

RM

RECOMMENDATION OF MARION COUNTY CODE ENFORCEMENT BOARD

On **March 12, 2025**, 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 **571485** 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 **JOHN TYSON**, for a rescission or reduction of the lien imposed by the Prior Order dated **August 16, 2013**, **HAROLD E ROGERS, 12190 NE 240TH AVE., SALT SPRINGS, PARCEL NO. 11497-001-00**, Marion County Florida.

The Board recommends to the Marion County Board of County Commissioners that the remaining lien amount as levied under its Prior Order be rescinded, upon payment of applicable administrative costs.

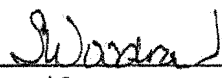
DONE AND ORDERED by the Code Enforcement Board of Marion County, Florida, this **14** day of **March, 2025**.



**MARION COUNTY
CODE ENFORCEMENT BOARD**

By: 
Tom Gaver, Vice-Chairperson

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that true copies of the foregoing Order have been furnished to **JOHN TYSON, 12175 NE 238TH TER., SALT SPRINGS, FL 32134**, by U.S. mail this 14 day of **March, 2025**.


Board Secretary

<p>Case Number 571485-MH</p>	<p>Marion County Code Enforcement Board</p>
<p>Item</p>	<p>HEARING DATE: MARCH 12, 2025</p>
<p>Code Officer MARK HOWARD</p> <p>Owner/Respondent HAROLD E ROGERS P O BOX 5172 SALT SPRINGS, FL 32134-5172</p> <p>Occupant/Violator HAROLD E ROGERS</p> <p>Verbal contact with owner/occupant Yes Harold Rogers</p> <p>Parcel Number Location 11497-001-00 12190 NE 240TH AVE SALT SPRINGS</p> <p>Complainant Anonymous</p> <p>Property Taxes 2024 Paid</p> <p>Assessed Value \$13,674</p>	<div data-bbox="459 373 1045 812">  </div> <div data-bbox="1005 846 1585 1285">  </div> <p>REQUEST TO APPEAR</p> <p>Violation: Marion County Code, Chapter 16, Article III, Section 16-92, by having an accumulation of junk</p> <p>Summary: A Code Enforcement Board lien was recorded in February 2016 for an accumulation of junk on the half acre R-1 zoned parcel on NE 240TH AVE, SALT SPRINGS. The new owner purchased the property at a tax deed sale for \$10,100.</p> <p>Department Recommendation The department's recommendation is that the Code Board recommend to the Board of County Commissioners that they deny the request to rescind the lien now totaling \$3,000. The County's costs in this case were \$1,017.35.</p>

Item

Notice Summary

Notice of Violation

October 2, 2012

October 26, 2012

November 27, 2012

January 28, 2013

April 4, 2013

Notice to Appear

April 30, 2013

BACKGROUND

On April 4, 2013, Code Officer Mark Howard mailed the final *Notice of Violation* to HAROLD E ROGERS for the violation on property located at 12190 NE 240TH AVE, SALT SPRINGS, parcel # 11497-001-00. On April 30, 2013, a *Notice to Appear* for the June 12, 2013 Code Enforcement Board (CEB) hearing was sent via certified mail. Proof of service was by certified mail signed by Mr Rogers. On June 12, 2013, Officer Howard presented the case to the CEB. Mr. Rogers was present and gave testimony. The CEB found him to be in violation and directed him to bring the violation into compliance on or before August 12, 2013, or be fined \$50 a day for each day up to a maximum of \$3,000. Proof of service for the Board Order was by certified mail signed by Mr Rogers. On August 14, 2013, the CEB imposed the fine per the prior order based on an *Affidavit of Continuing Violation* filed by Officer Howard. Mr Rodgers was not present at the hearing. The lien was recorded February 18, 2016.

On December 11, 2024, the JOHN TYSON SALT SPRINGS FARM TRUST purchased the property at a tax deed sale for \$10,100 Code Officer Tom Sapp visited the site on January 30, 2025, and found the property to be in compliance. Mr. Tyson has requested to appear before the Board to ask that the CEB lien be released.

Location

This 0.5 acre improved property is located within an R-1 Residential Zoning Classification.





