

### RECOMMENDATION OF MARION COUNTY CODE ENFORCEMENT BOARD

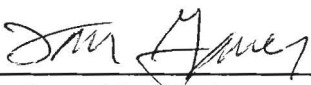
On **May 14, 2025**, the Code Enforcement Board of Marion County, Florida, pursuant to Chapter 2, Article V of the Marion County Code, held a hearing on case number **932492** issued by a Marion County Code Inspector. Based upon the evidence and testimony presented, and by a motion approved by a majority of those members present and voting, the Code Enforcement Board adopted the following recommendation(s):

Based upon a request from **MG CATTLE CO LLC, NATHAN GARCIA R/A**, for a rescission or reduction of the lien imposed by the Prior Order dated **March 15, 2024**, **LYNDON AHMAD RASHAD KNOWLES and FLOR DENIS FAMILIA, TOWN OF ORANGE SPRINGS LOT 3 & PT 4 ALONG NE HWY 315, FORT MCCOY**, Parcel No. **00009-000-00**, Marion County Florida.

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recommends to the Marion County Board of County Commissioners that the lien amount as levied under its Prior Order be rescinded, upon payment of applicable administrative/case costs.

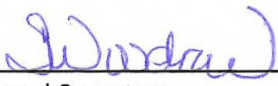
DONE AND ORDERED by the Code Enforcement Board of Marion County, Florida, this **16** day of **May, 2025**.

#### 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 **MG CATTLE CO LLC, NATHAN GARCIA R/A, 1553 E FT KING ST, OCALA, FL 34471** by U.S. mail this **16** day of **May, 2025**.

  
Board Secretary

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

May 28, 2025

Ref.: Case # 932942

Folio # 00009-000-00

Mailing Address:

Violation address:

LYNDON AHMAD RASHAD KNOWLES  
FLOR DENIS FAMILIA  
18361 SW 57TH ST  
FORT LAUDERDALE, FL 33331

TOWN OF ORANGE SPRINGS  
LOT 3 & PT 4 NE HWY 315,  
FORT MCCOY, Florida

Final Administrative Order of the Marion County Code Enforcement Board

Recorded May 13, 2024

OR BK 8320 / PG 1309

\$ 6,000.00

Affidavit of Compliance filed on April 24, 2025

Recorded April 25, 2025

OR BK 8595 / PG 1150

\$ 1,401.85

CE Code Case costs

***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.***

Total Amount Due

**\$7,401.85**

**PAYOFF VALID UNTIL**

**July 1, 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,


Patricia Jemery  
Administrative Assistant  
Marion County Growth Services Department

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		\$0.00	
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	2	\$220.60	932492
FY 24	\$1,459,986.95	\$58,399.48	\$1,518,386.43	12854	\$118.13	10	\$1,181.26	932492
FY 25		\$0.00	\$0.00		#DIV/0!		#DIV/0!	
FY 26		\$0.00	\$0.00		#DIV/0!		#DIV/0!	
FY 27		\$0.00	\$0.00		#DIV/0!		#DIV/0!	

\$ 1,401.85 Total



<p><b>Case Number</b> 932492-SL</p>	<p><b>Marion County Code Enforcement Board</b></p>
<p><b>Item 7.2</b></p>	<p><b>HEARING DATE: MAY 14, 2025</b></p>
<p><b>Code Officer</b> S. LEON</p> <p><b>Owner/Respondent</b> LYNDON AHMAD RASHAD KNOWLES &amp; FLOR DENIS FAMILIA 18361 SW 57TH ST FORT LAUDERDALE, FL 33331</p> <p><b>Occupant/Violator</b> LYNDON AHMAD RASHAD KNOWLES &amp; FLOR DENIS FAMILIA</p> <p><b>Verbal contact with owner/occupant</b> Yes MR. KNOWLES</p> <p><b>Parcel Number</b> <b>Location</b> 00009-000-00</p> <p>TOWN OF ORANGE SPRINGS LOT 3 &amp; PT 4 NE HWY 315, FORT MCCOY</p> <p><b>Complainant</b> Citizen</p> <p><b>Property Taxes</b> Paid</p>	<div data-bbox="467 422 1549 905">  </div> <p><b>REQUEST TO APPEAR</b></p> <p><b>Violation:</b> Marion County Land Development Code, Article 4, Division 2, Section 4.2.2, Requirements for all agricultural zoning classifications, and Marion County Land Development Code, Article 4, Division 3, Section 4.3.27 Accessory Structures</p> <p><b>Summary:</b> A Code Enforcement Board lien was recorded May 13, 2024, for code violations on the 6.87 acre parcel in the TOWN OF ORANGE SPRINGS. The mortgagee filed for foreclosure in June 2024 but did not foreclose the County's lien. On March 11, 2025, the new owner requested relief from the lien.</p> <p><b>Department Recommendation</b> The department's recommendation is that the Code Board recommend to the Board of County Commissioners that they deny the request to reduce / rescind the lien now totaling \$6,000. Code Enforcement case costs are \$1,401.85.</p>

