

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

May 27, 2025		Bedford Greene <wbg188@yahoo.com>	
Ref.: Case # 584559 / 701490		Folio # 0742-008-077	
Mailing Address		Violation Address	
JOYCE M LOCKRIDGE EST 3090 NE 163RD PL CITRA, FL 32113-4455		3090 NE 163RD PL, CITRA, FL 32113	
Final Administrative Order of the Marion County Code Enforcement Board			\$ 3,000.00
Recorded November 12, 2014	OR BK 6125 / PG 1009		
Affidavit of Compliance filed on September 18, 2018			
Recorded October 30, 2018	OR BK 6858 / PG 1496		
<i><b>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.</b></i>			
<b>Sub Total</b>			<b>\$ 3,000.00</b>
Ref.: Case # 616728/765941		Folio # 0742-008-077	
Certification and Claim of Lien Amount			\$ 3,600.00
Administrative and Collection fees			\$ 247.08
			\$ 3,847.08
Certification and Claim of Lien Recorded with Marion County Clerk of Court			
Official Records Book 6869 / Page 456			
<b>Lien recorded on</b>		<b>11/16/2018</b>	
<b>Payoff valid until</b>		<b>7/1/2025</b>	
Total number of days the lien has been recorded		2296	
Total Amount of Interest			\$ 1,978.19
<b>Sub Total</b>			<b>\$ 5,825.27</b>
Case cost for Case Number 584559 and 765941			\$ 1,178.03
<b>Total amount due</b>			<b>\$ 10,003.30</b>
Patricia Jemery Administrative Assistant Marion County Growth Services -Code Enforcement			



# LEGAL REQUEST MEMORANDUM (LRM)

From: (Name) Hough Robin (Dept) Code Enforcement - 3440  
Last First  
(Title) Code Enforcement Manager (Phone) 352-671-8916  
Signature Robin Hough Date Saturday, March 22, 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

Code Case 765941-An abatement of the unsafe structure and junk from property 0742-008-077 was completed 9/18/2018. The billing letter was mailed on 10/12/2018. Code Enforcement had to wait 30 days before recording the lien so the Certification and Claim of Lien Unsafe Structure wasn't recorded until 11/16/2018; Bk/Pg 6869/456. The property was sold at a tax deed sale with the deed having been recorded 10/25/2018. Should the abatement lien have been recorded?

New owner is requesting a reduction of the lien. Can Code Enforcement require the new owner pay the lien?

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

Agenda Item? ☐ Yes ☒ No

Agenda Deadline Date for **Legal:** \_\_\_\_\_ Agenda Deadline Date for **Admin:** \_\_\_\_\_ Agenda Date: \_\_\_\_\_

**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. 2025-249

☒ Linda Blackburn  
Asst. County Attorney

Assigned to: ☐ Matthew Guy Minter, County Attorney ☐ Dana E. Olesky, Chief Asst. County Attorney ☐ Thomas Schwartz Asst. County Attorney ☐ Valdoston Shealey Asst. County Attorney

Outcome:

Date Received:

*See attached Memo.*

**RECEIVED**

By Marion County Attorney- AT at 8:59 am, Mar 24, 2025

Attorney Signature: Linda Blackburn Date: March 27, 2025

Staff Signature: Anthony Turchi 3/27/25 Returned: ☒ Department ☐ Admin ☐ Completed

## LRM OUTCOME MEMORANDUM

TO: Robin Hough, Code Enforcement Manager  
FROM: Linda Blackburn, Assistant County Attorney  
DATE: March 27, 2025  
SUBJECT: LRM 2025-249 (Received March 24, 2025 at 8:59 AM)

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Below are responses to the specific questions contained within the LRM as well as a timeline of events to support those responses.

**Should the abatement lien have been recorded?** Yes. Notice of the Code Enforcement Violation as well as the Notice of Action to Abate provided proper notice when sent by certified mailing, posting and ultimately publication, and were all done prior to the tax deed sale and change of the title owner. When the cost was incurred by the County, there was no change of the title owner. It was proper protocol to record the abatement lien after thirty days of non-payment irrespective of whether it could be foreclosed upon or otherwise enforced.