**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

February 06, 2025

John Tyson
12175 NE 238th Terrace
Salt Springs, FL 32134

**RE: Request to Appear at the Code Enforcement Board Hearing on
Code Enforcement Case # 571485**

Your request to appear before the Code Enforcement Board for a possible rescission or reduction of the recorded lien on the above referenced case has been received and will be placed on the Agenda for **9:00 a.m., Wednesday, March 12, 2025**, at 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 any 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,

Sandra Woodrow

Sandra Woodrow
Marion County Growth Services
Code Enforcement Board Secretary

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)

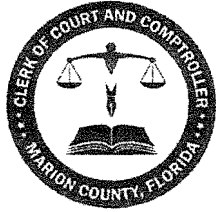
Si necesita que alguien le traduzca durante la audiencia, es su responsabilidad de adquirir tal persona. Por favor pídale a alguien que le acompañe que pueda brindarle este servicio.

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

March 25, 2025		Owner of Record: HAROLD E ROGERS	
Ref.: Case # 571485/694011		Folio # 11497-001-00	
Mailing Address:		Violation address:	
PO BOX 5172 SALT SPRINGS, FL 32134		12190 NE 240TH AVE SALT SPRINGS, FL 32134	
Final Administrative Order of the Marion County Code Enforcement Board			\$ 3,000.00
Recorded February 18, 2016		OR BK 6346 / PG 1030	
Affidavit of Compliance filed on ***			
Recorded ***		OR BK / PG	
Administrative Fees			\$ 1,017.35
<i>This order shall be a lien against any non-homestead real property or personal property now owned by the violator, and any non-homestead real property or personal property which violator may own in the future, until the satisfaction of this order.</i>			
<i>Total Amount Due</i>			\$4,017.35
PAYOFF VALID UNTIL April 9, 2025			
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) 671-8900. Sincerely, Sandra Woodrow Staff Assistant IV Marion County Growth Services Department			

JAN 31 2025

Received by: 



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: 01/23/2025

SALE # 296042

CERTIFICATE NUMBER: 4110-2020

NAME IN WHICH ASSESSED: ESTATE OF HAROLD E ROGERS

DESCRIPTION OF PROPERTY: 11497-001-00 SEC 26 TWP 13 RGE 25

S 1/2 OF N 1/2 OF NE 1/4 OF LOT 9 EX W 528 FT

Pursuant to Chapter 197, Florida Statutes, the above property was sold at public sale on **Dec-11-2024**, and a surplus of \$ 2,800.70 (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.

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

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 #: 296042 Cert#/year: 4110-2020 Parcel #: 11497-001-00 Sale Date: Dec-11-2024

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: 571485-Final Administrative Order of the MC Code Enforcement Board

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

Recording Date: 02/18/2016 Instrument #: 2016013940 Book/Page #: 6346/1030

(b) Original Lien Amount: \$ 3,000.00 Amount Due: \$ 3,032.22 Principal Remaining Due: \$ 3,032.22 ✓

Interest Due: \$ 0.00 Fees & Costs*: \$ 32.22 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 February 3, 2025 by Chuck Varadin who is ☒ personally known to me or ☐ has produced
_____ as identification and who did take an oath.

