

**From:** [Julio Casiano](#)  
**To:** [County Attorney Office](#)  
**Subject:** Lien Forgiveness Request  
**Date:** Monday, June 2, 2025 10:36:09 AM  
**Attachments:** [IMG\\_7617.png](#)  
[12403 snowy egret special assessment lien.pdf](#)

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

This email is to ask for a lien forgiveness on our current property that we have up for sale and will be closing on June 13, 2025. Lien was filed on 8-27-2018,  
BK: 3617 PG: 391

10:30



12403 snowy egret special as...



Done

Instr #2018052043 BK: 3617 PG: 391, Filed & Recorded: 8/27/2018 12:43 PM TLM Deputy Clk, #Pgs:1  
Don Barbee Jr, Clerk of the Circuit Court Hernando CO FL Rec Fees: \$10.00

**PUBLIC NUISANCE ABATEMENT  
SPECIAL ASSESSMENT LIEN**

Y

-For Recording Use Only Above Line-

This Public Nuisance Abatement Special Assessment Lien is hereby created, established and levied as of the thirty-first (31<sup>st</sup>) day following the date set forth below, having been brought before and acted upon by the Board of County Commissioners of Hernando County, a political subdivision of the State of Florida, whose address is 20 N. Main Street, Brooksville, FL 34601, pursuant to the Hernando County Code of Ordinances, Chapter 15, Article V, Sec. 15-161 thru 15-168, and Chapters 125 and 162, Florida Statutes:

**WHEREAS**, County has determined that a public nuisance, as defined by Hernando County Code Sec. 15-163, existed on the subject property legally described below; and,

**WHEREAS**, County has caused said public nuisance to be abated at County direction at a cost of **\$397.00**.

**WHEREAS**, Hernando County Code Sec. 15-166 provides for the creation, establishment and levy of a lien in the amount of such expenditure against the property specially benefited, and the subject property described herein has been determined as having been specially benefited.

**NOW THEREFORE, IT IS HEREBY ORDERED**, upon this matter coming before the Hernando County Board of County Commissioners and in consideration of the expenditures by County from its governmental funds heretofore made to specially benefit the subject property described herein, there is hereby created, established and levied by operation of law, running from the thirty-first (31<sup>st</sup>) day from the date set forth below, a lien upon the following described real property situated and lying in Hernando County, Florida, to wit:

12403 SNOWY EGRET AVE, HERNANDO COUNTY, Key 752634  
ROYAL HIGHLANDS UNIT 7 BLK 442 LOT 18  
WORK ORDER 55, CASE 329927, LIEN 335130, OVERGROWN LOT

Owner's name: ELIZABETH A RIVARD TRUST


Mailing address: 12403 SNOWY EGRET AVE WEEKI WACHEE FL 34611 4407

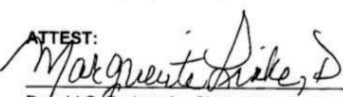
mailing address: 12400 SHORT FOREST AVE WEEH WAGNER FL 34614-1427

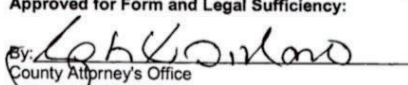
Said lien may be foreclosed by County pursuant to Hernando County Code Sec. 15-166 and in accordance with the procedure set forth in general law, or may be enforced in any other manner allowed by law. Said lien shall bear interest at the rate of ten percent (10%) per annum from the date hereof until paid in full.

IN WITNESS WHEREOF, Hernando County has set its hand and seal this 24<sup>th</sup> day of July, 2018.

**HERNANDO COUNTY BOARD OF COUNTY COMMISSIONERS**

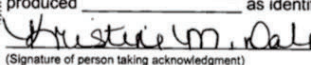
  
Steve Champion, Chairman

**ATTEST:**  
  
Donald C. Barbee Jr., Clerk of the Circuit Court

**Approved for Form and Legal Sufficiency:**  
  
County Attorney's Office


**STATE OF FLORIDA  
COUNTY OF HERNANDO**

The foregoing instrument was acknowledged before me on July 24, 2018 by Steve Champion, Chairman of the Hernando County Board of County Commissioners, who is personally known to me or who has produced \_\_\_\_\_ as identification.

  
(Signature of person taking acknowledgment)

Kristine M. Dale  
(Name typed, printed or stamped)

NOTARY  
(Title or Rank)

 KRISTINE M. DALE  
Commission # GG 138665  
Expires February 5, 2019  
Bonded Thru Budget Notary Services

Prepared By & Return To: Hernando County Code Enforcement, 789 Providence Blvd., Brooksville, FL 34601

**R**

My name is Julio Casiano, and myself and now ex-wife purchased this home back in July 2018. Due to our divorce and having to sell the home, a title search revealed that there was a lien on the home placed back on July 24, 2018. I will attach a copy of the lien to this email. The lien was for tall grass, a fine that was put on by someone in the County, and was under the previous owners name. The previous owner had passed away, and the property was listed under a trust. I'm not sure how this was missed when we purchased the home originally and a title search was done then. I can only assume that the violation occurred at some point in time well before we even looked at the property, as the property was abandoned for a little while. Nonetheless, the lien is under the trust name not our name and we're looking for this lien to please be forgiven.

Thank you very much for your attention to this matter. And I greatly appreciate your consideration.

**Julio M. Casiano**