**Item 7.2**

**Notice Summary**

*Notices of Violation*  
September 15, 2023

*Notice of Hearing*  
December 20, 2023

**Location**

The 6.87 acre unimproved property is located within an A-1 Agricultural Zoning Classification, Town of Orange Springs subdivision.

**Market Value**

\$ 73,150

**Assessed Value**

\$ 69,751

**BACKGROUND**

On Sept. 14, 2023, Code Officer S. Leon mailed a *Notice of Violation* to LYNDON AHMAD RASHAD KNOWLES & FLOR DENIS FAMILIA for violations on property located at TOWN OF ORANGE SPRINGS LOT 3 & PT 4, along NE HWY 315, FORT MCCOY, parcel # 00009-000-00. On Dec. 20, 2023, a *Notice to Appear* for the Feb. 14, 2024 Code Enforcement Board (CEB) hearing was sent via certified mail to the owners and mortgagee. On Feb. 14, 2024, the case was presented to the CEB. The respondents were not present. The CEB found them to be in violation and directed them to bring the violation(s) into compliance on or before March 7, 2024, or be fined \$100 a day up to a maximum of \$6,000. On March 13, 2024, the CEB imposed the fine per the prior order based on an Affidavit of Continuing Violation filed by Officer Leon. The lien was recorded May 13, 2024.

On Feb. 19, 2025, MG Cattle Co LLC purchased the property at the foreclosure sale, and the violations have been removed from the property. Mr. Garcia has requested to appear before this Board to ask that the CEB lien be reduced or released. The Property Appraiser lists the 20 assessed value of the property as \$.00.



**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 16, 2025

MG CATTLE CO LLC  
NATHAN GARCIA  
1553 E FT KING ST  
OCALA, FL 34471

**RE: Request to Appear at the Code Enforcement Board Hearing on  
Code Enforcement Case # 932492**

Your request to appear before the Code Enforcement Board for a possible rescission or reduction of the unrecorded fine on the above referenced case has been received and will be placed on the Agenda for **9:00 a.m., Wednesday, May 14, 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

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

Marion County  
Code Enforcement

MAR 12 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:

932492

Date:

3/11/2025

Name:

MG CATTLE Co., LLC - NATHAN GARCIA

Address:

1553 E Fort KING St. Ocala, FL 34471

Phone Number:

(352) 401-3755


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. PLEASE SEE ATTACHED.



MAR 12 2025

Received by: 

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? No - Foreclosure

Was a title search performed? YES after the foreclosure suit

How did you obtain the lien information? the title search mentioned above

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? WE paid to have it cleaned up & removed the violation

Are the property taxes paid? Yes

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

Applicant's signature: A-R-G-

MAR 12 2025

Received by: 

To the Marion County Code Enforcement Board:

