



**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

April 2, 2025

Leticia Gomez  
8231 Nemours Parkway  
Orlando, Florida 32827

RE: CASE NUMBER 524014 // 665876

Dear Leticia Gomez:

Your request for a possible rescission or reduction of the lien on the above referenced case has been scheduled to be presented on Tuesday, May 6, 2025, at the Board of County Commissioners public meeting.

The meeting will be held at the Commissioners auditorium located at 601 SE 25th Ave., Ocala, Florida, and will start at 9:00 a.m.

Please plan on attending this meeting. If for some reason you are unable to attend, please contact me at 352-671-8912, so we can reschedule your request for a different date. If you do not contact us to reschedule, the request will be presented in your absence.

There will be a record kept of the meeting 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. The Board may, in accordance with Section 2-206(d) of the Code, proceed in your absence.

Sincerely,

**Patricia Jemery**

Patricia Jemery  
Administrative Staff Assistant  
Main: 352-671-8900 Direct: 352-671-8912

letygomez04@hotmail.com

## Jemery, Patricia

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**From:** Lety Gomez <letygomez04@hotmail.com>  
**Sent:** Monday, March 31, 2025 6:54 PM  
**To:** Jemery, Patricia  
**Subject:** Re: MESSAGE SENT RECEIPT FOR: Notice to Appear at BCC meeting

**CAUTION: THIS MESSAGE IS FROM AN EXTERNAL SENDER**

This email originated from outside the organization. Do not click links, open attachments, or share any information unless you recognize the sender and know the content is safe. Report suspicious emails using the "Phish Alert" button in Outlook or contact the Helpdesk.

Yes, I confirmed for the July 1<sup>st</sup> meeting.

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**From:** Jemery, Patricia <Patricia.Jemery@marionfl.org>  
**Sent:** Monday, March 31, 2025 3:46 PM  
**To:** letygomez04@hotmail.com <letygomez04@hotmail.com>  
**Subject:** FW: MESSAGE SENT RECEIPT FOR: Notice to Appear at BCC meeting

Good day,

This is to follow up on our phone conversation regarding the meeting scheduled for the May 6, 2025, Marion County Board of County Commissioners meeting. You requested that the meeting be rescheduled for the July 1st meeting.

Please confirm that this is the date you wish to attend for your request for a rescission/reduction of the lien. Once you confirm the date, I will send a new notice to appear.

Regards,

Patricia Jemery  
Administrative Staff Assistant  
Growth Services

Marion County Board of County Commissioners  
2710 E. Silver Springs Blvd.  
Ocala, FL 34470  
Main: 352-671-8900 | Direct: 352-671-8912 | FAX: 352-671-8903  
Empowering Marion for Success!

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

-----Original Message-----

**From:** Jemery, Patricia <Patricia.Jemery@marionfl.org>  
**Sent:** Thursday, March 27, 2025 10:02 AM  
**To:** Jemery, Patricia <Patricia.Jemery@marionfl.org>  
**Subject:** MESSAGE SENT RECEIPT FOR: Notice to Appear at BCC meeting

Message Below was Sent to <letygomez04@hotmail.com> on 3/27/2025 10:01:55 AM

Good day,

We have scheduled your request for hearing before the Marion County Board of County Commissioners and have received a payment via the tax deed sale surplus funds. The request for hearing will be for the remaining balance due.

Regards,

Patricia Jemery

Administrative Staff Assistant

Growth Services

Main: 352-671-8900 | Direct: 352-671-8912 | FAX: 352-671-8903 Empowering Marion for Success!

<<https://na01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.marioncountyfl.org%2F&data=05%7C02%7C%7C74ee1a40b5c74240a2d108dd708cc07a%7C84df9e7fe9f640afb435aaaaaaaaaaaa%7C1%7C0%7C638790472085662692%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIlwLjAuMDAwMCIsIlAiOiJXaW4zMilslkFOljoITWZpbGlldUIjoyfQ%3D%3D%7C0%7C%7C%7C&sdata=87P%2BSMqqzq%2BRclbuPK%2B8cGaMAXyzCqEdseWX6CGXfms%3D&reserved=0>>



**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

March 27, 2025

Leticia Gomez  
8231 Nemours Parkway  
Orlando, Florida 32827

RE: CASE NUMBER 524014 // 665876

Dear Leticia Gomez:

Your request for a possible rescission or reduction of the lien on the above referenced case has been scheduled to be presented on Tuesday, May 6, 2025, at the Board of County Commissioners public meeting.

