

August 3, 2026

Attn: Levy County Board of County Commissioners
Levy County, Florida

Reference: Application for Lien Reduction
Levy County Parcel # 14374-000-00
12390 NW 90th Ave
Chiefland, FL 32626

Dear Levy County,

I am writing regarding my intent to purchase the above-referenced property in Levy County.

It is my understanding that, in addition to unpaid property taxes, there are outstanding fines and fees associated with the property pursuant to Case No. CE# 2022-0054 (Attached Findings of Fact). A total lien of \$9,470 has been assessed (\$9,350 plus administrative costs of \$120) Based on the attached information from the County's property appraisal records, the current assessed value of the property appears to be less than the total amount owed.

Also enclosed are proposals outlining the work required to bring the property into compliance, as well as my purchase offer of \$16,250. When estimated remediation costs of approximately \$9,000 are added to the purchase price, the total investment already exceeds local property values. Inclusion of this outstanding lien would make the overall cost of acquisition financially unfeasible.

In light of this, I respectfully request that the County consider waiving the total fine of \$9,350. If the County would agree, I will bring the property into compliance with the code within 30 days and pay the liens' original administrative fees of \$120 plus administrative costs to release the lien within 90 days.

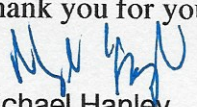
To the best of my knowledge, such consideration of waiver may be permitted under County Ordinance Section 2-154 below.

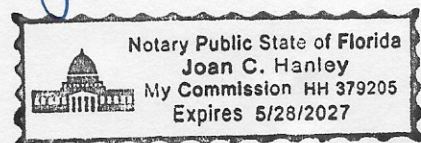
Sec. 2-154. - Special magistrate hearings; post-hearing process(I)

(I) *Reduction.* After violation(s) are fully remedied and upon request of the property owner, the county manager is authorized to negotiate a reduction of the amounts due to the county; however, final approval of any reduction requires action of the board of county commissioners.

Please advise whether this request can be accommodated, or if there are additional steps I should take to formally pursue this consideration.

Thank you for your time and attention.


Michael Hanley
954-448-9591
mhanley7623@gmail.com



LEVY COUNTY CODE ENFORCEMENT DIVISION



Application for Reduction of Code Compliance Lien

Date: 17 July 2026

Dave Banton: Levy County Code Enforcement Manager

Mr. Michael Hanley: Applicant, 12370 NW 90 Ave Chiefland, Florida 32626

Topic: Code Enforcement Lien Reduction w/Conditions Request on 12390 NW 90 Ave Chiefland, Florida 32626

Request: Conditional approval to waive the full amount of lien less administrative expenses totaling \$9,350 less administrative cost. Upon purchase of property and reduction of total lien less administrative costs; grant new owner 30 days to get property into compliance and 90 days to pay administrative costs in order to allow for an executed and recorded release of full lien.

SECTION 2. Release of Liens: Applications for Reduction of Code Compliance Liens.

- (a) Where a certified copy of an order imposing a penalty or fine relating to a Code Compliance Division case has been recorded in the public records and has become a lien against the land and/or property of the violator/property owner (a lien), the County Manager is authorized to execute and record a release or partial release of a lien where:
 - (1) full payment of the lien amount is made by or on behalf of the violator/property owner; or
 - (2) full payment of a reduced lien amount is made within ninety (90) days after approval of a request for a reduction of a lien submitted in accordance with this Resolution, unless an alternate time period is established at the time of approval; or -

