

CASE #: 20260012

LEVY COUNTY, FLORIDA

VS

Ann Backman

Dejuan Maxwell

**LEVY COUNTY, FLORIDA
SPECIAL MAGISTRATE**



LEVY COUNTY, FLORIDA

Petitioner,

Code Case No.: 2026-0012

VS.

**Ann Backman and Dejuan Maxwell
11871 NW 80th Ct
Chiefland, FL 32626**

Respondent,

Parcel ID 0771200000

NOTICE OF NON-COMPLIANCE HEARING

Pursuant to Sections 162.06 and 162.12, ***Florida Statutes, and Levy County Code of Ordinances***, Ordinance No. **34-40(a), 50-718 and 34-33**. You will please take notice that a public hearing will be conducted in the above-styled cause, on **Wednesday the 20th day of May 2026 at 9:30 a.m.**, at the County Government Center Auditorium, 310 School Street, Bronson, Florida. The Special Magistrate will hear testimony, receive evidence, and make such findings of fact as are supported by the testimony and evidence pertaining to the compliance of the Orders in the issued **Finding of Facts** dated the **18 day of March 2026**. **Your failure to appear may result in a fine being imposed against you and a lien being placed on your property.** The case may be presented even if the violation has been corrected prior to the Special Magistrate hearing.

PLEASE GOVERN YOURSELF ACCORDINGLY

If a person wishes to appeal a decision with respect to any matter considered at this meeting, a record of the proceeding will be needed and, for this reason, such person may need to ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which the appeal is to be based. You will need to supply a copy of all evidence you present during the hearing to the Special Magistrate secretary to be included in the record.

**LEVY COUNTY, FLORIDA
SPECIAL MAGISTRATE**

In accordance with the Americans with Disabilities act, person with disabilities needing special accommodations for attendance at this public hearing should contact the Levy County Code Enforcement office at (352) 486-5541, no later than 72 hours prior to the proceedings.

A handwritten signature in black ink, appearing to read 'Bradley Frazer', with a large, stylized flourish extending to the right.

Bradley Frazer, Code Enforcement Officer
Levy County Code Enforcement

**SPECIAL
MAGISTRATE
OF LEVY COUNTY, FLORIDA**

LEVY COUNTY, FLORIDA

vs.

Case No. CE# 2026-0012

**ANN BACKMAN AND DEJUAN MAXWELL
11871 NW 80TH CT
CHIEFLAND, FL 32626**

RESPONDENT,

_____ /

FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER

This CAUSE came on for public 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 attend the hearing. Thereupon, the Special Magistrate hereby issues its 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 28, TOWNSHIP 11, RANGE 14 MANATEE SPGS TERR BLK A LOT 35
OR BOOK 1359 PAGE 802**

Parcel #: 07712-000-00

B. The Respondent, as required by Fla. Stat. Chap. 162, received proper notice of the alleged violation and of the hearing thereon, which was held on March 18th, 2026.

C. The evidence proves that there is trash scattered throughout the property, there is an unlivable structure, with no windows or front door and there are squatters living in an RV behind the structure.

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

- A. Sec. 50-718
- B. Sec. 34-40

C. Sec 34-33

III. ORDER: The Special Magistrate orders as follows:

A. The Respondent shall cure the three violations within twenty (20) days. The Respondent shall return for a follow up compliance hearing on April 15th, 2026.

B. Pursuant to Fla. Stat. §162.06 and §162.12 and Levy County Code of Ordinances, Ordinance No. 01-03, the Respondent is assessed \$120.00 to cover the costs of administering this Code Violation Case.

C. In the event that the Respondent fails to cure the violations as set forth above, then a fine in the amount of \$100.00 per day, per violation (3) will accrue beginning April 7th, 2026.

D. Jurisdiction of this matter is reserved for the possible purposes of: (i) imposing a lien on the subject property as authorized under Fla. Stat. §162.09; (ii) recommending that the governing body of the County undertake remedial work to cure the violation; and (iii) taking other action as authorized under Fla. Stat. Chapter 162 or the County's Land Development Regulations.

DONE AND ORDERED THIS 18 day of March 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, Ann Backman and Dejuan Maxell, 11871 NW 80TH CT, Chiefland, FL 32626, 722 Fore Ave, Columbia, SC 29229, 3150 W Fir Ave, Apt 157, Fresno, CA 93711 this 25 day of March, 2026.


Board Secretary



2026/04/16
10:41



Levy County Code Enforcement

Affidavit of Non-Compliance

VIOLATION NUMBER: 2026-0012

PARCEL NUMBER: 07712-000-00

LEVY COUNTY, FLORIDA

VS.