The meeting will be held at the Commissioners auditorium located at 601 SE 25th Ave., Ocala, Florida, and will start at 9:00 a.m.

Please plan on attending this meeting. If for some reason you are unable to attend, please contact me at 352-671-8912, so we can reschedule your request for a different date. If you do not contact us to reschedule, the request will be presented in your absence.

There will be a record kept of the meeting 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. The Board may, in accordance with Section 2-206(d) of the Code, proceed in your absence.

Sincerely,

**Patricia Jemery**

Patricia Jemery  
Administrative Staff Assistant  
Main: 352-671-8900 Direct: 352-671-8912

letygomez04@hotmail.com




**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

OCT 30 2024

Received by: 

**Marion County Code Enforcement  
Request for Rescission or Reduction  
Abatement Certification and Claim of Lien**

**CASE NUMBER:** 524014 / 665876

**Date:** 10/30/24

**Name:** Leticia Gomez

**Address:** 8231 Nemours Parkway Orlando, FL. 32827

**Phone Number:** 863-447-4318

**Growth Services Director:**

I am requesting to appear before the Marion County Board of County Commissioners for a possible rescission or reduction of the lien on the above referenced case.

Give detailed justification explaining the reason for this request and lien for which you seek relief.

I recently purchased the referenced property through a tax deed sale on October 24, 2024, unaware of an existing lien. As soon as I discovered it, I began taking steps to resolved the issue. The property is currently vacant and has been in compliance since my purchase. I will ensure it remains in compliance going forward. I am requesting consideration for a lien rescission or reduction , this will allow me to maintain the property to the fullest standards and obligation to the county requirements.

Where you the owner of the property at the time the property was abated and lien recorded? No

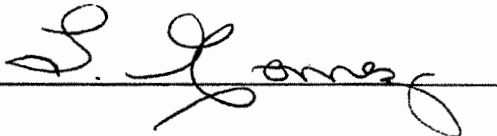
Did you purchase the property after the county abated the property and lien was recorded? Yes

Was a title search performed? No

Are the property taxes paid? Yes

Have any improvements to the property been made that are not reflected on the Property Appraiser report? No, the property is vacant land.

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Applicant's signature: 

# Official Receipt - Marion County Board of County Commissioners

Transaction Number	Transaction Date	Posting Date	Payment Slip Number	Status
1334243	10/31/2024	10/31/2024	CC 665876	POSTED

TRAILER IS NOW SUPPOSED TO BE UNOCCUPIED, TREE FELL      PAYOR: LETICIA GOMEZ  
14383 SE 42ND TER      SUMMERFIELD  
PETZOLT LINDA  
PETZOLT LINDA  
STRUCTURAL

## Fee Information

Fee Code	Description	GL Account	Amount	Waived
CE18	CODE RECORDED LIEN RESC/REDCT	AA317369 369950	\$250.00	

Total Fees      \$250.00

## Payment Information

Pay Code	Account / Check Number	Amount
ECHECK	2267	\$250.00

Total Cash      \$0.00

Total Non Cash      \$250.00

Grand Total      \$250.00

User: CE344PJ      Cashier: CE344PJ      Location: 4      Station: DP20230028

Memo:      Payment for request for rescission or reduction of abatement  
certification and claim of lien.

## **Jemery, Patricia**

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**From:** Jemery, Patricia  
**Sent:** Monday, November 25, 2024 5:05 PM  
**To:** Hough, Robin  
**Cc:** Varadin, Chuck  
**Subject:** L. Gomez

I spoke with Mrs. Gomez case number 524014, and advised her of the possibility of surplus money from the tax deed sale. I suggested that she wait 120 days before going to the BCC and she agreed. 120 days would be near the March BCC meeting so I suggested the April BCC meeting and she agreed.