- (3) the lien is not enforceable under Florida law.
- (b) Applications for a reduction of a lien shall be made in writing to the County Manager or his/her designee and shall include, at a minimum, the following:
 - (1) a copy of the order imposing the lien upon the property; **See Application.**
 - (2) the code compliance case number; **Case No. CE# 2022-0054**
 - (3) the date upon which the violator/property owner brought the subject property into compliance with the City Code; **requesting 30 days upon purchase to get property into compliance or the lien shall revert to the full amount prior to the reduction and shall continue in the full amount until paid in full by or on behalf of the violator/property owner.**
 - (4) the factual basis upon which the violator/property owner believes the application for reduction or forgiveness of the lien should be granted; **See Application.**
 - (5) the terms upon which the violator/property owner believes a reduction of the lien should be granted; **See Application, purchase price, quote for cleanup, property value.**
 - (6) the reasons, if any, compliance' was not obtained prior to the compliance date ordered by the Code Compliance Division; and
 - (7) the amount of the reduction in the lien sought by the violator/property owner. **100% Lien reduction less administrative fees**
- (c) Applications shall be executed under oath and sworn to in the presence of a notary public.
- (d) Upon receipt of any request to satisfy, release, or reduce a lien, the County Manager, or his/her designee, shall confirm that the violation which resulted in the order imposing the lien has been brought into compliance. If the violation has not been brought into compliance, a waiver or reductions of the lien shall not be granted.
- (e) The County Manager, or his/her designee, shall then review and consider the application for reduction of the lien pursuant to the following threshold criteria:

(1) if a title insurance policy is issued upon the purchase of the property and the title insurance policy failed to identify the lien, a waiver or reduction of the lien shall not be granted. (2) if the request is for reduction of a previously reduced lien that was not timely paid in accordance with this Resolution or other duly approved written agreement with the County to compromise such lien, a waiver or reduction of the lien shall not be granted.

- (f) If the County Manager, or his/her designee, determines that the above established threshold criteria applies to the request, the County Manager, or his/her designee, shall issue a written denial of the application. If the applicant wishes to appeal the County Manager's threshold determination, the applicant may do so by filing a written appeal with the County Manager asserting why the BOCC should make an exception to its established guidelines within fifteen (15) calendar days of the issuance of the County Manager's written denial. Upon the receipt of a proper and timely appeal; the County Manager shall present the appeal to the Board of Adjustment and Appeals for its consideration and final determination.
- (g) If the County Manager, or his/her designee, determines that a request does not warrant immediate denial pursuant to the above threshold criteria, the County Manager, or his/her designee, shall consider the following factors to determine how much, if any, the amount of the lien should be reduced:

FACTOR	MAXIMUM LIEN REDUCTION
(1) Gravity of the Violation (impact on the public health, safety, and general welfare of the occupant(s) and surrounding)	
(a) Minor: 1 complaint filed and no threat to health or safety	50%
(b) Severe	25%
(2) Time to Come into Compliance from the date Notice of Violation is issued	
(a) Under 6 months	30%
(b) 6-12 months	20%
(c) 1-2 years	10%
(d) More than two years	0%
(3) Previous Code Violations	
(a) No previous violations found by Code Compliance Board and/or Magistrate	20%

(b) Repeat Violator (as defined in chapter 162, Florida Statutes), or other prior violations found by Code Compliance Board and/or Magistrate	0%
<i>Total Possible Lien Reduction</i>	<i>80%</i>

(h) In addition to the above stated factors, the County Manager may take into consideration the property owner's financial ability to pay the lien based upon the ratio of property value to outstanding mortgage amount and any pending purchase contracts that could cover all or a portion of the lien.

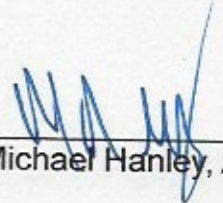
(i) The County Manager, or his/her designee, shall present a recommendation to the BOCC regarding requests for code compliance lien reductions submitted in accordance with this Resolution, based on the above stated lien reduction factors. If the applicant wishes to appeal the determined reduction percentage, the applicant may do so by filing a written appeal with the County Manager asserting why the BOCC should make an exception to its percentage reduction determination within fifteen (15) calendar days of the issuance of the County Manager's written determination. Upon receipt of a proper and timely percentage reduction appeal, the County Manager shall present the appeal to the BOCC for consideration and final determination. Any requests for shall require approval by the BOCC in accordance with this Resolution and the procedures below:

- (1) The County Manager shall place the application for reduction of lien on the agenda of a BOCC meeting. The County Manager's recommendation should set forth the amount of administrative expenses related to the lien. The BOCC may take action based solely upon the sworn application; recommendation of the County Manager, and the applicant's written statements, if any, to the BOCC as to the factors warranting reduction of the lien in considering the application.
- (2) The BOCC may reduce the amount of the lien, waive the full amount of the lien less administrative expenses, or continue the lien in its full amount.

a) When a lien is satisfied, whether by full payment of the entire lien amount or a reduced amount approved pursuant to this Resolution, the applicant shall pay all costs of recording of the release of lien or other documentation.

