

From: [County Attorney Office](#)
To: [Pamela Hare](#); [Jon Jouben](#)
Subject: FW: Letter for the Boards consideration
Date: Thursday, August 1, 2024 12:20:41 PM
Attachments: [image001.png](#)

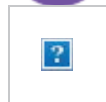
From: joe hodes (via Google Docs) <jhodes1978@gmail.com>
Sent: Thursday, August 1, 2024 11:38 AM
To: County Attorney Office <cao@hernandocounty.us>
Cc: Elizabeth Narverud <ENarverud@co.hernando.fl.us>; John Allocco <JAllocco@co.hernando.fl.us>; Steve Champion <SChampion@co.hernando.fl.us>; Brian Hawkins <BHawkins@co.hernando.fl.us>; Jerry Campbell <JerryC@co.hernando.fl.us>
Subject: Letter for the Boards consideration

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joe hodes attached a document



joe hodes (jhodes1978@gmail.com) has attached the following document:



 CountyComm.docx

Snapshot of the item below:

Joseph Hodges

P.O. Box 805

Brooksville FL, 34605

(352) 345-6668

August 1, 2024

Hernando County Board of County Commissioners

15470 Flight Path Dr.

Brooksville, FL 34604

County Attorney's Office
20 North Main Street
Room 462
Brooksville, FL 34601

Dear Commissioners Allocco, Campbell, Champion, Hawkins, and Narverud,

My name is Joseph Hodges. I have been a Hernando County resident all my life. I served my country in the US army from 1997 to 2003. I returned to Brooksville, putting myself through college and am a nurse having worked in the Oak Hill Hospital operating room for 22 years. I am having an issue that was unbeknownst to me until Friday, May 31st, 2024, and I hope that you can assist me in righting this wrong.

Before my mother Rachel died in December of 2011, she and I were the sole deeded owners to our family property at 24434 Lonesome Rd in Brooksville. This five acres of land has been in our family for 60+ years, and I have lived there my entire life. I have worked toward the singular goal of building a proper home for myself and my family there with every choice I have made as an adult. I work long hours, I save my money, and I've lived a frugal and happy life. I have paid the property taxes solely and on time since 2002.

When my mother passed I grieved for a number of years, and simply could not bring myself to go through the probate process. When I was finally able to proceed with probate I was disheartened to find out that as the deed to my property was written it didn't belong to me as had always been my thought, and my mother's wishes. Instead my mother's portion of the property was divided between myself and my two sisters, Angelique and Robin. At that time no one else had interest in property except for me. Angelique signed her portion of the property over to me during the Probate process. My sister Robin unfortunately had been in jail, but upon her release, was prepared to also sign as well, but she passed away unexpectedly in December of 2020 of a drug overdose. Upon her death, her portion of the property was then divided to each of her daughters, Nicole McCall and Amber Rivenbark. The girls then both signed their portions over to me. Probate for my mother's and sister's estate was finally completed in 2023.

The deed to my property is now entirely in my name.

I have been in the process of building a home on the property.

I had already signed the contract with the builder in March, I was approved for the loan, and was due to close on the mortgage on 7 June 2024. I was contacted by the bank's agent on 31 May informing me that a title search had been done, and that there was over \$30,000.00 in liens attached to the property! I was in shock! He told me then, that the judgments were not from myself, my mother, or my sisters, but from my nieces Amber and Nicole. I was never informed of any judgments being attached to the property, nor was my sister, Angelique, or my nieces. These judgements were from 2015-2017. At that time, neither of my nieces had any ownership or right to my property. However, due to my sister Robins passing my nieces briefly gained a tiny portion of my land, and their liens unknowingly became my burden to bear.

The bank cannot now give me a mortgage to build on a property that has liens against it, and my home cannot move forward until I can get this resolved. I have already spent thousands of dollars to begin the building process, from deposits to the builder, solar company and monies to the bank for surveys have already been paid.

I am asking that you work with me to get the liens levied against my land to be removed. These fines are not mine to bear. I have committed no crimes and should not be punished.

I have the denial letter from Brannan Bank, as well as copies of the deposits made for the earnest monies for Palmwood Construction and May Solar, if you require them.

I humbly ask for your assistance in this matter,

Joseph W. Hodges

jhodges1978@gmail.com

Google LLC, 1600 Amphitheatre Parkway, Mountain View, CA 94043, USA

You have received this email because jhodges1978@gmail.com shared a document with you from Google Docs.