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

March 25, 2025

Ref.: Case No.: 524014 / 665876

Folio NO.: 4221-004-006

Mailing Address

LINDA PETZOLT

9280 SW 150TH LN

DUNNELLON, FL 34432-7904

Violation Address

14383 SE 42ND TER

SUMMERFIELD, FL 34491

Certification and Claim of Lien Amount

Administrative and Collection fees

Sub Total

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

Official Records Book 05277 / Page 0862

**Lien recorded on**

**11/10/2009**

**Payoff valid until**

**1/7/2025**

Total number of days the lien has been recorded

5536

Total Amount of Interest

\$ 3,400.00

\$ 91.82

\$ 3,491.82

\$ 5,429.55

CE Case Costs

\$ 464.20

GREGORY C HARRELL CLERK OF COURT AND COMPTROLLER TAX DEED

SALE SURPLUS FUNDS

\$ (8,032.80)

Total Amount Due

\$ **1,352.77**

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,

Patricia Jemery

Administrative Staff Assistant

Marion County Growth Services Department

# Official Receipt - Marion County Board of County Commissioners

Transaction Number	Transaction Date	Posting Date	Payment Slip Number	Status
1369021	3/24/2025	3/24/2025	CC 665876	POSTED

TRAILER IS NOW SUPPOSED TO BE UNOCCUPIED, TREE FELL      PAYOR: GREGORY C HARRELL CLERK OF COURT &  
14383 SE 42ND TER      SUMMERFIELD  
PETZOLT LINDA  
PETZOLT LINDA  
STRUCTURAL

## Fee Information

Fee Code	Description	GL Account	Amount	Waived
CE04	FINES, ABATEMENT/ UNSAFE STRUC	AA317354 354001	\$3,400.00	
CE06	FINES, INTEREST	AA317361 361150	\$4,632.80	
Total Fees			\$8,032.80	

## Payment Information

Pay Code	Account / Check Number	Amount
CHECK	190496	\$8,032.80
Total Cash		\$0.00
Total Non Cash		\$8,032.80
Grand Total		\$8,032.80

User: CE344PJ      Cashier: CE344PJ      Location: 4      Station: DP20230028

Memo: GREGORY C HARRELL CLERK OF COURT AND COMPTROLLER TAX DEED SALE SURPLUS  
FUNDS RECEIVED 3/24/25 AND APPLIED TO BALANCE DUE.



**GREGORY C. HARRELL**  
 CLERK OF COURT AND COMPTROLLER  
 STATE OF FLORIDA, COUNTY OF MARION  
 PO BOX 1030, OCALA, FL 34478-1030  
 DISBURSEMENT ACCOUNT

TRUIST BANK  
 64-79/611

CHECK DATE  
 03/13/25

CHECK NO.  
 190496

AMOUNT \$\*\*\*\*\*8,032.80\*

**PAY** THE SUM OF EIGHT THOUSAND THIRTY TWO DOLLARS & 80 CENTS

Void 6 Months After Date

TO THE ORDER OF MARION COUNTY CODE ENFORCEMENT BD  
 2710 E SILVER SPRINGS BLVD  
 OCALA FL 34470



*Gregory C. Harrell*  
 CLERK OF COURT AND COMPTROLLER

THIS CHECK CONTAINS MULTIPLE SECURITY FEATURES - SEE BACK FOR DETAILS

GREGORY C. HARRELL - CLERK OF COURT AND COMPTROLLER  
 STATE OF FLORIDA, COUNTY OF MARION

VENDOR NO. 13847

CHECK NO. 190496

ACCOUNT	PURCH. ORDER	INVOICE NUMBER	AMOUNT	DESCRIPTION
653 22920302		TD-295990	8,032.80	Tax Deeds

13847 MARION COUNTY CODE ENFORCEMENT BD

**Tax Deed Overbid Disbursement**

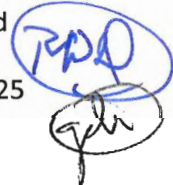
**Tax Deed Sale #:** 295990  
**Cert./Year:** 19594-2017  
**Sale Date:** 10/23/24  
**Assessed Owner(s):** Linda Petzolt  
**Amount of Surplus:** \$8,032.80