**Can Code Enforcement require the new owner pay the lien?** Yes. A municipal lien is typically enforceable against a successor title owner irrespective of whether it was filed before or after a tax deed sale, especially in light of this particular lien being specifically for costs associated with keeping the premises in a sanitary or sightly condition, and/or abating a nuisance or undesirable condition. See, §§ 197.552, 197.573(2), Fla. Stat.

### **Timeline of Events:**

6/1/2014	Tax Certificate #2253 Issued to <i>William Bedford Greene</i>
6/5/2014	Notice of Violation Issued, Case No. <b>584559</b>
6/25/2014	Notice to Appear hand-delivered (Amanda Hopkins), Case No. <b>584559</b>
6/27/2014	Notice to Appear Mailed, Case No. <b>584559</b>
7/22/2014	Notice to Appear Posted and Mailed, Case No. <b>584559</b>
8/15/2014	Order Requiring Compliance Case No. <b>584559</b>
9/12/2014	Final Administrative Order of MCCEB (\$3,000 +costs), Case No. <b>584559</b> , executed
11/12/2014	Final Administrative Order of MCCEB (\$3,000 +costs), Case No. <b>584559</b> , Recorded: OR 6125/1009
<b>3/1/2018</b>	<b>Notice of Violation Issued and mailed, Case No. <u>765941</u></b>

**3/23/2018**     **Notice of Violation Posted, Case No. 765941**

**4/10/2018**     **Inspection and note that structure burned but junk and debris remained.**

**6/22/2018**     **Violation Notice RE: Code Enforcement Case No. 765941 (Repeat Violation from 584559), by certified mail**

**6/22/2018**     **Notice of Unsafe Structure Abatement & Abandonment Case No. 765941, by certified mail**

**6/27/2018**     **First (of 4) Publication of Notice of Action to Remove Unsafe Structure, Case No. 765941**

9/4/2018        First (of 4) Publication and mailing of Notice for Application for Tax Deed and Warning Notice Letter

**9/18/2018**     **Affidavit of Completion and Violation Confirmed Abated by County as noted in Case No. 584559 and 765941**

**10/12/2018**    **Notice of Removal of Unsafe Structure and Amount Due - \$3,847.08 (+12%), certified mailed, Case No. 765941**

10/24/2018     Tax Deed Sale of Property to Florida Land Asset Management, LLC

10/25/2018     Tax Deed, Recorded: OR 6856/985

**11/14/2018**    **Certification and Claim of Lien – Unsafe Structure, Case No. 765941 executed**

**11/18/2018**    **Certification and Claim of Lien – Unsafe Structure, Case No. 765941 Recorded: OR 6869/456**

What is not reflected in the timeline above but should be a consideration when later determining whether to reduce or mitigate any fines, fees, or costs associated with the violations and abatement is that the current title owner is Florida Land Asset Management, LLC (William B. Greene), who bought the tax certificate at around the same time as the first code enforcement action began and waited over four years (required to wait two years) after issuance of the certificate but right after publication of the abatement to file his application for tax deed. It appears that the title owner is savvy enough to be aware of pre-transfer fines and costs imposed. Additionally, and oddly coincidental, William B. Greene was the VP with Hasty-Greene Investments, Inc., who was the Grantor of the property to Mr. and Mrs. Lockridge back in 1974.



Prepared by:  
Marion County Growth Services  
Marion County Code Enforcement Division  
2710 E. Silver Springs Blvd.  
Ocala, FL 34470



DAVID R ELLSPERMANN CLERK & COMPTROLLER MARION CO  
DATE: 11/16/2018 03:42:42 PM  
FILE #: 2018113486 OR BK 6869 PG 456  
REC FEES: \$10.00 INDEX FEES: \$0.00  
DDS: \$0 MDS: \$0 INT: \$0

## CERTIFICATION AND CLAIM OF LIEN UNSAFE STRUCTURE

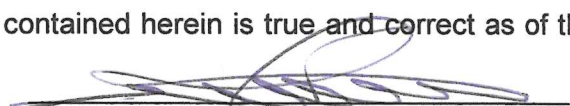
TO: JOYCE M LOCKRIDGE EST  
3090 NE 163RD PLACE  
CITRA, FL 32113-4455

**NOTICE IS HEREBY GIVEN** and the undersigned hereby certifies that the unsafe structure located at **3090 NE 163RD PL, CITRA**, Marion County, Parcel # **0742-008-077**, has been removed at County expense, pursuant to a violation notice dated **June 22, 2018**, Code Enforcement case number **765941-RH2**.

