



**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: 583492-JB

Date: 06/16/2026

Name: Freddy Montenegro

Address: 8231 Liriope Loop, Uhigh FL 33972

Phone Number: 954 805 0704

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. Dear Board of County Commissioners:

I bought this lot in 2018 using 125 refund

The intention was to build, but I could not due to lack of funds

Everything was done through Marion County, when I

bought it, I didn't know I had to investigate if the

Property had a lien, since I paid directly to the county

and thought that paying it was all that was owed

I appreciate any support and assistance you can
provide

Empowering Marion for Success

www.marioncountyfl.org

I have the deed at my house

Best Regards

Teddy Montenegro

Where you the owner of the property at the time the fine was imposed? NOT,

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

Was a title search performed? NOT

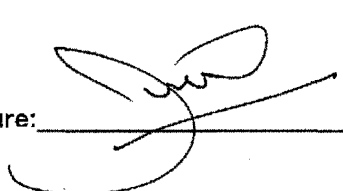
How did you obtain the lien information? For title company

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? I don't know

Are the property taxes paid? yes

Have any improvements to the property been made that are not reflected on the Property Appraiser report? NOT.

Applicant's signature: 

CE Case Costs

	Personnel & Operating Expenditures	plus 4% average capital costs	Total Adjusted Expenditures	FY No. of site visits	Cost per site visit	No. of site visits	Case cost per FY	Case Number
FY 04	\$1,562,846	\$62,513.84	\$1,625,359.84	CE & AC	\$81.27		\$0.00	
FY 05	\$1,948,328.00	\$77,933.12	\$2,026,261.12	CE & AC	\$101.31		\$0.00	
FY 06	\$2,478,952.00	\$99,158.08	\$2,578,110.08	CE & AC	\$128.91		\$0.00	
FY 07	\$2,674,728.00	\$106,989.12	\$2,781,717.12	CE & AC	\$139.09		\$0.00	
FY 08	\$2,036,397.00	\$81,455.88	\$2,117,852.88	CE & AC	\$105.89		\$0.00	
FY 09	\$1,115,861.00	\$44,634.44	\$1,160,495.44	0.01%	\$116.05		\$0.00	
FY 10	\$974,555.32	\$38,982.21	\$1,013,537.53	0.01%	\$101.35		\$0.00	
FY 11	\$858,967.73	\$34,358.71	\$893,326.44	0.01%	\$89.33		\$0.00	
FY 12	\$799,032.62	\$31,961.30	\$830,993.92	0.01%	\$83.10		\$0.00	
FY 13	\$781,822.21	\$31,272.89	\$813,095.10	0.01%	\$81.31		\$0.00	
FY 14	\$810,971.76	\$32,438.87	\$843,410.63	0.01%	\$84.34	4	\$337.36	
FY 15	\$879,953.44	\$35,198.14	\$915,151.58	10175	\$89.94		\$0.00	
FY 16	\$853,648.02	\$34,145.92	\$887,793.94	10303	\$86.17		\$0.00	
FY 17	\$892,508.11	\$35,700.32	\$928,208.43	10654	\$87.12		\$0.00	
FY 18	\$902,557.76	\$36,102.31	\$938,660.07	11316	\$82.95		\$0.00	
FY 19	\$1,069,462.00	\$42,778.48	\$1,112,240.48	13728	\$81.02		\$0.00	
FY 20	\$1,071,790.95	\$42,871.64	\$1,114,662.59	9990	\$111.58		\$0.00	
FY 21	\$1,101,780.11	\$44,071.20	\$1,145,851.31	10334	\$110.88		\$0.00	
FY 22	\$1,276,729.36	\$51,069.17	\$1,327,798.53	9836	\$134.99		\$0.00	
FY 23	\$1,317,647.32	\$52,705.89	\$1,370,353.21	12424	\$110.30		\$0.00	
FY 24	\$1,459,986.95	\$58,399.48	\$1,518,386.43	12854	\$118.13		\$0.00	
FY 25	\$1,559,132.00	\$62,365.28	\$1,621,497.28	10723	\$151.22		\$0.00	
FY 26		\$0.00	\$0.00		#DIV/0!		#DIV/0!	
FY 27		\$0.00	\$0.00		#DIV/0!		#DIV/0!	

