case # 549422JB



REF KEY 679705

IMAGE DATE 5/18/2011

IMAGE DESCRIPTION

835am junk removed by contractor
10340 SE 131st Ln
photo by J Ball
case # 549422JB