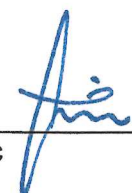
The undersigned certifies that the actual cost of remedying the violation, including expenses, totals **three thousand eight hundred forty-seven dollars and eight cents (\$3,847.08)** and a lien in such amount, **plus interest** at the rate of **twelve percent (12%) per annum**, from the date of recording until paid, shall constitute a lien against your property. **The collection agency fee and administrative costs will also be added to the total payoff amount and the lien will be reported to credit bureaus.**

This lien is claimed by Marion County pursuant to the provisions of Marion County Code, Chapter 5.5, Article II, Section 5.5-33, Standard Unsafe Building Abatement Code, Section 701. You may obtain a release of lien by paying the costs to the Marion County Growth Services Department, 2710 E. Silver Springs Blvd., Ocala, Florida 34470.

I **HEREBY CERTIFY** that the information contained herein is true and correct as of this 14<sup>th</sup> day of November, 2018.

  
Mounir Bouyounes, County Administrator

Sworn to and subscribed before me this 14<sup>th</sup> day of November, 2018,  
by Mounir Bouyounes, County Administrator, who is personally known to me.

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

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





**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

M C B C C

Marion County  
Code Enforcement

FEB 21 2025

Received by: 

**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: 584559 / 701490  
616728 / 765941 > PARCEL # 0742-008-07

Date: 02/20/2025

Name: BEDFORD GREENE • FLORIDA LAND ASSET MANAGER

Address: P.O. Box 5258, Salt Springs, FL 32134

Phone Number: 352-843-8811

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.

SEE ATTACHED SHEET

Were you the owner of the property at the time the property was abated and lien recorded? YES

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

Was a title search performed? YES

How did you obtain the lien information? From Marion County

Are the property taxes paid? YES

Have any improvements to the property been made that are not reflected on the Property Appraiser report? NO. Property Record cards says wall was capped. Could not locate.

Applicant's signature: B. J. A. M.  
BENJAMIN GREENE

STAFF/OFFICE USE ONLY

RECEIVED DATE: \_\_\_\_\_

RECEIVED BY: \_\_\_\_\_

PAYMENT RECEIVED: \_\_\_\_\_

PAYMENT TRANSACTION NO: \_\_\_\_\_

(\$250.00 - NON-REFUNDABLE)

CEB HEARING DATE: \_\_\_\_\_

Parcel # 0742-008-077

Case # 584559 / 701490

# 616728 / 765941

I am requesting to appear before the Marion County Board of County Commissioners to respectfully request the rescission or reduction of two liens recorded against my property. Below is a detailed explanation of the circumstances surrounding the liens and my justification for seeking relief.

#### **Background Information**

On June 1, 2014, I purchased Tax Certificate 2014-2253 for \$453.44, with expectation of acquiring a property that had a mobile home on it. At the time of my purchase, the mobile home was still occupied, and I proceeded in good faith based on the information available. On March 10, 2018, I applied for a Tax Deed for the property. As of that date, the mobile home was still present. The Tax Deed Sale took place on October 24, 2018, with the minimum bid set at \$5,153.22. Unfortunately, no one bid on the property and I as the applicant, I acquired the property. The final amount I paid, including recording fees, was \$5,216.62.

#### **Valuation History of the Property**

While I do not have an exact valuation for the property in 2018, I can provide its historical Land Just Value from the Marion County Property Appraiser Office:

- From 2013 to 2015, the land was valued at \$3,645.
- In 2022, the value increased to \$4,860.
- In 2023, the value further increased to \$6,075.
- For 2024, the current value is \$7,290.

I have consistently paid all the property taxes on this parcel, up to and including those for 2024.

#### **Liens and Timeline**

On October 30, 2018, just six days after the Tax Deed Sale, a lien for \$3,000 was recorded against the property. Additionally, Marion County removed the mobile home from the property on October 4, 2018, twenty days before the Tax Deed Sale. Subsequently, a lien of \$3,600 was recorded on November 16, 2018, a full twenty-three days after the Tax Deed Sale.