Case #932492

We were the Mortgagee on the property in which the violation occurred. At the time of the violation, the Mortgagor was delinquent on their mortgage. We attempted to get in touch with them via phone, email, us postal mail and usps overnight mail but were unable. We received the notice from the County regarding the violation in March. I asked our legal counsel if I was permitted under the laws of the State to enter onto the property to remedy the issue and since it was personal property on the land, he advised that I did not have that right. We started the foreclosure process in April 2024 but due to the length of time it takes to get those type of suits through the court system, it was not finalized until March 5<sup>th</sup>, 2025. By December of 2024 we had gone far enough in the foreclosure process that we felt we had enough legal justification to pay to have the violation resolved so we did. I have attached a copy of that paid invoice and cleared check. We have never been involved in a code violation case so I was unaware of the process but it was my understanding that the foreclosure would have cleaned up the financial part of the code issue and since we already had the property cleaned up I didn't think there was anything left to do but apparently that is not the case. Since I did not commit the violation nor was I the owner of the property when the violation was committed and I had the property cleaned up just as soon as I was legally able and that I have never been involved with a code case before, I am requesting as much relief as the authorities will permit. Thank you for your consideration.



# LEGAL REQUEST MEMORANDUM (LRM)

APR 15 2025

Received by: (P)

From: (Name) Jemery Patricia (Dept) Code Enforcement - 3440  
(Title) Administrative Assistant (Phone) 352-671-8912  
Signature Patricia Jemery Date Wednesday, April 9, 2025

The Office of the County Attorney is requested to provide legal assistance as detailed in this legal request and supporting documents (attached).

Request for: ☐ New Document ☒ Review & Comment ☐ RESUBMIT LRM No. \_\_\_\_\_  
☐ Approve as to Form ☐ Other

## Description of Request

932492 - Please review and advise if the lien was foreclosed.

For more information or discussion, contact: ☒ Same as above  
(Name) \_\_\_\_\_ (Title) \_\_\_\_\_ (Phone) \_\_\_\_\_  
Last First

Agenda Item? ☐ Yes ☒ No Agenda Date: \_\_\_\_\_  
Agenda Deadline Date for Legal: \_\_\_\_\_ Agenda Deadline Date for Admin: \_\_\_\_\_

**Note: Please allow a MINIMUM of 5 working days BEFORE deadlines for LRM to be completed.**

DO NOT COMPLETE - Office of the County Attorney use ONLY

LRM No. 2025-318  
Assigned to: ☒ Linda Blackburn, Asst. County Attorney  
☐ Matthew Guy Minter, County Attorney ☐ Dana E. Olesky, Chief Asst. County Attorney ☐ Thomas Schwartz, Asst. County Attorney ☐ Valdoston Shealey, Asst. County Attorney

Outcome: ☐ Approved as to form and legal sufficiency  
☐ Approved with revisions: ☐ Suggested ☐ Completed  
☒ Other: (P) LIEN WAS NOT FORECLOSED. COUNTY WAS NOT GIVEN NOTICE OR INCLUDED IN PRIMARY MORTGAGEE'S FORECLOSURE ACTION.  
Date Received: \_\_\_\_\_

**RECEIVED**  
By Victoria Ryder at 11:54 am, Apr 10, 2025

Attorney Signature: Linda Blackburn Date: April 14, 2025  
Staff Signature: William Luck Date: 4/14/25 Returned: ☒ Department ☐ Admin ☐ Completed



MCCC - CIVIL  
JAN 9 '25 AM 9:18

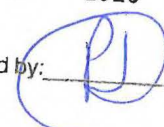
IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT  
IN AND FOR MARION COUNTY, FLORIDA

Marion County  
Code Enforcement

MG CATTLE CO., LLC, a Florida limited liability  
Company

APR - 9 2025

Plaintiff,

Received by: 

vs

CASE NO.: 2024-CA-1123

LYNDON AHMAD RASHAD KNOWLES and  
FLOR DENIS FAMILIA, husband and wife,

Defendants.