Notary Public

My Commission Expires _____

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. 9009-0059-05

PROPERTY ADDRESS - 19 CEDAR CIR, OCALA, FL 34472

PROPERTY APPRAISER DATA - PARCEL FULL LEGAL

SEC 08 TWP 16 RGE 23
PLAT BOOK J PAGE 083
SILVER SPRINGS SHORES UNIT 9
BLK 59 LOT 5



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO

DATE: 02/04/2025 03:43:28 PM

FILE #: 2025014962 OR BK 8529 PG 587

REC FEES: \$10.00 INDEX FEES: \$0.00

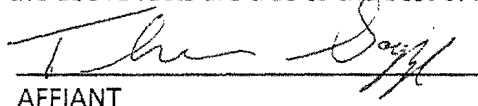
DDS: \$0 MDS: \$0 INT: \$0

CASE #571485 / 694011-

**MARION COUNTY CODE ENFORCEMENT BOARD LIEN ORDER
AFFIDAVIT OF COMPLIANCE**

1. The Marion County Code Enforcement Board found **HAROLD E ROGERS** to have violated as referenced in the Board Order dated **June 17, 2013**.
2. The violators were given until **August 12, 2013** to comply with said Order or be fined **fifty dollars (\$50.00) per day**, which shall continue to accrue daily, 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)**.
3. On **January 30, 2025**, at **9:48 a.m.**, I reinspected the property located at **12190 NE 240TH AVE SALT SPRINGS** for compliance.
4. I observed that the violation(s) has (have) been brought into compliance as of **January 30, 2025**.
5. The existing fine of **three thousand dollars (\$3,000.00)** will remain as a lien against any real or personal property owned by **HAROLD E ROGERS** until said fine is paid or otherwise extinguished by law. **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.**

I HEREBY swear under penalties of perjury that the above facts are true to the best of my knowledge.


AFFIANT

PERSONALLY KNOWN and sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 3 day of February, 2025, by Code Officer Thomas Sapp.


Signature of Notary Public-State of Florida



SANDRA COLEMAN
Notary Public
State of Florida
Comm# HH276559
Expires 8/13/2026

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


CLERK
MARION COUNTY CODE ENFORCEMENT



**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: 571485

Date: 2 3 25

Name: John Tyson

Address: 12175 NE 238th Terrace

Phone Number: 941 504 2250

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. Purchased Tax deed Sale,

Have cleaned property, Reduce or forgive
Fines.

Where you the owner of the property at the time the fine was imposed? MC

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

Was a title search performed? NO

How did you obtain the lien information? Tax Sale

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

Who was responsible for the violation being cleared/removed? MC

Are the property taxes paid? yes

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

Applicant's signature: [Signature]

Official Receipt - Marion County Board of County Commissioners

Transaction Number	Transaction Date	Posting Date	Payment Slip Number	Status
1356120	2/3/2025	2/3/2025	CC 694011	POSTED

JUNK AND LITTER AND UNSERVICEABLE VEHICLES, CANS BO PAYOR: JOHN TYSON
12190 NE 240TH AVE SALT SPRINGS
ROGERS HAROLD E
WORLEY Z E
COUNTY CODE

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
CASH		\$250.00

Total Cash \$250.00

Total Non Cash \$0.00

Grand Total \$250.00

User: CE344SW Cashier: CE344SW Location: 4 Station: DP20220771

Memo: \$250 PAYMENT FOR RE HEARING

01
1 Post

#296042

SUNSTATE TITLE, LLC

15800 E. Hwy 40

Silver Springs, FL 34488

Phone 352-625-1087

Fax 352-625-1160

Terrys.sunstatetitle@gmail.com

TAX COLLECTOR CERTIFICATION

**GEORGE ALBRIGHT, MARION COUNTY TAX COLLECTOR
OCALA, FLORIDA**

APPLICATION DATE: April 12, 2022

PARCEL NO. 11497-001-00

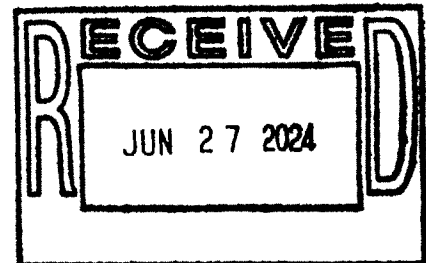
TAX COLLECTOR'S SEARCH NO. 2021-298

(As reflected on Tax Certificate)

TO: Clerk of the Circuit Court, Marion County, Florida

ISSUED in connection with Application for Tax Deed pursuant to Chapter 197.502(4) Florida Statutes; below are the names and addresses of the persons the Clerk is required to notify pursuant to Florida Statutes Chapter 197.522, prior to the sale of the property as per Florida Department of Revenue Rule 12D-13.060. I, George Albright, Tax Collector of Marion County, Florida, certify the following: That **ALICIA MARIE KENT,**
HOLDER OF TAX CERTIFICATE NO. 2020-04110, ISSUED ON THE 1ST DAY OF JUNE,
2020, and which encumbers the property located in Marion County, as legally described in the attached Tax Certificate, has filed same in my office and made written application for tax deed and the Tax Collector's Certificate Search has been paid. I further certify the following terms A through H are based on the Tax collector's Search:

Assessed Owner per Current Tax Roll:
ROGERS HAROLD E EST
C/O CHARMAINE HOLDER
5540 NE 7TH ST
OCALA FL 34470-1134



Search #2021-298

Parcel # 11497-001-00

A) Any apparent titleholder of record if the address of the owner appears on the record of conveyance of the lands to the (X Check here if the apparent title holder of record is the same as the person to whom the property was assessed on the tax roll for the year in which the property was last assessed): 3413/296

B) Any lienholder of record who has recorded a lien against the property described in the tax certificate if an address appears on the recorded lien: 4605/242, 5493/124, 6196/274, 6229/497, 6346/1030

C) Any mortgage of record if an address appears on the recorded mortgage: 3413/298

D) Any vendee of a recorded contract for deed if an address appears on the recorded contract or, if the contract is not recorded, any vendee who has applied to receive notice pursuant to s.197.344(1)(c): NONE

E) Any other lienholder who has applied to the tax collector to receive notice if an address is supplied to the collector by such lienholder: NONE

F) Any person to whom the property was assessed on the tax roll for the year in which the property was last assessed: NONE

G) Any lienholder of record who has recorded a lien against a mobile home located on the property described in the tax certificate if an address appears on the recorded lien and if the lien is recorded with the clerk of the circuit court in the County where the mobile home is located: NONE

H) Any legal titleholder of the record of property that is contiguous to the property described in the tax certificate, if the property described is submerged land or common elements of a subdivision and if the address of the titleholder of contiguous property appears on the record of conveyance of the property of the legal titleholder: NONE

TITLE COMPANY'S LIMITATIONS OF TAX COLLECTOR'S SEARCH

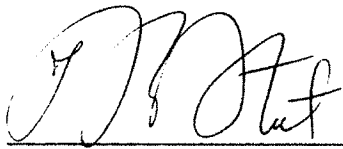
In conducting this search and preparing this report Sunstate Title, LLC has not undertaken to determine or report the identity of possible legal titleholders of record, mortgagees, or contract vendees whose addresses do not appear in the instrument giving rise to their rights. Sunstate Title, LLC has not undertaken to determine or report the identity of potential lienholders when both (1) the lienholder's address does not appear on the recorded lien and (2) the property is not described in the recorded lien. In addition, Sunstate Title, LLC has not attempted to discover and report any other outstanding interests or encumbrances in or on the property such as restrictive covenants, easements or potential judgment liens arising from judgments against persons or entities who may have an interest in the property but who are not identified in paragraphs (A) or (H) above.

Search #2021-298
Parcel # 11497-001-00

The search of Sunstate Title, LLC and this report were prepared solely to permit the Tax Collector of Marion County and/or his designee to prepare the Certificate required to be delivered by the Tax Collector of Marion County to the Clerk of the Circuit Court of Marion County under Section 197.502, Florida Statutes. This Certificate is based upon a search limited to the Official Records Book as defined in Sections 28.001(1) and 28.222, Florida Statutes, through 24TH day of JUNE, 2024. The foregoing Search accurately reflects matters recorded and indexed in the Official Records Books of Marion County, Florida, affecting title to the property described therein. Liability of Sunstate Title, LLC for any incorrect information contained in this search is limited to the Tax Collector of Marion County, Florida. This Search is not an opinion of title, title insurance policy, warranty of title, or any other assurance as to the status of title and shall not be used for the purpose of issuing title insurance.

Dated this 26 day of June, 2024.

SUNSTATE TITLE, LLC



By: Terry E. Stewart / Examiner

Search #: 2021-298

Parcel #: 11497-001-00

CERTIFICATION OF TAX DEED APPLICATION
SECTIONS 197.502 AND 197.542, FLORIDA STATUTES

Application Number
2021 000298

Date of Tax Deed Application
April 12, 2022

MC-513
Eff:07/19

Part 1:

2020 00004110 00	1st day of June 2020	Marion County	T1550
Applicant Name: ALICIA MARIE KENT 12451 NE 238TH TERRACE SALT SPRINGS FL 32134		Number: 032522 Property Number: R11497-001-00 Property Description: SEC 26 TWP 13 RGE 25 S 1/2 OF N 1/2 OF NE 1/4 OF LOT 9 EX W 528 FT	