As of March 1, 2025, the total amount due, including administrative fees and interest, is \$8,619.18.

#### **Request for Relief**

Given the timeline and the circumstances, I respectfully request the Board to consider rescinding both liens. The first lien was recorded just days after my acquisition of the property, and the second lien was recorded long after the removal of the mobile home. These actions do not seem to align with the spirit of fair property transactions, and I believe this situation warrants a reassessment of the charges placed against the property.

Thank you for your time and consideration of my request. I trust the Board will carefully review the facts and make a decision that reflects fairness and justice in this matter.





## TAX DEED



DAVID R ELLSPERMANN CLERK & COMPTROLLER MARION CO

DATE: 10/25/2018 01:19:13 PM

FILE #: 2018105329 OR BK 6856 PGS 985-987

REC FEES: \$27.00 INDEX FEES: \$0.00

DDS: \$36.40 MDS: \$0 INT: \$0

**DAVID R. ELLSPERMANN**

Clerk and Comptroller

SALE # 293522

PROPERTY ID NUMBER 0742-008-077

MARION COUNTY, FLORIDA

Tax Certificate Numbered 2253 issued on Jun 01, 2014 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 24th day of October, 2018, the land was offered for sale. It was sold to, **FLORIDA LAND ASSET MANAGEMENT LLC AS TRUSTEE FOR TRUST #293522, DATED 10/24/2018** address **P O BOX 188; FORT MCCOY, FL 32134**, 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 03 TWP 13 RGE 22**

**MEADOWS UNIT 2 BLOCK H LOTS 77, 78, 79 BEING DESC AS FOLLOWS:**

**N 110 FT OF S 1740 FT OF E 175 FT OF W 300 FT OF E 1/2**

**SUBJECT TO AN EASEMENT ALONG THE N 20 FT & THE W 25 FT THEREOF**

**PLAT BOOK UNR PAGE 228**

On October 24, 2018, in Marion County, Florida, for the sum of (\$ 5,153.22) FIVE THOUSAND ONE HUNDRED FIFTY THREE AND 22 / 100-----Dollars, the amount paid as required by law.

DAVID R. ELLSPERMANN  
CLERK OF THE CIRCUIT COURT  
AND COMPTROLLER  
MARION COUNTY



SUBJECT TO CURRENT TAXES

WITNESS:

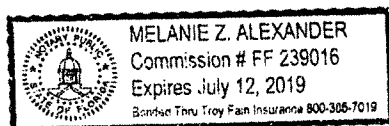
*[Signature]*

*Melanie Z Alexander*

MARION COUNTY, FLORIDA

On this 24th day of October, 2018 before me personally appeared David R. Ellspermann, Clerk of the Circuit Court and Comptroller in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purpose therein mentioned.

Witness my hand and office seal date aforesaid.



*Melanie Z Alexander*  
NOTARY PUBLIC

**Case Number**  
701490-BP

## Marion County Code Enforcement Board

**Item 7.1**

**HEARING DATE: MAY 14, 2025**

**Code Officer**  
B. PRESLEY

**Owner/Respondent**  
JOYCE M LOCKRIDGE  
EST  
3090 NE 163RD PL  
CITRA, FL 32113

**Occupant/Violator**  
JOYCE M LOCKRIDGE  
EST

**Verbal contact with  
owner/occupant**  
No

**Parcel Number**  
**Location**  
0742-008-077

3090 NE 163RD PL,  
CITRA

**Complainant**  
Anonymous [2018]

**Property Taxes**  
Paid

**Assessed Value**  
\$5,881



Photo taken by CEO Presley June 5, 2014

### REQUEST TO APPEAR

**Violation:** Marion County Code, Chapter 16, Article III, Section 16-92 by having an accumulation of junk and Marion County Code, Chapter 15, Article II, Section 15-39 by failure to properly display assigned building numbers

**Summary:** A Code Enforcement Board lien was recorded in November 2014 for junk and no 9-1-1 numbers on 0.38 acre parcel on NE 163rd Place, Citra. On October 24, 2018, a new owner purchased the property at a tax deed sale for \$5,153.22.

### Department Recommendation

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 fine now totaling \$3,000. Code Enforcement's case costs are \$680.33.