Ann Backman
Dejuan Maxwell
11871 NW 80th CT
Chiefland, FL 32626

RESPONDENT

I, Bradley Frazer, being duly sworn, deposed and says:

1. That I am employed by Levy County as a Code Enforcement Officer.
2. That in accordance with Levy County Ordinance Sec. 2-154, on the day of March 18th, 2026, a compliance inspection shall be conducted for compliance on said property as ordered on the March 18th, 2026.
3. That on the day 16th of April 2026, the above mentioned property is in **NON-COMPLIANCE** and a \$100.00 per day, per violation (3) will accrue April 7th, 2026.

FURTHER AFFIDAVIT SAYETH NAUGHT.


Bradley Frazer, Code Enforcement

STATE OF FLORIDA
COUNTY OF FLEVY

I Name acknowledged the foregoing instrument before me by means of

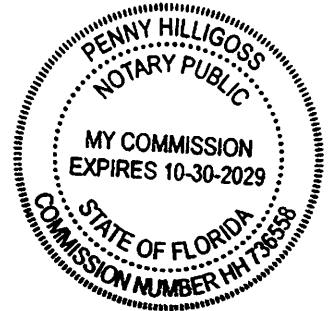
physical presence or online notarization, this 7 day of May, 2026

Penny C Hilligoss
(Signature of Notary Public - State of Florida)

Penny C Hilligoss
(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known OR Produced Identification

Type of Identification Produced _____



Michele Langford, CFC
 Levy County Tax Collector

2025 Real Estate
 NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM
 ASSESSMENTS

26067.0000

| PARCEL NUMBER | ESCROW CD | Millage Code |
|---------------|-----------|--------------|
| 07712-000-00 | | SR |

THIS BILL IS FULLY PAID

11871 NW 80 CT CHIEFLAND 32626
 28-11-14 MANATEE SPGS TERR BLK A LOT 35 OR BOOK
 1359 PAGE 802

BACKMAN ANN
 MAXWELL DEJUAN
 11871 NW 80TH CT
 CHIEFLAND FL 32626

310 School Street, Ste 102, Bronson, FL 32621
 352-486-5172

AD VALOREM TAXES

| TAXING AUTHORITY | ASSESSED VALUE | MILLAGE RATE | EXEMPTION AMOUNT | TAXABLE AMOUNT | TAXES LEVIED |
|--------------------------------------|----------------|--------------|------------------|----------------|--------------|
| Board of County Commissioners | 65,459 | 8.7500 | 0 | 65,459 | 572.77 |
| Public Schools | | | | | |
| School State | 65,459 | 3.0840 | 0 | 65,459 | 201.88 |
| School Local | 65,459 | 1.5000 | 0 | 65,459 | 98.19 |
| School Discretionary | 65,459 | 0.7480 | 0 | 65,459 | 48.96 |
| Suwannee River Water Mgmt | 65,459 | 0.2812 | 0 | 65,459 | 18.41 |

IMPORTANT: All exemptions do not apply to all taxing authorities. Please contact the Levy County Property Appraiser for exemption/assessment questions.

| | | | |
|----------------------|---------|-------------------------|---------------|
| TOTAL MILLAGE | 14.3632 | AD VALOREM TAXES | 940.21 |
|----------------------|---------|-------------------------|---------------|

NON AD VALOREM ASSESSMENTS

| LEVYING AUTHORITY | RATE | AMOUNT |
|-------------------------------|---------------------|--------|
| AAMI Ambulance Service (BOCC) | 1.00 Unit @200.0000 | 200.00 |
| LLFI Solid Waste (BOCC) | 1.00 Unit @116.0000 | 116.00 |
| FR Fire Tax - FR (BOCC) | 1.00 Unit @250.0000 | 250.00 |

SAVE TIME PAY ONLINE @ <https://levy.floridatx.us>

| | | |
|-----------------------------------|--|---------------|
| NON AD VALOREM ASSESSMENTS | | 566.00 |
|-----------------------------------|--|---------------|

| | | |
|---------------------------------------|----------|--|
| COMBINED TAXES AND ASSESSMENTS | 1,506.21 | See reverse side for important information |
|---------------------------------------|----------|--|

| Paid In Full | Taxes | Discount / Interest | Fees | Payments | Amount Due |
|--------------|----------|---------------------|------|----------|------------|
| | 1,506.21 | -30.12 | 0.00 | 1,476.09 | 0.00 |

Michele Langford, CFC
 Levy County Tax Collector

2025 Real Estate
 NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM
 ASSESSMENTS

26067.0000

| PARCEL NUMBER | ESCROW CD | Millage Code |
|---------------|-----------|--------------|
| 07712-000-00 | | SR |