337.36 Total

MARION COUNTY BOARD OF COUNTY COMMISSIONERS
GROWTH SERVICES - CODE ENFORCEMENT
ABATEMENT LIEN OFFICIAL PAYOFF

June 19, 2026

Megan@affiliatedtitle.net

Ref.: Case No.:583492-JB

Folio NO.:1328-014-028

Mailing Address

Violation Address

Tax Receivables Corp.

Po

Tax Receivables Corp. 2285

Box 17101

Chapel Hill,

NW 65th Pl, Ocala, FL

NC 27516

34475

Certification and Claim of Lien Amount

\$ 3,555.70

CE Case Cost, Administrative and Collection fees

\$ 337.36

Sub Total

\$ 3,893.06

Certification and Claim of Lien Recorded with Marion County Clerk of Court

Official Records Book 6093 / Page 1203

Lien recorded on

9/4/2014

Payoff valid until

8/4/2026

Total number of days the lien has been recorded

4351

Total Amount of Interest

\$ 4,345.40

Payments received

\$ -

Total Amount Due

\$ 8,238.46

Payoff valid until August 4, 2026

Please make payment to Marion County Board of County Commissioners and submit to:

Marion County Code Enforcement

Attn: Liens

2710 E. Silver Spring Blvd.

Ocala, FL 34470

If you have any questions, please feel free to contact me at (352) 671-8912.

Sincerely,

Virginia Cordova

Staff Assistant

Marion County Growth Services Department

DAVID R ELLSPERMANN CLERK & COMPTROLLER MARION CO
DATE: 09/04/2014 11:21:06 AM
FILE #: 2014084753 OR BK 6093 PG 1203
REC FEES: \$10.00 INDEX FEES: \$0.00
DDS: \$0 MDS: \$0 INT: \$0

CERTIFICATION AND CLAIM OF LIEN UNSAFE STRUCTURE

TO: TAX RECEIVABLES CORP
PO BOX 17101
CHAPEL HILL, NC 27516

NOTICE IS HEREBY GIVEN and the undersigned hereby certifies that the unsafe structure located at **2285 NW 65TH PLACE, OCALA, Marion County, Parcel # 1328-014-028**, has been removed at County expense, pursuant to a violation notice dated **February 6, 2014**, Code Enforcement case number **583492-JB**.

The undersigned certifies that the actual cost of remedying the violation, including expenses, totals **three thousand five hundred eighty-eight dollars and sixty-six cents (\$3,588.66)** 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 5.5, Article II, Section 5.5-33, Standard Unsafe Building Abatement Code, Section 701. You may obtain a release of lien by paying the costs to the Marion County Growth Services Department, 2710 E. Silver Springs Blvd., Ocala, Florida 34470.

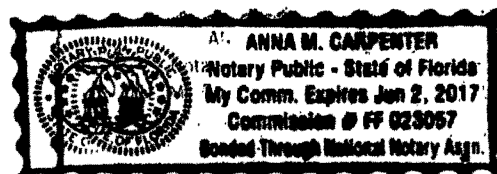
I HEREBY CERTIFY that the information contained herein is true and correct as of this 7th day of August, 2014.

Lee A. Niblock
Dr. Lee A. Niblock, CM
County Administrator

Sworn to and subscribed before me this 7th day of August, 2014
by Lee Niblock, who is personally
known to me.

Anna M. Carpenter
Notary Public

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





DAVID R ELLSPERMANN CLERK & COMPTROLLER MARION CO
DATE: 03/13/2018 10:55:18 AM
FILE #: 2018023272 OR BK 6730 PGS 126-127
REC FEES: \$18.50 INDEX FEES: \$0.00
DDS: \$8.40 MDS: \$0 INT: \$0

Prepared by:
Kailey Cone
REO America, Inc.
940 Centre Circle, Suite 2005
Altamonte Springs, FL 32714
321-280-8033