<b><u>Claimant(s):</u></b>	<b><u>Recommended Disbursement</u></b>
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1) <u>Marion County Code Enforcement</u> – This claim is based upon that certain Certification and Claim of Lien – Unsafe Structure of the Marion County Code Enforcement Board recorded at OR 5277/862. Although there appear to be other liens on this property, the lien of Marion County Code Enforcement is entitled to first priority pursuant to F.S. 197.582. As such, I recommend that this claim be granted, a check cut and made payable to “Marion County Code Enforcement” in the amount of \$8,032.80, and mailed to 2710 E. Silver Springs Blvd., Ocala, FL 34471.	\$8,032.80
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<b><u>Total Disbursed:</u></b>	\$8,032.80
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/rwd  
3.3.25



Complete and return to:  
Clerk of the Circuit Court and Comptroller  
Attn: Tax Deed Dept.  
P.O. Box 1030  
Ocala, FL 34478-1030



Claims submitted by Mortgage and Lien Holders must be filed within 120 days of the date the surplus notice was mailed or they are barred.

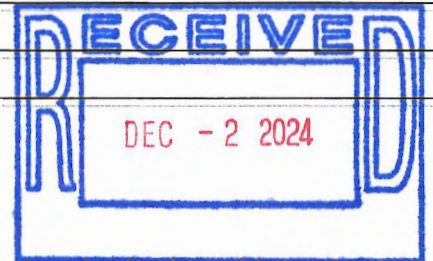
PLEASE PRINT INFORMATION

CLAIM TO SURPLUS PROCEEDS OF A TAX DEED SALE

Tax Deed #: 295990 Cert#/year: 19594-2017 Parcel #: 4221-004-006 Sale Date: Oct-23-2024

Note: The Clerk of the Court must pay all valid liens before distributing funds to a titleholder.

Claimant's Name: Marion County Code Enforcement  
Contact Name, if applicable: Patricia Jemery, Code Enforcement Administrative Assistant  
Address: 2710 E Silver Springs Blvd; Ocala FL 34471  
Telephone Number: 352-671-8912  
Email Address: patricia.jemery@marionfl.org



I am a (check one): ☒ Lienholder ☐ Titleholder

Select One: ☒ I claim surplus proceeds resulting from the above tax deed sale.  
☐ I am **NOT** making a claim and **waive** any claim I might have to the surplus funds on this tax deed sale.

1. LIENHOLDER INFORMATION (Complete if claim is based on a lien against the sold property.)

(a) Type of Lien: ☐ Mortgage ☐ Court Judgment ☐ Condo or Homeowner Association Lien ☒ Other

Describe in Detail: Certification and Claim of Lien Unsafe Structure

If your lien is recorded in Marion County's Official Records, list the following, if known:

Recording Date: 11/10/2009 Instrument #: 2009097315 Book/Page #: 05277/0862

(b) Original Lien Amount: \$3,400.00 Amount Due: \$ 8,921.37 Principal Remaining Due: \$ 3,400.00

Interest Due: \$5,429.55 Fees & Costs\*: 91.82 Attorney Fees Claimed: \$ 0.00

\*Including late fees. Describe costs in detail, including additional sheet if needed:

2. TITLEHOLDER INFORMATION (Complete if claim is based on title formerly held on sold property.)

(a) Nature of Title: ☐ Deed ☐ Court Judgment ☐ Other:

If your former title is recorded in Marion County's Official Records, list the following, if known:

Recording Date: Book/Page #:

Amount of surplus tax deed sale proceeds claimed:

Does the titleholder claim the subject property was homestead property? ☐ Yes ☐ No