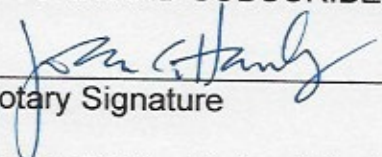
- (j) The applicant shall have ninety (90) days from the date of approval to pay the reduced amount of the lien unless an alternate time period is

established by the BOCC at the time of approval. If the applicant fails to pay the reduced amount of the lien and all costs of recording within the time frame set forth in this paragraph, the lien shall revert to the full amount prior to the reduction and shall continue in the full amount until paid in full by or on behalf of the violator/property owner.


Michael Hanley, Applicant

PERSONALLY APPEARED before me, the undersigned authority, who is personally known to me, and acknowledged that he/she did execute the foregoing **Application for Reduction of Code Compliance Lien**

SWORN AND SUBSCRIBED before me this day 5 of August, 2026.


Notary Signature

Notary Public, State of Florida County of Levy
My Commission Expires: 5-28-27



**SPECIAL MAGISTRATE
OF LEVY COUNTY, FLORIDA**

LEVY COUNTY, FLORIDA

vs.

Case No. CE# 2022-0054

**WANDA G. VENABLE
SHAWN CARUTHERS
12390 NW 90th AVE
CHIEFLAND, FL 32626**

RESPONDENT,
_____ /

**COMPLIANCE HEARING FINDINGS OF FACT
AND ORDER IMPOSING FINE**

This CAUSE came on for a compliance hearing before the Special Magistrate, pursuant to Chapter 162, Part I, Florida Statutes. After due notice to the Respondent, the Special Magistrate heard testimony of and received evidence from the code enforcement officer. The Respondent did not attend the hearing. Thereupon, the Special Magistrate hereby issues its Compliance Findings of Fact, Conclusions of Law, and Order as follows:

I. FINDINGS OF FACT: The Special Magistrate makes the following findings of fact:

A. The Respondent owns real property situated within Levy County, Florida, described as follows:

**SECTION 20 TOWNSHIP 11 RANGE 14 GLENWOOD ESTATES UNIT 2 BLK 2 N
1/2 OF LOT 1 OR BOOK 1418 PAGE 100**

Parcel #: 14374-000-00

B. Following the August 25th, 2025, violation hearing, Special Magistrate's Order dated September 3rd, 2025, was entered and properly served upon the Respondent. The Order required that the violations be cured within fifteen (15) days to remove the RV on the property that is unowned. Forty-five (45) days to remove the RV that he occupies and make arrangements for a permanent home on the property. And sixty (60) days to remove or store all junk and remnants of the burnt mobile home or a fine in the amount of \$50.00 per day, per violation, will accrue beginning September 18th, 2025.

C. The Respondent did not attend January 21st, 2026, Compliance Hearing.

D. The violations of Sec. 34-40, 34-41 and 50-718 have not been cured.

II. CONCLUSIONS OF LAW: The above constitutes a continuous violation of the following Levy County Code of Ordinances:

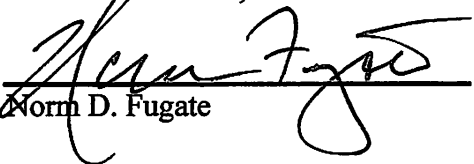
A. Sec. 34-40 and 50-718

III. ORDER: The Special Magistrate orders as follows:

- A. Regarding the violation of 34-40(a) a fine in the amount of \$50.00 per day, (101), totaling \$5,050 and violation 50-718 a fine in the amount of \$50.00 per day (86) totaling \$4,300, is hereby assessed. The Respondent is also assessed \$120.00 to cover the costs of administering this Code Violation Case. These fines and costs shall constitute a lien as authorized under Fla. Stat. §162.09.
- B. The Special Magistrate recommends that the governing body of the County undertake remedial work to cure the violation, as authorized under Fla. Stat. Chapter 162 or the County's Land Development Regulations.