## Item 7.1

### Notice Summary

*Notice of Violation*  
June 5, 2014

*Notice to Appear*  
June 27, 2014

### Location

This 0.38 acre improved property is located within an R-4 Residential Zoning Classification, Meadows Unit 2 subdivision.

### BACKGROUND

On June 5, 2014, Code Officer Brian Presley mailed a *Notice of Violation* to JOYCE M LOCKRIDGE EST for violations on property located at 3090 NE 163RD PL, CITRA, parcel # 0742-008-077. On June 27, 2014, a *Notice to Appear* for the August 13, 2014 Code Enforcement Board (CEB) hearing was sent via certified mail. Proof of service for the NTA was by affidavit of posting dated July 23, 2014. On August 13, 2014, Officer Hough presented the case to the CEB. Representatives for JOYCE M LOCKRIDGE EST were not present. The CEB found the respondent to be in violation and directed her to bring the violations into compliance on or before September 4, 2014, or be fined \$50 a day for each day up to a maximum of \$3,000. On September 10, 2014, the CEB imposed the fine per the prior order based on an *Affidavit of Continuing Violation* filed by Officer Presley. The lien was recorded November 12, 2014. The junk was eventually abated along with the burnt M/H by the County September 16, 2018.



On October 24, 2018, FLORIDA LAND ASSET MANAGEMENT LLC, as trustee for TRUST # 293522, purchased the property at a tax deed sale for \$5,153.22. Bedford Greene has requested to appear before the Board to ask that the CEB lien be released. The Property Appraiser lists the 2024 market value of the property as \$7,290.



**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 10, 2025

BEDFORDE GREEN  
FLORIDA LAND ASSET MANAGEMENT  
P O BOX 5258  
SALT SPRINGS, FL 32134

**RE: Request to Appear at the Code Enforcement Board Hearing on  
Code Enforcement Case # 584559-BP**

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



**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

MCBCC

**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: 584559 / 701490 > PARCEL # 0742-008-077  
616728 / 765941

Date: 02/20/2025

Name: BEDFORD GREENE - FLORIDA LAND ASSET MANAGEMENT

Address: P.O. Box 5258, Salt Springs, FL 32134

Phone Number: 352-843-8811

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.

SEE ATTACHED SHEET



Were you the owner of the property at the time the property was abated and lien recorded? YES

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

Was a title search performed? YES

How did you obtain the lien information? From Marion County

Are the property taxes paid? YES

Have any improvements to the property been made that are not reflected on the Property Appraiser report? NO. Property Record cards says well was capped. Could not locate.

Applicant's signature: B. H. Green  
BENFORD GREENE

RECEIVED DATE: <u>2/20/25</u>	STAFF/OFFICE USE ONLY	RECEIVED BY: <u>S. Woodward</u>
PAYMENT RECEIVED: <u>\$250</u> (\$250.00 - NON-REFUNDABLE)		PAYMENT TRANSACTION NO: <u>1361180</u>
CEB HEARING DATE: _____		

Parcel # 0742-008-077

Case # 584559 / 701490

# 616728 / 765941

I am requesting to appear before the Marion County Board of County Commissioners to respectfully request the rescission or reduction of two liens recorded against my property. Below is a detailed explanation of the circumstances surrounding the liens and my justification for seeking relief.

### **Background Information**

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On March 10, 2018, I applied for a Tax Deed for the property. As of that date, the mobile home was still present. The Tax Deed Sale took place on October 24, 2018, with the minimum bid set at \$5,153.22. Unfortunately, no one bid on the property and I as the applicant, I acquired the property. The final amount I paid, including recording fees, was \$5,216.62.

### **Valuation History of the Property**

While I do not have an exact valuation for the property in 2018, I can provide its historical Land Just Value from the Marion County Property Appraiser Office:

- From 2013 to 2015, the land was valued at \$3,645.
- In 2022, the value increased to \$4,860.
- In 2023, the value further increased to \$6,075.
- For 2024, the current value is \$7,290.

I have consistently paid all the property taxes on this parcel, up to and including those for 2024.

### **Liens and Timeline**

On October 30, 2018, just six days after the Tax Deed Sale, a lien for \$3,000 was recorded against the property. Additionally, Marion County removed the mobile home from the property on October 4, 2018, twenty days before the Tax Deed Sale. Subsequently, a lien of \$3,600 was recorded on November 16, 2018, a full twenty-three days after the Tax Deed Sale.