3. I request that payment of any surplus funds due me be made payable to: MC Board of County Commissioners  
and such payment be mailed to either the address above or to:  
Marion County Code Enforcement, ATTN: Liens, 2410 E. Silver Springs Blvd, Ocala, FL 34470

4. I hereby swear or affirm that all of the above information is true and correct.

Signature of Claimant: \_\_\_\_\_

Print Name & Title: Chuck Varadin, Growth Services Director

STATE OF Florida

COUNTY OF Marion

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization  
on Nov. 25, 2024 by Chuck Varadin who is ☒ personally known to me or ☐ has produced  
\_\_\_\_\_ as identification and who did take an oath.

Patricia Jemery  
Notary Public

My Commission Expires



PATRICIA JEMERY  
Commission # HH 140711  
Expires September 15, 2025  
Bonded Thru Budget Notary Services

5. I hereby swear or affirm that all of the above information is true and correct.

Signature of Claimant: \_\_\_\_\_

Print Name & Title: \_\_\_\_\_

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization  
on \_\_\_\_\_ by \_\_\_\_\_ who is ☐ personally known to me or ☐ has produced  
\_\_\_\_\_ as identification and who did take an oath.

\_\_\_\_\_  
Notary Public

My Commission Expires

Please list legal description of property here or add as attachment:

PARCEL NO.

PROPERTY ADDRESS -

PROPERTY APPRAISER DATA - PARCEL FULL LEGAL

CC# 665874  
A/O# 524014



**GREGORY C. HARRELL**  
CLERK OF COURT AND COMPTROLLER – MARION COUNTY, FLORIDA

CLERK OF COURT  
RECORDER OF OFFICIAL RECORDS  
CLERK AND ACCOUNTANT OF THE BOARD OF COUNTY COMMISSIONERS  
CUSTODIAN OF COUNTY FUNDS AND COUNTY AUDITOR

POST OFFICE BOX 1030  
OCALA, FLORIDA 34478-1030  
TELEPHONE (352) 671-5604  
WWW.MARIONCOUNTYCLERK.ORG

**NOTICE OF SURPLUS FUNDS**

**DATE: 11/20/2024**

**SALE # 295990**

**CERTIFICATE NUMBER: 19594-2017**

**NAME IN WHICH ASSESSED: LINDA PETZOLT**

**DESCRIPTION OF PROPERTY: 4221-004-006**

**SEC 14 TWP 17 RGE 22**

**BELLEVUE HEIGHTS ESTATES UNIT 21**

**BLK 4 LOT 6**

**PLAT BOOK H PAGE 058**

Marion County  
Code Enforcement

NOV 25 2024

Received by:

Pursuant to Chapter 197, Florida Statutes, the above property was sold at public sale on **Oct-23-2024**, and a surplus of \$ 8,654.13 (subject to change) will be held by this office **120 days** beginning on the date of this notice to benefit the persons having an interest in the property as described in section 197.502(4), Florida Statutes, as their interests may appear (except for those persons described in section 197.502(4)(h), Florida Statutes). To the extent possible, these funds will be used to satisfy in full, each claimant with a senior mortgage or lien in the property before distribution of any funds to any junior mortgage or lien claimant or to the former property owner. To be considered for payment of any portion of the surplus funds, **you must file a notarized surplus claim form with this office within 120 days of this notice.**

Parties claiming as a lienholder/ mortgage holder will need to complete the top portion of the claim form, sections 1 & 3 and sign in front of a Notary public. If you are a lienholder, your claim must include the particulars of your lien and the amounts currently due.

**THE FAILURE OF A LIENHOLDER TO FILE A CLAIM FOR SURPLUS FUNDS WITHIN 120 DAYS OF THIS NOTICE CONSTITUTES A WAIVER OF THE LIENHOLDER'S INTEREST IN THE SURPLUS FUNDS AND ALL CLAIMS THERETO ARE FOREVER BARRED.**

After the office examines the filed claim statements, you will be notified by mail if you are entitled to any payment.