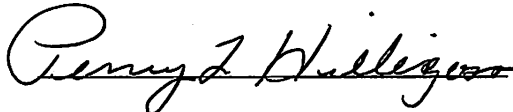
DONE AND ORDERED THIS 28 day of January, 2026, in Levy County, Florida.

SPECIAL MAGISTRATE OF
LEVY COUNTY, FLORIDA


Norm D. Fugate

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the above and foregoing Findings of Fact, Conclusions of Law and Order has been furnished by certified mail to the Respondent Wanda G. Venable and Shawn Caruthers, 12390 NW 90th Ave, Chiefland, FL 32626, this 28 day of January 2026.


Board Secretary



0769703500

REICH CLARK ERNEST
8451 NW 120 ST
Property Use 0000 - VACANT
4.57 Acres Value \$55,201
Sale Date 8/15/2025 Sale Price \$55,000
View: [Report](#) | [Google Maps](#)

*\$12K
ACRE*

0074800100

SLOAN AARON
SLOAN JESSICA
8251 NW 115 ST
Property Use 0000 - VACANT
10.00 Acres Value \$1,850
Sale Date 4/2/2025 Sale Price \$125,000
View: [Report](#) | [Google Maps](#)

*\$12,5K
ACRE*

1437400100

HANLEY MICHAEL ANDREW-TTEE
MICHAEL HANLEY TRUST
12370 NW 90 AVE
Property Use 0000 - VACANT
1.00 Acres Value \$51,060
Sale Date 8/3/2023 Sale Price \$17,000
View: [Report](#) | [Google Maps](#)

\$17K

0.5 mi

351082.84, 1

Deposit Receipt and Contract for Sale and Purchase

This is a legally binding contract. If not fully understood, seek competent advice.

SHAWN CARUTHERS ~~(Shawn Caruthers deceased)~~ as "SELLER",
of 12390 NW 90TH AVE, CHIEFLAND, FL 32626 (Phone 352-774-1699),
and MICHAEL ANDREW HANLEY TRUST as "BUYER",
of 12320 NW 90TH AVE, CHIEFLAND, FL 32626 (Phone 954-448-9591),
hereby agree that the Seller shall sell and the Buyer shall buy the following described property upon the terms and conditions hereinafter set forth, to wit:

1. LEGAL DESCRIPTION of real estate located in LEVY County, Florida:

Street Address: 12390 N.W. 90TH AVE - CHIEFLAND, FL 32626
This Contract is contingent upon the property being zoned: _____
PERSONAL PROPERTY INCLUDED: _____

2. PURCHASE PRICE AND METHOD OF PAYMENT:

Purchase price is Sixteen Thousand Two Hundred Fifty Dollars \$ 16,250
Deposit held in escrow by _____ \$ 0
Mortgage to be _____

Other: Seller 2024 TAXES \$492.25
Buyer 2025 TAXES \$1379.29 - \$1871.54
Cash, certified or local cashier's check on closing (or such greater or lesser amount as may be necessary to complete payment of purchase price after credits, adjustments and prorations). APPROXIMATELY \$ _____

3. EVIDENCE OF TITLE: Seller shall purchase and deliver to the Buyer title insurance policy on the real property covered hereunder in the amount of the full purchase price. In the event the title shall be proven to be unmerchantable. The Seller shall have a period of 7 days after notification thereof within which to cure defects in title, and this sale shall be closed within fifteen (15) days after notice of such curing to the Buyer or his attorney. Upon Seller's failure to correct merchantability within the time limit, the earnest money deposit shall be returned to the Buyer upon demand, and all rights and liabilities arising hereunder shall terminate.

4. DATE OF CLOSING: This contract shall be closed and the deed and possession shall be delivered on or before April 20, 2026; unless extended by other provisions of this contract.

5. CONVEYANCE, RESTRICTIONS AND EASEMENTS: Seller agrees to convey title to the aforesaid property to the Buyer MICHAEL ANDREW HANLEY TRUST by APRIL 15, 2026. Deed, free and clear of all encumbrances or liens, except (a) zoning and/or restrictions and prohibitions imposed by governmental authority; (b) restrictions and matters appearing on the plat and/or common to the subdivision; (c) public utility easements of record; and (d) other: _____

6. PRORATIONS: Taxes, insurance, interest, rents, and other expenses and revenues of said property shall be prorated as of the date of closing.