Part 2: Certificates Owned by Applicant and Redeemed

Certificate Number	Date of Sale	Face Amount of Certificate	Interest	Total
2020 00004110 00	06/01/2020	\$708.11	\$74.35	\$782.46
2021 00003576 00	06/01/2021	\$614.14	\$64.48	\$678.62

Part 2 Total \$1,461.08

Part 3: Certificates Owned by Applicant and Redeemed

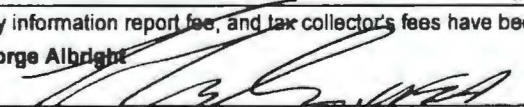
Certificate Number	Date of Sale	Face Amount of Certificate	Tax Collector's Fees	Interest	Total
2017 00004008 00	06/01/2017	\$317.29	\$6.25	\$280.80	\$604.34
2018 00003854 00	06/01/2018	\$352.14	\$6.25	\$248.26	\$606.65
2019 00003980 00	06/01/2019	\$524.73	\$6.25	\$275.48	\$806.46

Part 3 Total \$2,017.45

Part 4: Tax Collector Certified Amount (Lines 1 - 6)

1. Cost of all Certificates in Applicant's Possession and Other Certificates Redeemed By Applicant . . . (Total of Parts 2 & 3)	\$3,478.53
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	
3. Total of Current Taxes Paid by Tax Deed Applicant 2021	\$518.90
4. Property Information Report Fee	\$250.00
5. Tax Deed Application Fee	\$75.00
6. Additional Interest at 1.5% per month	\$1,750.58
7. Total (Lines 1 - 6)	\$6,073.01

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information report statement is attached.

George Albright
By 

* Done this the 2nd day of July 2024

Part 5: Clerk of Court Certified Amount (Lines 8 - 18)

8. Processing Tax Deed Fee	
9. Certified or Registered Mail Charge	
10. Advertising Charge (See s.197.542, F.S.)	\$60.00
11. Recording Fee for Certificate of Notice	
12. Sheriff's Fee	
13. Interest Computed by Clerk of Court Pursuant to Section 197.542, F.S.	
14. Total Paid (Lines 8 - 13)	\$6,133.01
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c)	
16. Statutory (Opening) Bid; Total of Lines (7, 14 and 15)	
17. Redemption Fee	\$6.25
18. Total Amount to Redeem	\$6,139.26

By _____ Date of Sale: _____

Marion County Tax Collector Office**Homestead Notification for Tax Deed Application**

Page: 1

Date: 07/02/2024

Certificate Holder Initiating Tax Deed Application:

ALICIA MARIE KENT

12451 NE 238TH TERRACE

SALT SPRINGS FL 32134

Holder Number: 32522

Home Telephone: 9413506732

Business Telephone:

Social Security or Federal I.D. No.:

Collector Information:

Name and address where correspondence should be sent:

George Albright

503 SE 25TH AVENUE

Ocala FL 34471

Tax Department Telephone number: 3523688200

Property Information:

Property Number: R11497-001-00

Certificate Number: 2020 00004110 00

Homestead Exemption IS NOT Claimed**on this parcel per the most recent county tax roll.****Current Owner Information:**

ROGERS HAROLD E EST

C/O CHARMAINE HOLDER

5540 NE 7TH ST

OCALA FL 34470-1134

Legal Description of Certificate Applied on:

SEC 26 TWP 13 RGE 25 S 1/2 OF N

1/2 OF NE 1/4 OF LOT 9 EX W 528

FT

Office of Tax Collector

Office of
George Albright
Tax Collector



Division of
LEGAL DEPARTMENT
PH: 352.368.8274
FAX: 352.368.8286
P.O. Box 970
Ocala, Florida 34478-0970
www.mariontax.com

Marion County
Florida

Search No. 2021-298
Parcel No. 11497-001-00

TO: Gregory C. Harrell, Clerk of the Court of Marion County, Florida
FROM: George Albright, Tax Collector of Marion County, Florida
RE: Identity of Parties entitled to notice pursuant to Section 197.502, Florida Statutes,
for Tax Certificate No. # 2020-00004110, Search No. # 2021-298, Parcel No. #
11497-001-00