SUMMARY FINAL JUDGMENT OF FORECLOSURE

THIS CAUSE having come before the Court upon the Complaint of the Plaintiff, and the Plaintiff's Motion for Entry Summary Final Judgment of Foreclosure, the Court having considered said pleadings and supporting affidavits, no opposing affidavits having been filed, and being otherwise fully advised in the premises, it is

ORDERED AND ADJUDGED that:

1. The Court makes finding that there is no material issue of law or fact with respect to this issue, and Plaintiff is entitled to a Summary Final Judgment of Foreclosure in its favor as a matter of law.
2. **Amounts Due.** Plaintiff, MG CATTLE CO., LLC, a Florida limited liability company, whose mailing address is 1553 E Fort King Street, Ocala FL 34471, is due under the Note and Mortgage sued upon herein, the following sums:

Principal	\$69,544.46
Interest from February 1, 2024 to January 8, 2025	\$11,926.11
Monthly collection fees	\$40.00
Late charges	\$212.00
Title Search expense	\$150.00



Attorneys' fees total	\$3,850.00
Court costs, now taxed	\$1,984.00
Subtotal	\$87,706.57
TOTAL	\$87,706.57

That shall bear interest at the legal rate.

3. **Lien on Property.** Plaintiff holds a lien for the sum superior to any claim or estate of the Defendants, LYNDON AHMAD RASHAD KNOWLES and FLOR DENIS FAMILIA, husband and wife, and all persons claiming under or against said Defendants, on the following described property located in Marion County, Florida, and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

4. **Sale of Property.** If the total sum with interest at the rate described in Paragraph 2 and all cost of this action accruing subsequent to this Judgment are not paid, the Clerk of the Court shall sell the property at public sale on the 19<sup>th</sup> day of Feb., 2025 by electronic sale beginning at 11:00 a.m. on the prescribed date at www.marion.realforeclose.com to the highest bidder for cash, except as prescribed in paragraph 5, in accordance with §45.031, Florida Statutes. The Court may cancel the sale at the request of the Plaintiff or Plaintiffs' counsel without further order of Court.

5. **Costs.** Plaintiff shall advance all subsequent costs of this action and shall be reimbursed for them by the Clerk if Plaintiff is not the purchaser of the property at the sale, however, that the purchaser of the property for sale shall be responsible for the documentary stamps payable on the certificate of title. If plaintiff is the purchaser, the Clerk shall credit Plaintiff's bid with the total sum with interest and costs accruing subsequent to this Judgment, or such part of it as is necessary to pay the bid in full.

6. **Distribution of Proceeds.** On filing the Certificate of Title, the Clerk shall distribute the proceeds of the sale, so far as they are sufficient by paying: (1) all Plaintiff's costs; (2) documentary stamps affixed to the Certificate of Title; (3) Plaintiff's attorneys' fees; (4) the total sum due to Plaintiff's less the items paid plus interest at the rate prescribed by law from this date to the date of the sale. The Clerk shall retain any further amounts in the registry of the Court pending disposition by this Court of the relative priorities of the lien holders herein.

7. **Right of Redemption/Right of Possession.** On filing the Certificate of Title the Defendants, LYNDON AHMAD RASHAD KNOWLES and FLOR DENIS FAMILIA, husband and wife, and all persons claiming under or against said Defendants, since the filing of the Notice of Lis Pendens, shall be foreclosed of all estate or claim in the property, and the defendant's right of redemption as prescribed by Section 45.0315, *Florida Statutes*, shall be terminate, except as to claims of rights under Chapter 718 or Chapter 720, *Florida Statutes*, if any. Upon filing the Certificate of Title, the person named on the Certificate of Title shall be let into possession of the property.

8. **Attorney Fees.** The Court finds based upon the affidavits/testimony presented and upon inquiry of counsel for the Plaintiff that 11 hours were reasonably expended by Plaintiff's counsel and that an hourly rate \$350.00 per hour is appropriate. Plaintiff's counsel represents that the attorneys' fees awarded does not exceeded its contract fee with the plaintiff. The Court finds that there is/are no reduction or enhancement factors for consideration by the Court pursuant to Florida Patient's Compensation Fund v. Rowe, 472 So.2d 1145 (Fla. 1985). Accordingly, attorney's fee in the amount of \$3,850.00 is awarded attorney for the Plaintiff.

9. **Jurisdiction Retained.** Jurisdiction of this action is retained to enter any further orders as are proper, including, without limitation, a deficiency judgment and writs of possession.

10. IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDGMENT.

IF YOU ARE A SUBORDINATE LIEN HOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

IF YOU ARE THE PROPERTY OWNER, YOU MAY CLAIM THESE FUNDS YOURSELF. YOU ARE NOT REQUIRED TO HAVE A LAWYER OR ANY OTHER REPRESENTATION AND YOU DO NOT HAVE TO ASSIGN YOUR RIGHTS TO ANYONE ELSE IN ORDER TO CLAIM ANY MONEY TO WHICH YOU ARE ENTITLED. PLEASE CHECK WITH THE **CLERK OF COURTS, CIRCUIT COURT DIVISION, 110 NW 1<sup>ST</sup> AVENUE, OCALA, FLORIDA 34475, (352)671-5610**, WITHIN TEN DAYS AFTER THE SALE TO SEE IF THERE IS ADDITIONAL MONEY FROM THE FORECLOSURE SALE THAT THE CLERK HAS IN THE REGISTRY OF THE COURT.

IF YOU DECIDE TO SELL YOUR HOME OR HIRE SOMEONE TO HELP YOU CLAIM THE ADDITIONAL MONEY, YOU SHOULD READ VERY CAREFULLY ALL PAPERS YOU ARE REQUIRED TO SIGN, ASK SOMEONE ELSE, PREFERABLY AN ATTORNEY WHO IS NOT RELATED TO THE PERSON OFFERING TO HELP YOU, TO

MAKE SURE THAT YOU UNDERSTAND WHAT YOU ARE SIGNING, AND THAT YOU ARE NOT TRANSFERRING YOUR OR THE EQUITY IN YOUR PROPERTY WITHOUT THE PROPER INFORMATION. IF YOU CANNOT AFFORD TO PAY AN ATTORNEY, YOU MAY CONTACT COMMUNITY LEGAL SERVICES, 2300 SE 17<sup>TH</sup> STREET, SUITE 201, OCALA, FLORIDA 34471, (352)629-0105, TO SEE IF YOU QUALIFY FINANCIALLY FOR THEIR SERVICES. IF THEY CANNOT ASSIST YOU, THEY MAY BE ABLE TO REFER YOU TO A LOCAL BAR REFERRAL AGENCY OR SUGGEST OTHER OPTIONS. IF YOU CHOOSE TO CONTACT COMMUNITY LEGAL SERVICES FOR ASSISTANCE, YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER RECEIPT OF THIS NOTICE.

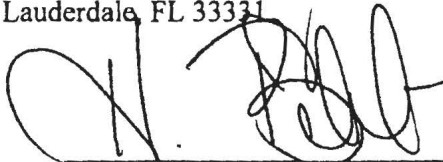
DONE AND ORDERED in Chambers at Ocala, Marion County, Florida, this 8<sup>th</sup> day January, 2025.

  
Lisa Herndon, Circuit Judge

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing was furnished by U.S. Mail/E-Service this \_\_\_\_ day of January, 2025, to: Robert D. Wilson, WILSON & WILLIAMS PA, [bob@wwpalaw.com](mailto:bob@wwpalaw.com) and [star@wwpalaw.com](mailto:star@wwpalaw.com); Jon McGraw, Esq. MCGRAW, RAUBA & MUTARELLI, P.A. [jon@lawmrm.com](mailto:jon@lawmrm.com); Lyndon Ahmad Rashad Knowles and Flo Denis Familia, last known address: 18361 SW 57<sup>th</sup> St, Ft Lauderdale, FL 33331