If your claim has been satisfied, released, or you are waiving your claim, **please check the "No claim will be filed" box on the claim form** and return it to our office so that any other liens can be considered.

You must also enclose a copy of your Driver's License. Supporting documentation must be **certified copies** if not recorded in Official records of Marion County, Florida. Return a copy of this cover letter with your surplus claim form and W-9 IRS form to: Gregory C. Harrell, Clerk of the Court; Attn: Tax Deed Clerk; P.O. Box 1030; Ocala, FL 34478. If you do not have a United States Taxpayer identification number, an IRS W-8BEN form is available at the Internal Revenue website [www.irs.gov](http://www.irs.gov).

**If you have any questions, please contact the Tax Deed office at (352) 671-5648 or (352) 671-5649. YOU MAY CLAIM SURPLUS FUNDS FROM OUR OFFICE FREE OF CHARGE. PAYING A FEE OR PERCENTAGE OF THE SURPLUS FOR ASSISTANCE FROM A THIRD PARTY IS NOT REQUIRED TO SUBMIT THE ENCLOSED CLAIM FORM.**

Tax Deed Clerk



## TAX DEED



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO

DATE: 10/28/2024 03:12:36 PM

FILE #: 2024141381 OR BK 8454 PGS 1178-1181

REC FEES: \$35.50 INDEX FEES: \$0.00

DDS: \$88.20 MDS: \$0 INT: \$0

**GREGORY C. HARRELL**

Clerk of Court and Comptroller

SALE # 295990

PROPERTY ID NUMBER 4221-004-006

STATE OF FLORIDA

COUNTY OF MARION

Tax Certificate Numbered 19594 issued on Jun 01, 2017 was filed in the office of the tax collector of Marion County, Florida. An application has been made for the issuance of a tax deed. The applicant has paid or redeemed all other taxes or tax certificates on the land as required by law. The notice of sale, including the cost and expenses of this sale, has been published as required by law. No person entitled to do so has appeared to redeem the land. On the 23rd day of October, 2024, the land was offered for sale. It was sold to, **LETICIA GOMEZ** address **8231 NEMOURS PKWY; ORLANDO, FL 32827**, who was the highest bidder and has paid the sum of the bid as required by law.

The lands described below, including any inherited property, buildings, fixtures, and improvements of any kind and description, situated in this County and State.

Description of lands:

**SEC 14 TWP 17 RGE 22**

**BELLEVUE HEIGHTS ESTATES UNIT 21**

**BLK 4 LOT 6**

**PLAT BOOK H PAGE 058**

On 24th day of October, 2024, in Marion County, Florida, for the sum of (\$ 12,600.00) TWELVE THOUSAND SIX HUNDRED AND 00 / 100-----Dollars, the amount paid as required by law.

**GREGORY C. HARRELL**  
CLERK OF COURT AND COMPTROLLER  
MARION COUNTY, FLORIDA



SUBJECT TO CURRENT TAXES

WITNESS:

*M Campbell*

Printed Name: M. Campbell  
Address: P.O. Box 1030, Ocala, FL 34478

*GCH*  
P.O. Box 1030, Ocala, FL 34478

*B R*

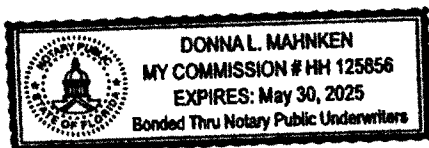
Printed Name: Brian Buell  
Address: P.O. Box 1030, Ocala, FL 34478

STATE OF FLORIDA

COUNTY OF MARION

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this October 24, 2024, by GREGORY C. HARRELL, Clerk of Court and Comptroller in and for the State and this County, who is ☒ personally known or ☐ produced identification, type of identification produced \_\_\_\_\_, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be her own free act and deed for the use and purposes therein mentioned.

Witness my hand and official seal date aforesaid.