7. EXPENSES: State surtax and documentary stamps which are required to be affixed to the instrument of conveyance shall be paid by the Seller. Documentary stamps to be affixed to the note or notes secured by the purchase money mortgage, the cost of recording the deed, the costs of recording the mortgage, and intangible personal property

11. RISK OF LOSS: If the improvements are damaged by fire or other casualty before the closing hereunder and can be restored to substantially the same condition as now within a period of sixty (60) days thereafter, the Seller shall so restore the improvements and the closing date shall be extended accordingly. If the Seller fails to do so, the Buyer shall have the option of (1) taking the property as is, together with insurance proceeds, if any, or (2) cancelling the contract, and all deposits are to be returned to the Buyer and all parties shall be released of any and all obligation and liability.

12. TIME OF ACCEPTANCE: If this contract is not executed by the Buyer and the Seller on or before APR 22nd, 2026, the aforesaid deposit shall be, at the option of the Buyer, returned to him and this agreement shall be null and void.

13. OTHER AGREEMENTS: No agreements or representations, unless incorporated in this contract shall be binding upon any of the parties.

14. BUYER CERTIFIES that he has inspected or has caused said property to be inspected by his personal representative; that there has been no representation, promise or warranty other than set forth herein and this instrument constitutes the entire agreement between the said parties.

15. TIME is of the essence in this contract.

16. SELLER to deliver said property to Buyer in its present "AS IS" condition, unless otherwise stated herein.

17. SPECIAL CLAUSES:

Buyer will pay search fee. All other fees
are the routine & customary.

WITNESSES:

SPENCER & MANNERS

EXECUTED BY BUYER ON

03-23-26

BUYERS

(SEAL)

BUYERS

(SEAL)

BUYERS

(SEAL)

BUYERS

(SEAL)

WITNESSES:

Joni Stewart

Toni Stewart

EXECUTED BY SELLER ON

03-23-26

SELLERS

(SEAL)

SELLERS

(SEAL)

You received a new estimate! (#154)

1 message

Carlisle Junk removal services LLC <messenger@messaging.squareup.com>
Reply-To: Carlisle Junk removal services LLC
<CAESPxIkMzi3YzNiYWItNDIxMC00MjdjLWFhNmYtNDA4ZmNmZTMwZDdiGgxjOjE4NDYxNzM5MDYiCW1lc3NlbmdlcilgJbcx6F6F29C7BYE3orv6LSCojm6vg4C61duK/difXTQ=@reply2.squareup.cc
To: mhanley7623@gmail.com

Wed, Mar 4, 2026 at 1:13



Carlisle Junk removal services LLC
New Estimate

\$8,823.00
Estimate

View Estimate

Estimate #154 sent
March 4, 2026

Customer
Shaw Caruthers
mhanley7623@gmail.com
(954) 448-9591
12390 Nw 90th Ave
Chiefland, FL 32621

Message
We look forward to working with you.

junk removal	\$8,500.00
Everything that was pointed out can have done in 3 days max	
Subtotal	\$8,500.00
junk removal	\$323.00
Total	\$8,823.00

Carlisle Junk removal services LLC
carlislejunkremovalservices@gmail.com
(352) 949-5179

Please contact Carlisle Junk removal services LLC about its
privacy practices.





Shelly's tractor service llc
6095 SW 83rd Pl
Trenton, FL 32693 United States

Invoice #000083

Issue date
Mar 10, 2026

Junk removal

We will provide 20 yard dumpsters, equipment to load up junk into dumpsters and haul off. Complete cleanup

Customer	Invoice Details	Payment
Mike Hanley. Chiefland Job (954) 448-9591	PDF created March 19, 2026 \$8,900.00	Due March 10, 2026 \$8,900.00

Items	Quantity	Price	Amount
STS Trucking Servive	1	\$8,900.00	\$8,900.00
Subtotal			\$8,900.00

Total Due **\$8,900.00**



Pay online
To pay your invoice go to <https://squareup.com/u/fakiqkXq>
Or open the camera on your mobile device and place the QR code in the camera's view.