DATE: 6-26-2024

After a careful review of documents supplied by Sunstate Title LLC, through June 24, 2024, updated by me through June 25, 2024, it is my opinion that the below listed parties would be entitled to notice pursuant to Section 197.502, Florida Statutes:

APPLICANT: ALICIA MARIE KENT
12451 NE 238TH TERRACE
SALT SPRINGS FL 32134

ASSESSED OWNER: *A.S.* HEIRS AND BENEFICIARIES OF THE ESTATE OF ROGERS HAROLD E
C/O CHARMAINE HOLDER
5540 NE 7TH ST
OCALA FL 34470-1134

A.S. HEIRS AND BENEFICIARIES OF THE ESTATE OF ROGERS HAROLD E
12190 NE 240TH AVE
SALT SPRINGS FL 32134

A.S. HEIRS AND BENEFICIARIES OF THE ESTATE OF ROGERS HAROLD E
PO BOX 5172
SALT SPRINGS FL 32134

A.S. HEIRS AND BENEFICIARIES OF THE ESTATE OF ROGERS HAROLD E
C/O RODMAN DEWITT-ROGERS
12245 LANE PARK RD
TAVARES, FL 32778

Search No. 2021-298
Parcel No. 11497-001-00

APPARENT TITLE OWNER (If different than Assessed Owner): NONE

LIEN HOLDER: FLORIDA DEPT OF REVENUE
DOR CHILD SUPPORT ENFORCEMENT
5431 E SILVER SPRINGS BLVD STE 2
SILVER SPRINGS FL 34488

KATHLEEN B. WHEELER
C/O CLERK OF THE COURT
DOMESTIC SUPPORT DIVISION
110 NW 1ST AVE
OCALA FL 34475

INTERNAL REVENUE SERVICE
PO BOX 145595
STOP 8420G
CINCINNATI OH 45250-5595

INTERNAL REVENUE SERVICE
400 W BAY STREET STOP 2710
JACKSONVILLE FL 32202-4410

MARION COUNTY CODE ENFORCEMENT
2710 E SILVER SPRINGS BLVD
OCALA FL 34470

MORTGAGE HOLDER: Z.E. WORLEY
15909 LANGLEY DR
BILOXI MS 39532-5625

Z.E. WORLEY
6205 S DALE MABRY
TAMPA FL 33611

Z.E. WORLEY
6207 S DALE MABRY
TAMPA FL 33611

VENDEE OF CONTRACT FOR DEED: N/A


Search No. 2021-298
Parcel No. 11497-001-00

MOBILE HOME LIEN: N/A

CONTIGUOUS OWNER FOR SUBMERGED LANDS: N/A

CONTIGUOUS OWNER FOR COMMON ELEMENTS OF SUBDIVISION: N/A

OTHER: *N/A*


Terry E. Stewart

CAUTION: THERE IS A CODE ENFORCEMENT LIEN IN FAVOR OF MARION COUNTY AT OR BOOK 6196/274, 6229/497 AND 6346/1030. SUCH LIENS SURVIVE THE ISSUANCE OF A TAX DEED AND REMAINS A LIEN ON THE PROPERTY.

SALE #296042

NOTICE OF APPLICATION FOR TAX DEED

CC# 6044011/571485
\$ 3000.-
Junk + Debris

NOTICE IS HEREBY GIVEN, THAT ALICIA MARIE KENT THE HOLDER OF THE FOLLOWING CERTIFICATE HAS FILED SAID CERTIFICATES 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: 4110

YEAR OF ISSUANCE: 2020

Marion County
Code Enforcement

DESCRIPTION OF PROPERTY:

OCT 24 2024

#11497-001-00

Received by: SW

SEC 26 TWP 13 RGE 25

S 1/2 OF N 1/2 OF NE 1/4 OF LOT 9 EX W 528 FT

NAME IN WHICH ASSESSED: ESTATE OF HAROLD E ROGERS

SAID PROPERTY BEING IN THE COUNTY OF MARION, STATE OF FLORIDA

UNLESS SAID CERTIFICATE SHALL BE REDEEMED ACCORDING TO LAW THE PROPERTY DESCRIBED IN SUCH CERTIFICATE SHALL BE SOLD TO THE HIGHEST BIDDER ONLINE AT WWW.MARION.REALTAXDEED.COM SCHEDULED TO BEGIN AT 9:00 AM EST ON 11TH DAY OF DECEMBER, 2024 OR ANY SUBSEQUENT SALE DATE

Dated this Oct-22-2024

Signature

Gregory C. Harrell



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

PUBLISH: Oct-22-2024 Oct-29-2024 Nov-05-2024 Nov-12-2024

WARNING!