WILSON & WILLIAMS PA  
954 EAST SILVER SPRINGS BOULEVARD  
OCALA, FL 34470

  
~~Judicial Assistant~~ Deputy Clerk

MCGRAW, RAUBA, & MUTARELLI PA  
35 SE 1ST AVE, FIRST FLOOR  
OCALA, FL 34471



## EXHIBIT "A"

### Tract 30

Lot 3, and a portion of Lot 4, Block 6, Range 2 West, and a portion of Lot 4, Block 6, Range 1 West, and a portion of Lake Avenue, and a portion of Pearson Street, and a portion of Hull Street, of Orange Creek, according to the Plat thereof, recorded in Plat Book "A", Page 24, Public Records of Marion County, Florida, all of the above being more particularly described as follows: Begin at the Southeast corner of the Southwest 1/4 of the Southeast 1/4 of Section 25, Township 11 South, Range 23 East, Marion County, Florida; thence South 89 Degrees 38'57" West, along the South line of said Southwest 1/4 of the Southeast 1/4, a distance of 213.20 feet to a point on the East right-of-way line of Northeast Highway No. 315 (80 feet wide); thence departing said South line, proceed North 37 Degrees 01'37" East, along said East right-of-way line, a distance of 301.26 feet to a point on the arc of a non-tangent curve concave Northwest, having a radius of 2704.79 feet and a central angle of 04 Degrees 48'01"; thence Northerly along said East right-of-way line and the arc of said curve 243.37 feet (chord bearing and distance of North 34 Degrees 38'20" East, 243.29 feet) to a point on the North line of aforesaid Lot 4, Block 6, Range 2 West; thence departing said East right-of-way line, proceed South 85 Degrees 57'59" East, along said North line and along the North line of aforesaid Lot 3, Block 6, Range 2 West and its Easterly extension thereof, and along the North line of aforesaid Lot 4, Block 6, Range 1 West, a distance of 553.64 feet; thence departing said North line of Lot 4, Block 6, Range 1 West, proceed South 00 Degrees 29'36" East, 396.39 feet to a point on the South line of the Southeast 1/4 of the Southeast 1/4 of aforesaid Section 25; thence South 89 Degrees 38'57" West, along said South line, a distance of 662.20 feet to the Point of Beginning.

Parcel No. 00009-000-00



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Limited Liability Company  
MG CATTLE CO., LLC

### Filing Information

<b>Document Number</b>	L10000132153
<b>FEI/EIN Number</b>	27-4417544
<b>Date Filed</b>	12/29/2010
<b>Effective Date</b>	01/01/2011
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	LC NAME CHANGE
<b>Event Date Filed</b>	10/23/2017
<b>Event Effective Date</b>	NONE

### Principal Address

1553 E FORT KING STREET  
OCALA, FL 34471

Changed: 04/16/2025

### Mailing Address

1553 E FORT KING STREET  
OCALA, FL 34471

Changed: 04/16/2025

### Registered Agent Name & Address

GARCIA, NATHAN  
1553 E FORT KING STREET  
OCALA, FL 34471

Address Changed: 04/16/2025

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

Garcia, Nathan R  
1553 E FORT KING STREET  
OCALA, FL 34471

## Title MGR

McBride, Raymond E  
 1553 E FORT KING STREET  
 OCALA, FL 34471

Annual Reports

Report Year	Filed Date
2023	04/17/2023
2024	03/19/2024
2025	04/16/2025

Document Images

<a href="#">04/16/2025 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/19/2024 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/17/2023 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/07/2022 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/14/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/24/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/10/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/10/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/10/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/13/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/22/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/22/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/17/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/23/2013 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/09/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">12/29/2010 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO  
DATE: 04/25/2025 04:01:47 PM  
FILE #: 2025055105 OR BK 8595 PG 1150  
REC FEES: \$10.00 INDEX FEES: \$0.00  
DDS: \$0 MDS: \$0 INT: \$0

