

**CERTIFICATION AND CLAIM OF LIEN
UNSAFE STRUCTURE**

DAVID R. ELLSPERMANN, CLERK OF COURT MARION COUNTY
DATE: 10/27/2009 04:34:03 PM
FILE #: 2009092932 OR BK 05271 PG 0628
RECORDING FEES 10.00

TO: MICHAEL A KURPIL
105 COLD SPRING RD
LIBERTY, NY 12754

NOTICE IS HEREBY GIVEN and the undersigned hereby certifies that the unsafe structure located at **9414 SE 195TH AVE, OCKLAWAHA**, Marion County, Parcel #**4018-012-040**, has been removed at County expense, pursuant to a violation notice dated **February 17, 2009**, Code Enforcement case number **521656JB**.

The undersigned certifies that the actual cost of remedying the violation, including expenses, totals **three thousand ten dollars and twelve cents (\$3,010.12)** 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 **15th day of October, 2009**.



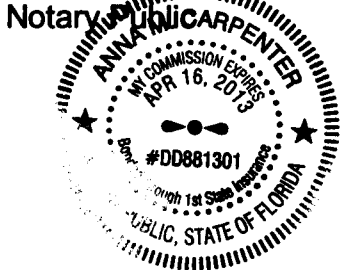
Lee Niblock
County Administrator

Sworn to and subscribed before me this
26th day of October, 2009
by Lee Niblock, who is personally
known to me.

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



Notary Public



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

February 17, 2026	dlefevre19@yahoo.com
Ref.: Case No.: 521656	Folio NO.: 4018-012-040
Mailing Address MICHAEL A KURPIL 105 COLD SPRING RD LIBERTY, NY 12754	Violation Address 9414 SE 195TH AVE OCKLAWAHA, FL 32179

Certification and Claim of Lien Amount		\$ 2,750.00
Administrative and Collection fees		\$ 260.12
Sub Total		\$ 3,010.12
Certification and Claim of Lien Recorded with Marion County Clerk of Court Official Records Book 05271 / Page 0628		
Lien recorded on	10/27/2009	
Payoff void until	3/3/2026	
Total number of days the lien has been recorded	5970	
Total Amount of Interest		\$ 5,008.60
Case costs		\$ 464.20
Payments received		\$ -
Total Amount Due		\$ 8,482.92

Payoff valid until March 3, 2026

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

Marion County Code Enforcement
Attn: Liens
2710 E. Silver Spring Blvd.
Ocala, FL 34470

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

Sincerely,

Virginia Cordova
Staff Assistant
Marion County Growth Services Department



**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

63819

Marion County
Code Enforcement

FEB 02 2026

Received by:

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

4479
1-29-26

Now requires a non-refundable \$250.00 processing fee

CASE NUMBER: 521656

Date: 1-29-2026

Name: DIANE LEFEBURE

Address: 3616 NW 64th Ct

Phone Number: 954-609-0596

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.

My name is DIANE LEFEBURE. I am a cafeteria cook. In 2021, I lost my husband to COVID. I inherited everything he owned, including a piece of land he bought as an investment in Marion County. I changed the name on the deed and began paying the property taxes. In fall, I decided to sell the land. I hired an agent and found a buyer, come to find out that there is a lien on the property that is greater than the value of the land. I was never aware of this lien and I never received a bill or any notice about it. As it turns out this debt was incurred by the previous owner, who I believe deceive my husband.



**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

FEB 02 2026

Received by: *AA*

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

Now requires a non-refundable \$250.00 processing fee

CASE NUMBER: _____

Date: _____

Name: _____

Address: _____

Phone Number: _____

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 am in a tough situation because I cannot afford the lien amount of \$ 8000 and it is more than the property is worth. I respectfully ask that the lien amount be reduced or if possible eliminated given the circumstances.

Thank you very much for your time and consideration

Dina Lopez

Were 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

How did you obtain the lien information? FROM A Title ~~company~~
BRICK CITY TITLE insurance Agency inc

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: Dina Lopez

RECEIVED DATE: <u>February 2 2026</u>	STAFF/OFFICE USE ONLY	RECEIVED BY: <u>P. Jernigan</u>
PAYMENT RECEIVED: <u>\$250.00 / CK# 4479</u> (<u>\$250.00 -- NON-REFUNDABLE</u>)		PAYMENT TRANSACTION NO: <u>Rec-0153412-2026</u>
CEB HEARING DATE: <u>N/A Abatement</u>		

Rev 6/19/19

Prepared By:
Alan Reinfeld, Esq.
9625 W. Sample Rd.
Coral Springs, FL 33065

AFFIDAVIT

STATE OF FLORIDA
COUNTY OF BROWARD

BEFORE ME, the undersigned authority personally appeared, ALAN REINFELD, ESQ. who after being duly cautioned and sworn, deposes and says:

1. That affiant has personally reviewed and retained an original certified copy of the Certificate of Death of JERRY JOSEPH KUCZYNSKI, deceased, who was one of the owners of the following described property:

SEC 20 TWP 16 RGE 25
PLAT BOOK UNR PAGE 026
FOREST LAKES PARK
BLK L LOTS 40.41.42.43 MORE FULLY DESC AS FOLLOWS:
THE N 80.01 FT OF THE S 528.66 FT TO W 297.96 FT
OF THE E 327.96 FT OF THE NW 1/4

2. The following information is contained in the certified copy of the Certificate of Death.

Full Name of Decent: JERRY JOSEPH KUCZYNSKI.