As of March 1, 2025, the total amount due, including administrative fees and interest, is \$8,619.18.

### **Request for Relief**

Given the timeline and the circumstances, I respectfully request the Board to consider rescinding both liens. The first lien was recorded just days after my acquisition of the property, and the second lien was recorded long after the removal of the mobile home. These actions do not seem to align with the spirit of fair property transactions, and I believe this situation warrants a reassessment of the charges placed against the property.

Thank you for your time and consideration of my request. I trust the Board will carefully review the facts and make a decision that reflects fairness and justice in this matter.



DAVID R ELLSPERMANN CLERK & COMPTROLLER MARION CO  
DATE: 10/30/2018 09:51:57 AM  
FILE #: 2018106760 OR BK 6858 PG 1496  
REC FEES: \$10.00 INDEX FEES: \$0.00  
DDS: \$0 MDS: \$0 INT: \$0

CASE #584559 / 701490-BP

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

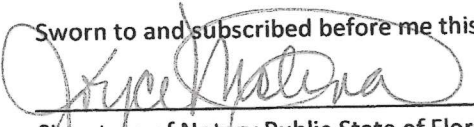
1. The Marion County Code Enforcement Board has found **JOYCE M LOCKRIDGE EST** to have violated Marion County Code, Chapter 16, Article III, Section 16-92 by having an accumulation of junk and Marion County Code, Chapter 15, Article II, Section 15-39 by failure to properly display assigned building numbers as referenced in the Board Order dated August 15, 2014.
2. The violator(s) was (were) given until **September 4, 2014**, 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 **September 18, 2018, at 10:13 a.m.**, I reinspected the property located at **3090 NE 163RD PL, CITRA** for compliance.
4. I observed that the violation(s) has (have) been brought into compliance as of **September 18, 2018**.
5. The existing fine of **three thousand dollars (\$3,000.00)** will remain as a lien against any real or personal property owned by **JOYCE M LOCKRIDGE EST** 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 appeared before me, the undersigned authority, Code Enforcement Supervisor Robin Hough, and acknowledged that they did execute the foregoing affidavit.

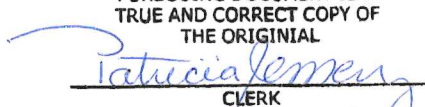
Sworn to and subscribed before me this 18th day of September 2018.

  
Signature of Notary Public-State of Florida



JOYCE MOLINA  
MY COMMISSION # GG 054955  
EXPIRES: December 13, 2020  
Bonded Thru Budget Notary Services

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

  
CLERK  
MARION COUNTY CODE ENFORCEMENT





DAVID R ELLSPERMANN CLERK & COMPTROLLER MARION CO

DATE: 11/12/2014 12:47:49 PM

FILE #: 2014106989 OR BK 6125 PG 1009

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 **September 10, 2014**, on the petition of Marion County for an Order imposing a fine in Case Number **584559-BP** 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 and Marion County Code, Chapter 15, Article II, Section 15-39, for failure to properly display assigned building numbers, on real property located at **3090 NE 163RD PLACE, CITRA**, Marion County, Florida, was (were) not brought into compliance on or before **September 04, 2014**, as required by the previous Order of this Board dated **August 15, 2014**.
2. In accord with the previous Order of this Board which is incorporated herein by reference, there is hereby imposed upon **ESTATE OF JOYCE M. LOCKRIDGE**, a fine in the amount of **fifty dollars (\$50.00) per day, beginning September 05, 2014**, 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 **12** day of **September, 2014**.

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

*Kimberly Hatcher*  
CLERK

MARION COUNTY CODE ENFORCEMENT



**MARION COUNTY  
CODE ENFORCEMENT BOARD**

By: *F. Joe Krim Jr.*

F. Joe Krim Jr., Chairperson

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that a true copy of the foregoing Order has been furnished to **ESTATE OF JOYCE M. LOCKRIDGE, 3090 NE 163RD PL, CITRA, FL 32113**, by U.S. mail this **12** day of **September, 2014**.

*Kimberly Hatcher*  
Board Secretary