CASE # 932492

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

1. The Marion County Code Enforcement Board found **LYNDON AHMAD RASHAD KNOWLES & FLOR DENIS FAMILIA** to have violated **Marion County Land Development Code, Article 4, Division 2, Section 4.2.2, Requirements for all agricultural zoning classifications, by having an accessory use without a principal structure, and Marion County Land Development Code, Article 4, Division 3, Section 4.3.27 Accessory Structures, by having an accessory structure without a principal structure, as referenced in the Board Order dated February 16, 2024.**
2. The violator(s) was (were) given until **March 7, 2024**, to comply with said Order or be fined **one hundred dollars (\$100.00) 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 **six thousand dollars (\$6,000.00).**
3. On **April 15, 2025, at 11:15 a.m.**, I reinspected the property located at **TOWN OF ORANGE SPRINGS LOT 3 & PT 4 NE HWY 315, FORT MCCOY** for compliance.
4. I observed that the violation(s) has (have) been brought into compliance as of **April 15, 2025.**
5. The existing fine of **six thousand dollars (\$6,000.00)** will remain as a lien against any real or personal property owned by **LYNDON AHMAD RASHAD KNOWLES & FLOR DENIS FAMILIA** until said lien 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 24 day of April, 2025, by Code Officer Sandra Leon.

  
Signature of Notary Public-State of Florida

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

  
CLERK  
MARION COUNTY CODE ENFORCEMENT

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





## **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

Case No.: 932492-SL2

April 24, 2025

LYNDON AHMAD RASHAD KNOWLES & FLOR DENIS FAMILIA  
18361 SW 57TH ST  
FORT LAUDERDALE, FL 33331

MTG: MG CATTLE CO LLC  
1553 E FT KING ST  
OCALA, FL 34471

Parcel # 00009-000-00 / TOWN OF ORANGE SPRINGS LOT 3 & PT 4 NE HWY 315, FORT MCCOY

This is to formally notify you that Marion County no longer considers you to be in violation of:

- **Marion County Land Development Code, Article 4, Division 2, Section 4.2.2, Zoning Classifications**, by having accessory use without a principal structure.
- **Marion County Land Development Code, Article 4, Division 3, Section 4.3.27 Accessory Structures**, by having accessory structure(s) without a principal structure located on the property.

We thank you for your cooperation in resolving this matter.

Respectfully,

**S. Leon**

Code Enforcement Officer  
**352-671-8907**  
sandra.leon@MarionFL.org



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO  
DATE: 05/13/2024 11:49:19 AM  
FILE #: 2024060833 OR BK 8320 PG 1309  
REC FEES: \$10.00 INDEX FEES: \$0.00  
DDS: \$0 MDS: \$0 INT: \$0

**FINAL ADMINISTRATIVE ORDER OF  
THE MARION COUNTY CODE ENFORCEMENT BOARD**

This cause having come before the Code Enforcement Board of Marion County, Florida on **March 13, 2024**, on the petition of Marion County for an Order imposing a fine in Case Number **932492** 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 Land Development Code, Article 4, Division 2, Section 4.2.2, Requirements for all agricultural zoning classifications, by having an accessory use without a principal structure, and Marion County Land Development Code, Article 4, Division 3, Section 4.3.27 Accessory Structures, by having an accessory structure without a principal structure**, on real property located at **TOWN OF ORANGE SPRINGS LOT 3 & PT 4 ALONG NE HWY 315, FORT MCCOY, Parcel No. 00009-000-00**, Marion County, Florida, was (were) not brought into compliance on or before **March 7, 2024**, as required by the previous Order of this Board dated **February 16, 2024**.
2. In accord with the previous Order of this Board which is incorporated herein by reference, there is hereby imposed upon **LYNDON AHMAD RASHAD KNOWLES and FLOR DENIS FAMILIA**, a fine in the amount of **one hundred dollars (\$100.00) per day, beginning March 8, 2024**, 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 or until extinguished by law. Upon recordation the fine has reached its maximum amount and the amount of the Code Enforcement lien is **six thousand dollars (\$6,000.00)**. 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. 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. 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 **15** day of **March, 2024**.

**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 **LYNDON AHMAD RASHAD KNOWLES and FLOR DENIS FAMILIA, 18361 SW 57TH ST., FORT LAUDERDALE, FL 33331** by certified mail #**7021 0950 0000 8622 7474**; **MTG: MG CATTLE CO LLC, 1553 E FT KING ST., OCALA, FL 34471** by certified mail # **7021 0950 0000 8622 7481** this **15** day of **March, 2024**.

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

**Patricia Lemery**  
CLERK  
MARION COUNTY CODE ENFORCEMENT



**St. Woodard**  
Board Secretary