Sex: MALE Date of Birth: 11/02/1955 Date of Death: 08/11/2021

City town or location of death: CORAL SPRINGS, BROWARD COUNTY

Surviving Spouse: DIANE LEFEBVRE

Decedent's Social Security No.: [REDACTED]

Place of Residence: 4625 NW 99th Lane, Coral Springs, FL 33065

Name and address of Certifying Physician: Mohamed Hashim Garraj. License Number ME53507.

Death Certificate No.: 2021157236

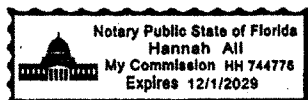
Vital Statistics of The State of FLORIDA, DEPT OF HEALTH.

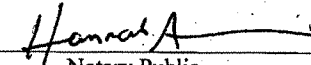
FURTHER AFFIANT SAYETH NOT.


Alan Reinfeld, Esq.

STATE OF FLORIDA
COUNTY OF BROWARD

Sworn to and subscribed before me by means of {X} physical presence or { } online notarization, the foregoing instrument was acknowledged before me this 16th day January, 2026 by Alan Reinfeld, Esq., who is personally known to me or has produced their as identification.




Notary Public

IN THE CIRCUIT COURT OF THE 17TH JUDICIAL CIRCUIT
IN AND FOR BROWARD COUNTY, FLORIDA

CASE NO. PRC260000102 DIVISION: 62J JUDGE: Gillespie, Kenneth (62J)

In Re: Estate of: Kuczynski, Jerry

ORDER OF SUMMARY ADMINISTRATION

On the petition of Diane Lefebvre for summary administration of the estate of JERRY KUCZYNSKI, deceased, the court finding that the decedent died on August 11, 2021, that all interested persons have been served proper notice of the petition and hearing or have waived notice thereof; that the material allegations of the petition are true; that the will dated April 27, 2018, has been admitted to probate by order of this court as and for the last will of the decedent; and that the decedent's estate qualifies for summary administration and an Order of Summary Administration should be entered, it is

ADJUDGED that:

1. There be immediate distribution of the assets of the decedent as follows:

Name and address	Asset	Approximate Value
Diane Lefebvre 3616 NW 64th Ct Coconut Creek, FL 33076	Legal Description: SEC 20 TWP 16 RGE 25 PLAT BOOK IJNR PAGE 026 FOREST LAKES PARK BLK L LOTS 40.41.42.43 MORE FULLY DESC AS FOLLOWS: THE N 80.01 FT OF THE S 528.66 FT TO W 297.96 FT OF THE E 327.96 FT OF THE NW 1/4 Parcel Identification Number: 4018-012- 040	\$8000.00

2. Those to whom specified assets of the decedent's estate are distributed by this order have the right to receive and collect those assets, and to maintain actions to enforce their rights.

3. Debtors of the decedent, those holding property of the decedent, and those with whom securities or other property of decedent are registered, are authorized and directed to comply with this order by paying, delivering, or transferring to the beneficiaries specified above the parts of the

*** FILED: BROWARD COUNTY, FL BRENDA D. FORMAN, CLERK 01/15/2026 09:10:00 PM.***

Unique Code : CAA-FAA-BCABB-JEEEDBCD-BDIEDF-I Page 1 of 2

I HEREBY ATTEST THAT THIS CERTIFIED DOCUMENT IS
A TRUE AND CORRECT COPY AS SAME APPEARS ON RECORD
WITH BROWARD COUNTY CLERK OF COURTS.



Digitally signed by Brenda D Forman
Date: 2026.01.16 11:43:07 -05:00
Reason: Electronic Certified Copy
Location: 201 S.E. 6th Street, Fort Lauderdale, FL 33301

VERIFY AT: [HTTPS://WWW.BROWARDCLERK.ORG/ECERTIFY](https://www.browardclerk.org/ecertify)

GREGORY C HARRELL MARION COUNTY FL
CFN# 2026006252 OR BK 8808 PG 1059 Pgs 1058-1060 01/16/2026 02:00:26 PM

GEORGE ALBRIGHT
 MARION COUNTY TAX COLLECTOR ORIGINAL

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

R100091397

REAL ESTATE

985881.0000

ACCOUNT NUMBER	EX-TYPE	ESCROW	MARKET VALUE	EXEMPTIONS	TAXABLE VALUE	MILL CD
R4018-012-040 2022			4,619	* NONE *	* SEE BELOW *	9001