THIS BILL IS FULLY PAID

11871 NW 80 CT CHIEFLAND 32626
 28-11-14 MANATEE SPGS TERR BLK A LOT 35 OR BOOK
 1359 PAGE 802

BACKMAN ANN
 MAXWELL DEJUAN
 11871 NW 80TH CT
 CHIEFLAND FL 32626

DO NOT WRITE BELOW THIS PORTION

HONORABLE MICHELE LANGFORD

| Paid In Full | Taxes | Discount / Interest | Fees | Payments | Amount Due |
|--------------|----------|---------------------|------|----------|------------|
| | 1,506.21 | -30.12 | 0.00 | 1,476.09 | 0.00 |

Receipt(s) 2025-99808207 on 01/15/26 for \$1,476.09 by POSTED ON REMITTANCE

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS



AFFIDAVIT OF REGULAR MAIL

STATE OF (FLORIDA)

COUNTY OF (LEVY)

LEVY COUNTY, FLORIDA

VS.

Ann Backman and Dejuan Maxwell
11871 NW 80th Ct
Chiefland, FL 32626

CODE ENFORCEMENT BOARD CASE NO.: CASE #20260012

I, **Penny Hilligoss**, being duly sworn, deposed and says:

1. That I am employed by the **Code Enforcement Department of Levy County**.
2. That pursuant to Florida Statute 162.12, on the day of **April 22, 2026**, I received a copy of the attached **Notice of Non-Compliance Hearing** for the hearing dated **May 20 2026**
3. That on the day **22nd of April, 2026**, I mailed said papers to **Ann Backman and Dejuan Maxwell 11871 NW 80th Ct Chiefland, FL 32626** by First Class Mail, U.S. Postal Service.

FURTHER, Affiant Saith not.

Penny Hilligoss
Staff

PERSONALLY APPEARED before me, the undersigned authority, who is personally known to me, and acknowledged that he/she did execute the foregoing Affidavit and did not take an oath.

SWORN AND SUBSCRIBED before me this day 22nd of April, 2026.

Mary Gracely
Notary Signature

Notary Public, State of Florida County of Levy
My Commission Expires:



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

Chiefland, FL 32626

7022 1670 0001 5900 2581

| | |
|--|--------|
| Certified Mail Fee | \$5.30 |
| Extra Services & Fees (check box, add fees as appropriate) | |
| <input type="checkbox"/> Return Receipt (hardcopy) | \$0.00 |
| <input type="checkbox"/> Return Receipt (electronic) | \$0.00 |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$0.00 |
| <input type="checkbox"/> Adult Signature Required | \$0.00 |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$0.00 |

Postage \$0.75

Total Postage \$10.48

Ann Backman and Dejuan Maxwell

**11871 NW 820th Ct
Chiefland, FL 32626**

Sent To _____
Street and _____
City, State _____



USPS Tracking®

[FAQs >](#)

Tracking Number:

[Remove X](#)

70221670000159002581

[Copy](#)

[Add to Informed Delivery \(https://informedelivery.usps.com/\)](https://informedelivery.usps.com/)

Latest Update

Your package will arrive later than expected, but is still on its way. It is currently in transit to the next facility.

Get More Out of USPS Tracking:

[USPS Tracking Plus®](#)

[Feedback](#)

Moving Through Network

In Transit to Next Facility, Arriving Late

May 3, 2026

Arrived at USPS Regional Facility

GAINESVILLE FL DISTRIBUTION CENTER

April 29, 2026, 1:00 pm

Forwarded

BRONSON, FL

April 28, 2026, 8:52 am

Available for Pickup

BRONSON

747 E HATHAWAY AVE

BRONSON FL 32621-9998

M-F 0930-1600; SAT 0900-1130

April 28, 2026, 8:18 am

Return to Sender

CHIEFLAND, FL 32626

- April 25, 2026, 8:10 am
 - Arrived at USPS Regional Facility**
JACKSONVILLE FL DISTRIBUTION CENTER
April 24, 2026, 8:58 am
 - Arrived at USPS Regional Facility**
JACKSONVILLE FL DISTRIBUTION CENTER
April 23, 2026, 6:00 pm
 - Departed Post Office**
BRONSON, FL 32621
April 22, 2026, 4:12 pm
 - USPS in possession of item**
BRONSON, FL 32621
April 22, 2026, 2:20 pm
- [Hide Tracking History](#)

[What Do USPS Tracking Statuses Mean? \(https://faq.usps.com/s/article/Where-is-my-package\)](https://faq.usps.com/s/article/Where-is-my-package)

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Text & Email Updates



USPS Tracking Plus®



Product Information



See Less ^

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.



AFFIDAVIT OF REGULAR MAIL

STATE OF (FLORIDA)

COUNTY OF (LEVY)

LEVY COUNTY, FLORIDA

VS.