*Donna L Mahnken*  
Notary Public



**GREGORY C. HARRELL**  
CLERK OF COURT AND COMPTROLLER - MARION COUNTY, FLORIDA

CLERK OF COURT  
RECORDER OF OFFICIAL RECORDS  
CLERK AND ACCOUNTANT OF THE BOARD OF COUNTY COMMISSIONERS  
CUSTODIAN OF COUNTY FUNDS AND COUNTY AUDITOR

POST OFFICE BOX 1030  
OCALA, FLORIDA 34478-1030  
TELEPHONE (352) 671-5604  
WWW.MARIONCOUNTYCLERK.ORG

**CLERK'S AFFIDAVIT CERTIFICATE**

STATE OF FLORIDA  
COUNTY OF MARION

SALE # 295990  
CERTIFICATE: 19594-2017

I, GREGORY C. HARRELL, Clerk of Court and Comptroller of the above state and county, do hereby certify that a copy of the NOTICE OF APPLICATION FOR TAX DEED PUBLICATION AND THE WARNING NOTICE LETTER was delivered on Sep-03-2024 by certified, registered and/or regular mail to the name(s) and/or address(es) listed below and/or were delivered to the Marion County Sheriff Department for posting at the situs address.

CHARLES E BERK FAMILY TRUST, 1525 SE 59TH STREET, OCALA FL 34480  
LINDA PETZOLT, 14383 SE 42ND TER, SUMMERFIELD FL 34491  
LINDA PETZOLT, PO BOX 1810, DUNNELLON FL 34430-1810  
MARION COUNTY CODE ENFORCEMENT, 2710 E SILVER SPRINGS BLVD, OCALA FL 34470  
WESTERN UNITED LIFE ASSURANCE COMPANY, 4424 N SULLIVAN RD, SPOKANE VALLEY WA 99214  
WESTERN UNITED LIFE ASSURANCE COMPANY, PO BOX 14010, SPOKANE VALLEY WA 99214  
CAZBARI ENTERPRISES INC, 1878 S OLD MILL DR, DELTONA FL 32725-3631  
LINA PETZOLT, 9455 SW 156TH PLACE, DUNNELLON FL 34432  
SITUS, 14383 SE 42ND TER, SUMMERFIELD FL 34491

In witness whereof, I have hereunto set my hand and official seal this 3rd day of September, 2024.

GREGORY C. HARRELL  
Clerk of Court and Comptroller  
Marion County, Florida



By: BB  
Deputy Clerk

# LOCALiQ

The Gainesville Sun | The Ledger  
Daily Commercial | Ocala StarBanner  
News Chief | Herald-Tribune

PO Box 631244 Cincinnati, OH 45263-1244

## **AFFIDAVIT OF PUBLICATION**

Attn Finance Dept  
Marion County Clerk of Court - Tax Deeds  
Po Box 1030  
Ocala FL 34478-1030

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Star Banner, published in Marion County, Florida; that the attached copy of advertisement, being a Notice of Application for Tax Deeds, was published on the publicly accessible website of Marion County, Florida, or in a newspaper by print in the issues of, on:

09/03/2024, 09/10/2024, 09/17/2024, 09/24/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 09/24/2024

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost:	\$240.00	
Tax Amount:	\$0.00	
Payment Cost:	\$240.00	
Order No:	10523346	# of Copies:
Customer No:	533579	0
PO #:	LSAR0151993	

**THIS IS NOT AN INVOICE!**

*Please do not use this form for payment remittance.*

KAITLYN FELTY  
Notary Public  
State of Wisconsin

Sal # 295990

**NOTICE OF APPLICATION FOR  
TAX DEED**

NOTICE IS HEREBY GIVEN,  
that CHARLES E BERK FAMILY  
TRUST the holder of the following  
certificate has filed said certificate  
for a tax deed to be issued thereon.  
The certificate number and year  
of issuance, the description of the  
property, and the names in which it  
was assessed are as follows:

Certificate No. 19594 Year of Issu-  
ance: 2017

Description of Property:  
# 4221-004-006  
SEC 14 TWP 17 RGE 22  
BELLEVIEW HEIGHTS ESTATES  
UNIT 21  
BLK 4 LOT 6  
PLAT BOOK H PAGE 058

Name in which assessed: LINDA  
PETZOLT

Said property being in the County of  
Marion, State of Florida.