KUCZYNSKI JERRY
 C/O DIANE LEFEBVRE
 10722 NW 54TH PL
 CORAL SPRINGS FL 33076-2762

SEC 20 TWP 16 RGE 25 PLAT BOOK
 UNR PAGE 026 FOREST LAKES PARK
 BLK L LOTS 40.41.42.43 MORE
 FULLY DESC AS FOLLOWS: THE N
 80.01 FT OF THE S 528.66 FT TO W
 297.96 FT OF THE E 327.96 FT OF
 Acres: .5500
 9414 SE 195TH AVE OCKLAWAHA

Scan with your smartphone



TAXING AUTHORITY		MILLAGE	ASSESSED	EXEMPTION	TAXABLE	TAXES LEVIED
COUNTY	GENERAL COUNTY	3.3500	4,103	0	4,103	13.75
	FINE & FORFEITURE	.8300	4,103	0	4,103	3.41
	COUNTY HEALTH	.1100	4,103	0	4,103	0.45
SCHOOL	SCHOOL R.L.E.	3.2570	4,619	0	4,619	15.04
	SCHOOL VOTE	1.0000	4,619	0	4,619	4.62
	SCHOOL DISCRETIONARY	.7480	4,619	0	4,619	3.46
	SCHOOL CAPITAL IMPR	1.5000	4,619	0	4,619	6.93
	ST JOHNS MANAGEMENT DIST	.1974	4,103	0	4,103	0.81
WATER	MSTU LAW ENFORCEMENT	3.7200	4,103	0	4,103	15.26
	MSTU EMER MED SERVICE	1.1100	4,103	0	4,103	4.55

EXEMPTION: NONE

#4440
 11-17-22

COUNTY ASSESSED: 4,103 SCHOOL ASSESSED: 4,619

TOTAL MILLAGE 15.8224 AD VALOREM TAXES 68.28

LEVYING AUTHORITY		PURPOSE	RATE/BASIS	AMOUNT
X530	COUNTY WIDE FIRE	VACANT LAND	PER ASMT UNIT	0.76
X560	COUNTY WIDE STORMWATER		PER ASMT UNIT	15.00
NON AD VALOREM ASSESSMENTS:				15.76

(See Boxes Below for Payment DISCOUNT If Paid By...) **COMBINED TAXES AND ASSESSMENTS Due By March 84.04**

NOV 30 2022 80.68	DEC 31 2022 81.52	JAN 31 2023 82.36	FEB 28 2023 83.20	MAR 31 2023 84.04	PastDue Apr 1 86.56
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PROPERTY APPRAISER DATA PARCEL DETAIL

Roll Year: 2026								
Parcel ID ; <input type="text" value="4018-012-040"/>		Alternat Key <input type="text" value="985881"/>		Roll <input type="text" value="1"/>		Status <input type="text" value="0"/>		
Parent Parcel <input type="text"/>				Special Use CD <input type="text"/>				
Owner's Name & Address				Location				
<input type="text" value="LEFEBVRE DIANE"/>								
9414 SE 195TH AVE OCKLAWAHA				TaxRoll Page <input type="text" value="16441"/>		Map Nbr		
<input type="text" value="3616 NW 64TH CT"/>				TaxRoll Line <input type="text" value="61"/>		Total Taxes		
349				Acres <input type="text" value="0.55"/>		Nbr of Buildings <input type="text" value="0"/>		
<input type="text" value="COCONUT CREEK FL"/>								
123.92								
<input type="text" value="330733235"/>								
Millage Grp	NBHD	Commercial	Appraised on	Add to Roll	Last Action	Residency Yr	Exempt	CD/YR
9001	8918	0	7/8/2019	4/2/1982	1/29/2026 2:32:13 PM		0	0
Full Legal					Notes			
SEC 20 TWP 16 RGE 25 PLAT BOOK UNR PAGE 026 FOREST LAKES PARK BLK L LOTS 40.41.42.43 BEING DESC AS FOLLOWS: N 80.01 FT OF S 528.66 FT OF W 297.96 FT OF E 327.96 FT OF NW 1/4					2019 REVIEW W/PICTOMETRY /AERIAL 2017			

- | | | | |
|--|--|---|--|
| <input type="button" value="HIST VALUE"/> | <input type="button" value="SALES HIST"/> | <input type="button" value="EXEMPTIONS"/> | <input type="button" value="LAND DESCRIPT"/> |
| <input type="button" value="BUILDING INFO"/> | <input type="button" value="MISC IMPROV"/> | <input type="button" value="E911 ADDR"/> | <input type="button" value="BASE YEAR"/> |
| <input type="button" value="BACK"/> | <input type="button" value="QUERY"/> | <input type="button" value="FULL LEGAL"/> | |

PROPERTY APPRAISER DATA - PARCEL FULL LEGAL

Parcel ID	4018-012-040	Roll Year	2026
OWNER	LEFEBVRE DIANE	APPRAISED ON	7/8/2019
PROPERTY LOCATION	9414 SE 195TH AVE OCKLAWAHA		
Full Legal			
SEC 20 TWP 16 RGE 25 PLAT BOOK UNR PAGE 026 FOREST LAKES PARK BLK L LOTS 40.41.42.43 BEING DESC AS FOLLOWS: N 80.01 FT OF S 528.66 FT OF W 297.96 FT OF E 327.96 FT OF NW 1/4			

Detail