**Ann Backman and Dejuan Maxwell
11871 NW 80th Ct
Chiefland, FL 32626**

CODE ENFORCEMENT BOARD CASE NO.: CASE #20260012

I, Penny Hilligoss, being duly sworn, deposed and says:

1. That I am employed by the Code Enforcement Department of Levy County.
2. That pursuant to Florida Statute 162.12, on the day of March 18, 2026 I received a copy of the attached Notice of Finding of Facts March 18, 2026
3. That on the day 19th of March, 2026, I mailed said papers to Ann Backman and Dejuan Maxwell 11871 NW 80th Ct Chiefland, FL 32626 by First Class Mail, U.S. Postal Service.

FURTHER, Affiant Saith not.

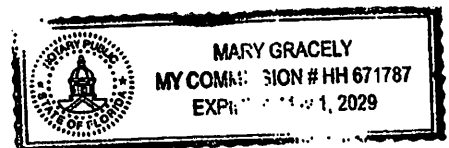
Penny Hilligoss
Staff

PERSONALLY APPEARED before me, the undersigned authority, who is personally known to me, and acknowledged that he/she did execute the foregoing Affidavit and did not take an oath.

SWORN AND SUBSCRIBED before me this day 22nd of April, 2026.

Mary Gracely
Notary Signature

Notary Public, State of Florida County of Levy
My Commission Expires:



7020 1290 0001 6232 4175

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Chiefland, FL 32626

OFFICIAL USE

| | |
|--|--------|
| Certified Mail Fee | \$5.30 |
| \$ | \$4.40 |
| Extra Services & Fees (check box, add fee as appropriate) | |
| <input type="checkbox"/> Return Receipt (hardcopy) | \$0.00 |
| <input type="checkbox"/> Return Receipt (electronic) | \$0.00 |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$0.00 |
| <input type="checkbox"/> Adult Signature Required | \$0.00 |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$0.00 |

Postage \$0.78

\$
Total \$11.48

\$
Sent
Street
City

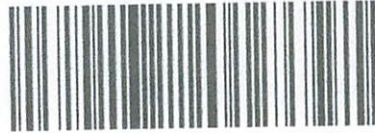
Ann Backman and Dejuan Maxwell

**11871 NW 80th Ct
Chiefland, FL 32626**

APR 19 2026
9810
05
Postmark Here

Levy County
Code Enforcement
310 School St. Suite 12
Bronson, FL 32621

CERTIFIED MAIL



7020 1290 0001 6232 4175

Retail



32626

RDC 99

U.S. POSTAGE PAID
FCM LETTER
BRONSON, FL 32621
MAR 19, 2026

\$10.48

R2304W120948-05

AMP

Ann Backman and Dejuan
Maxwell
11871 NW 80th Ct
Chiefland, FL 32626

03/19/26 326 DE 1 0003/23/26

RETURN TO SENDER
NO MAIL RECEPTACLE
UNABLE TO FORWARD

32626-1290 NMR
32621-6424

BC: 32621642499 *1539-00498-20-41

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

**Ann Backman and Dejuan
Maxwell
11871 NW 80th Ct
Chiefland, FL 32626**



9590 9402 9480 5069 4954 94

2. Article Number (Transfer from service label)

7020 1290 0001 6232 4175

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

Tracking Number:

Remove X

70201290000162324175

Copy

Add to Informed Delivery (<https://informedelivery.usps.com/>)

Latest Update

Your item has been delivered to the original sender at 11:44 am on March 30, 2026 in BRONSON, FL 32621.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Feedback

Delivered

Delivered, To Original Sender

BRONSON, FL 32621

March 30, 2026, 11:44 am

Redelivery Scheduled for Next Business Day

BRONSON, FL 32621

March 28, 2026, 7:53 am

Arrived at USPS Regional Facility

JACKSONVILLE FL DISTRIBUTION CENTER

March 27, 2026, 3:02 pm

In Transit to Next Facility

March 26, 2026

Arrived at USPS Regional Facility

GAINESVILLE FL DISTRIBUTION CENTER

March 25, 2026, 4:55 pm

Return to Sender

CHIEFLAND, FL 32626
March 23, 2026, 10:07 am

Arrived at USPS Regional Facility
JACKSONVILLE FL DISTRIBUTION CENTER
March 21, 2026, 9:17 am

Arrived at USPS Regional Facility
JACKSONVILLE FL DISTRIBUTION CENTER
March 20, 2026, 8:35 pm

Departed Post Office
BRONSON, FL 32621
March 19, 2026, 4:13 pm

USPS in possession of item
BRONSON, FL 32621
March 19, 2026, 3:09 pm

Hide Tracking History

[What Do USPS Tracking Statuses Mean? \(https://faq.usps.com/s/article/Where-is-my-package\)](https://faq.usps.com/s/article/Where-is-my-package)

Feedback

Text & Email Updates



USPS Tracking Plus®



Product Information



See Less ^

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.