THERE ARE UNPAID TAXES ON THE PROPERTY WHICH YOU OWN OR HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON Dec-11-2024 AT 9:00 A.M. UNLESS THE BACK TAXES ARE PAID. FOR FURTHER INFORMATION REGARDING THE SCHEDULED AUCTION, CONTACT GREGORY C. HARRELL, CLERK OF THE COURT AND COMPTROLLER, ATTN: TAX DEEDS AT 19 N. PINE AVENUE ROOM 125, OCALA, FL 34475 OR PO BOX 1030, OCALA, FL. 34478-1030 OR BY TELEPHONE AT (352) 671-5647 OR 671-5648.

FOR INFORMATION CONCERNING THE TAXES OR TO MAKE PAYMENT, CONTACT GEORGE ALBRIGHT, TAX COLLECTOR, ATTN: DELINQUENT TAX DEPT AT 503 SE 25TH AVENUE, OCALA, FL 34471 OR PO BOX 2002, OCALA, FL. 34478-2002 OR AT (352) 368-8274.

DELINQUENT REAL ESTATE TAXES DUE FOR THE YEARS: 2021, 2019, 2020, 2016, 2017, 2018

REDEMPTION AMOUNT: \$ 7,305.55

MAKE PAYABLE TO: GEORGE ALBRIGHT, TAX COLLECTOR, MARION COUNTY
MAIL TO: P.O. BOX 2002; OCALA, FL 34478-2002

PAYMENTS MUST BE IN THE FORM OF: MONEY ORDER, CASHIER'S CHECK OR CERTIFIED CHECK FOR THE TOTAL REDEMPTION AMOUNT LISTED ABOVE.

FINAL ADMINISTRATIVE ORDER OF THE MARION COUNTY CODE ENFORCEMENT BOARD

This cause having come before the Code Enforcement Board of Marion County, Florida on **August 14, 2013**, on the petition of Marion County for an Order imposing a fine in Case Number **571485-MH** 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 **12190 NE 240th AVENUE, SALT SPRINGS**, Marion County, Florida, was (were) not brought into compliance on or before **August 12, 2013**, as required by the previous Order of this Board dated **June 17, 2013**.
2. In accord with the previous Order of this Board which is incorporated herein by reference, there is hereby imposed upon **HAROLD E. ROGERS**, a fine in the amount of **fifty dollars (\$50.00) per day, beginning August 13, 2013**, 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.

The holder of this order and the lien hereunder is the Marion County Board of County Commissioners, with the address of 601 SE 25th Avenue, Ocala, FL 34471.

DONE AND ORDERED by the Code Enforcement Board of Marion County, Florida, this 16th day of **August, 2013**.

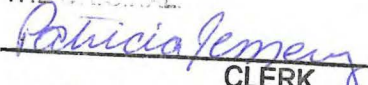
DAVID R ELLSPERMANN CLERK & COMPTROLLER MARION CO
DATE: 02/18/2016 10:32:27 AM
FILE #: 2016013940 OR BK 6346 PG 1030
REC FEES: \$10.00 INDEX FEES: \$0.00
DDS: \$0 MDS: \$0 INT: \$0

**MARION COUNTY
CODE ENFORCEMENT BOARD**

By: 
F. Joe Krim Jr., Chairperson

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true copy of the foregoing Order has been furnished to **HAROLD E. ROGERS, PO BOX 5172, SALT SPRINGS, FL 32134**, by U.S. mail this 16th day of **August, 2013**.

THIS IS A
TRUE COPY OF
THE ORIGINAL

CLERK
MARION COUNTY CODE ENFORCEMENT




Board Secretary