Unless such certificate shall be  
redeemed according to law the prop-  
erty described in such certificate  
shall be sold to the highest bidder  
online at [https://marion.realtax-  
deed.com](https://marion.realtax-deed.com) scheduled to begin at 9:00  
a.m. E.S.T. October 23, 2024.

Dated this September 3 2024  
GREGORY C. HARRELL, CLERK  
OF THE COURT AND COMP-  
TROLLER OF MARION COUNTY,  
FLORIDA

SIGNATURE: Gregory C. Harrell  
September 3, 10, 17, 24 2024  
LSAR0151993

# CERTIFICATION AND CLAIM OF LIEN UNSAFE STRUCTURE

TO: LINDA PETZOLT  
9280 SW 150TH LN  
DUNNELLON, FL 34432-7904

DAVID R. ELLSPERMANN, CLERK OF COURT MARION COUNTY  
DATE: 11/10/2009 01:55:40 PM  
FILE #: 2009097315 OR BK 05277 PG 0862

RECORDING FEES 10.00

**NOTICE IS HEREBY GIVEN** and the undersigned hereby certifies that the unsafe structure located at **14383 SE 42ND TER**, Marion County, Parcel **#4221-004-006**, has been removed at County expense, pursuant to a violation notice dated **April 14, 2009**, Code Enforcement case number **524014JB**.

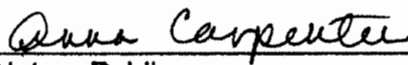
The undersigned certifies that the actual cost of remedying the violation, including expenses, totals **three thousand four hundred ninety-one dollars and eight-two cents (\$3,491.82)** and a lien in such amount, **plus interest** at the rate of **twelve percent (12%) per annum**, from the date of recording until paid, shall constitute a lien against your property. The collection agency fee, currently 20%, and ten dollars (\$10.00) 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 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 6th day of **November, 2009**.

  
\_\_\_\_\_  
Lee Niblock  
County Administrator

Sworn to and subscribed before me this  
6th day of November, 2009  
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



# PROPERTY APPRAISER DATA PARCEL DETAIL

**Roll Year: 2024**
**Parcel ID ;** 4221-004-006

**Alternat Key** 2402857

**Roll** 1

**Status** 0

**Parent Parcel** 4221-000-000

**Special Use CD**
**Owner's Name & Address**
**Location**

PETZOLT LINDA

14383 SE 42ND TER SUMMERFIELD

14383 SE 42ND TER

219

SUMMERFIELD FL

176.82

344913009

**TaxRoll Page** 16882

**Map Nbr**
**TaxRoll Line** 31

**Total Taxes**
**Acres** 0.26

**Nbr of Buildings** 0

Millage Grp	NBHD	Commercial	Appraised on	Add to Roll	Last Action	Residency Yr	Exempt	CD/YR
9001	9414	0	8/13/2019	4/3/1990	7/17/2024 1:07:40 PM		0	0

**Full Legal**
**Notes**

 SEC 14 TWP 17 RGE 22  
 PLAT BOOK H PAGE 058  
 BELLEVIEW HEIGHTS ESTATES UNIT 21  
 BLK 4 LOT 6

HIST VALUE

SALES HIST

EXEMPTIONS

LAND DESCRIPT

BUILDING INFO

MISC IMPROV

E911 ADDR

BASE YEAR

BACK

QUERY

FULL LEGAL

## PROPERTY APPRAISER DATA - PARCEL FULL LEGAL

**Parcel ID** 4221-004-006**Roll Year** 2024**OWNER** PETZOLT LINDA**APPRAISED ON** 8/13/2019**PROPERTY LOCATION** 14383 SE 42ND TER SUMMERFIELD**Full Legal**

SEC 14 TWP 17 RGE 22  
PLAT BOOK H PAGE 058  
BELLEVIEW HEIGHTS ESTATES UNIT 21  
BLK 4 LOT 6

[Detail](#)