Return to:
Freddy Montenegro
823 Hacienda Circle
Kissimmee, FL 34741

QUITCLAIM DEED AND ASSIGNMENT

STATE OF FLORIDA
COUNTY OF MARION

FOR AND IN CONSIDERATION OF THE SUM OF One Thousand Two Hundred dollars (\$1,200.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, this 28 day of February 2018, **Tax Receivables Corporation, whose address is 940 Centre Circle, Suite 2005, Altamonte Springs, FL 32714** hereinafter referred to as Grantor, does hereby convey, assign and quitclaim unto **Freddy Montenegro, whose address is 823 Hacienda Circle, Kissimmee, FL 34741**, hereinafter referred to as Grantee, all of its right, title and interest in that certain parcel situated in **Marion** County, Florida, to wit:

INDEXING INSTRUCTIONS:

**LEGAL: SEC 24 TWP 14 RGE 21
REGAL PARK
BLOCK N LOTS 28, 29
PLAT BOOK F PAGE 77**

PARCEL NO.: 1328-014-028

also commonly known as **2285 NW 65th Place, Ocala, FL 34475** (the "Property"), subject to covenants, restrictions and easements of record, if any; however, this reference shall not operate to reimpose same.

Such real property is not the homestead property of Grantor as defined by the Constitution of the State of Florida and Grantor does not reside on the property.

The purpose of this conveyance is to quitclaim "as is", "where is" any and all interests Grantor may hold in the above described property. Grantee herein assumes responsibility for any and all city and/or county property taxes due for subsequent tax years, as well as for any other taxes and/or assessments and/or special assessments and/or liens which may become due upon the above described parcel.

This Quitclaim Deed and Assignment is made subject to any outstanding property assessments, charges, back or current unpaid property taxes, or other clouds of title. This Quitclaim is made subject to any and all valid, outstanding, and surviving oil, gas and mineral leases, exceptions, easements, reservations, conveyances, all power line easements, and/or other easements or rights of way of record in the office of the Clerk of the aforementioned state and county.

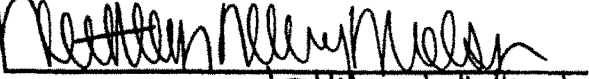
Grantee understands that the Grantor acquired the property through a tax sale for unpaid property taxes and has no knowledge of safety or condition of property.

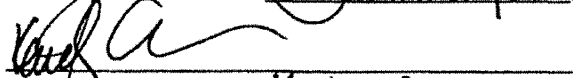
The Grantee accepts the parcel, and its title along with any existing structures, improvements and appurtenances thereunto belonging, if any, and is purchasing same in "as is, "where is" condition, without any warranty whatsoever. In addition, Grantee understands that Grantor, its agents, successors and/or assigns, have not made any representations or warranties, either expressed or implied, regarding this parcel. Furthermore, Grantee understands that it is purchasing said parcel based on Grantee's sole judgment and diligent inquiry.

Grantor makes no representation, warranty, or certifications to the Grantee of any kind regarding ownership, possession of, title to, and/or suitability or fitness of the above described parcel, except that it was awarded a tax certificate and resulting tax title from the above referenced county and state.

The preparer of this instrument, as well as Grantor, assumes no liability for the state of the title or any inaccuracy of the legal description.

Signed, sealed and delivered in our presence: Tax Receivables Corporation

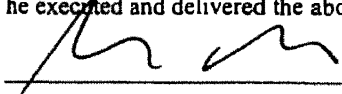

Print Witness Name: Kathleen Kelly Walsh


Print Witness Name: Kaitley Cane


By: John J. Alley as Attorney in Fact for Jeff White,
President of Tax Receivables Corporation

STATE OF FLORIDA
COUNTY OF SEMINOLE

Personally appeared before me, the undersigned authority in and for the said county and state, on this ____ day of February, 2018, within my jurisdiction, the within named John J. Alley, who acknowledged that he is Attorney in Fact for Jeff White, President of Tax Receivables Corporation and that for and on behalf of the said Company, and as its act and deed he executed and delivered the above and foregoing instrument, after first having been authorized so to do.


(NOTARY PUBLIC)

My commission expires:

11/4/19 (Affix official seal, if applicable)

