

City of DeLand



Code Enforcement Special Magistrate

C. Epperson Special Magistrate

December 11, 2025
Hearing Minutes

DeLand City Hall
City Commission Chambers
120 S. Florida Avenue, DeLand, Florida

A. CALL TO ORDER AT 5:00 PM

B. PLEDGE OF ALLEGIANCE

C. FORMAT FOR PROCEEDINGS

D. APPROVAL OF MINUTES
October 23, 2025

E. SWEARING IN OF WITNESSES:
Amber Parker, Code Enforcement Officer
Bethzaida Delgado, Code Enforcement Officer
Richard Lovett, Code Enforcement Manager
William Lawton, Deputy Building Official
Michael Moore, Attorney
James Lucas, Respondent
Willie Lindsey, Representative
Luci Gleason, Respondent
Desrine Douglas, Respondent

OTHERS PRESENT:
Christina Epperson, Special Magistrate
Ariel McCann, City Attorney

F. NEW BUSINESS

Finding of Facts, Conclusions of Law Order

Case # CE25-1030

Location: 555 E Voorhis Ave

Respondent: Oregon LLC

Description: The property contains abandoned, junked, discarded personal property, throughout the property.

Violation: City of DeLand Code of Ordinances; Chapter 16, Section 16-30, Lot Maintenance, (3) Nuisance Declared, Section 16-4, Lots, premises, and Chapter 21, Section 21-01, Abandoned, Junked, Discarded Personal Property. (2) Keeping, Storing, etc., Prohibited.

Parcel ID: 701615020220 **Zoning:** R-1

Code Enforcement: Bethzaida Delgado

Appearing Respondent: Did not appear.

DeLand Testimony: Officer Delgado testified that the property contains abandoned, junked, discarded personal property, throughout the property.

As of December 10, 2025, the property has not come into compliance. She recommended that the property is in violation of City of DeLand Code of Ordinances; Chapter 16, Section 16-30, Lot Maintenance, (3) Nuisance Declared, Section 16-4, Lots, premises, and Chapter 21, Section 21-01, Abandoned, Junked, Discarded Personal Property. (2) Keeping, Storing, etc., Prohibited. The Respondent(s) shall be ordered to correct the above code violation(s) on or before 5:00 p.m. on January 19, 2026, or a fine of \$150.00 per day should be imposed beginning on January 20, 2026, and continue until said violation(s) is corrected.

Respondent Testimony: Did not appear for testimony.

Magistrate's Finding: The property is in violation, and is to come into compliance on or before 5:00 p.m. on January 19, 2026, or a fine of \$150.00 per day shall be imposed as of January 20, 2026, and continue until said violation(s) is corrected. A hearing to determine whether respondent has complied is set for January 22, 2025.

Case # CE25-1075

Location: 2490 S Woodland Blvd

Respondent: Central Florida Regional Hospital Inc

Description: The runoff area is in disrepair, and the structural integrity of the retention area needs reinforcement.

Violation: City of DeLand Code of Ordinances; Chapter 3, Section 302.1, Sanitation, Section 302.2, Grading and drainage, Section 302.7, Accessory structures, Section 304.1.1, Unsafe conditions, 5. Structural members that have evidence of deterioration, 6. Foundation systems that are not firmly supported by footings, Section 304.6, Exterior walls, and Chapter 5, Section 507.1, General

Parcel ID: 702800000340 **Zoning:** C-2

Code Enforcement: Bethzaida Delgado

Appearing Respondent: Did not appear.

DeLand Testimony: Officer Delgado testified that the runoff area is in disrepair, and the structural integrity of the retention area needs reinforcement. As of December 10, 2025, the property has not come into compliance. She recommended that the property is in violation of City of DeLand Code of Ordinances; Chapter 3, Section 302.1, Sanitation, Section 302.2, Grading and drainage, Section 302.7, Accessory structures, Section 304.1.1, Unsafe conditions, (5), (6), Section 304.6, Exterior walls, and Chapter 5, Section 507.1, General. The Respondent(s) shall be ordered to correct the above code violation(s) on or before 5:00 p.m. on January 19, 2026, or a fine of \$250.00 per day should be imposed beginning on January 20, 2026, and continue until said violation(s) is corrected.

Respondent Testimony: Did not appear for testimony.

Magistrate's Finding: The property is in violation, and is to come into compliance on or before 5:00 p.m. on January 19, 2026, or a fine of \$250.00 per day shall be imposed as of January 20, 2026, and continue until said violation(s)

is corrected. A hearing to determine whether respondent has complied is set for January 22, 2025.

Case # CE25-1079

Location: 2490 S Woodland Blvd

Respondent: Central Florida Regional Hospital Inc

Description: The property has grass or weeds in excess of 12 inches tall.

Violation: City of DeLand Code of Ordinances; Chapter 16, Section 16-30, Lot Maintenance, (3) Nuisance Declared. (c) Grass or weeds in excess of 12 inches tall, and Chapter 16, Section 16-4, Lots, premises.

Parcel ID: 702800000340 **Zoning:** C-2

Code Enforcement: Bethzaida Delgado

Appearing Respondent: Did not appear.

DeLand Testimony: Officer Delgado testified that the property has grass or weeds in excess of 12 inches tall. As of December 10, 2025, the property has not come into compliance. She recommended that the property be found in violation of City of DeLand Code of Ordinances; Chapter 16, Section 16-30, Lot Maintenance, (3) Nuisance Declared. (c) Grass or weeds in excess of 12 inches tall, and Chapter 16, Section 16-4, Lots, premises. The Respondent(s) shall be ordered to correct the above code violation(s) on or before 5:00 p.m. on January 19, 2026, or a fine of \$250.00 per day should be imposed beginning on January 20, 2026, and continue until said violation(s) is corrected.

Respondent Testimony: Did not appear for testimony.

Magistrate's Finding: The property is in violation, and is to come into compliance on or before 5:00 p.m. on January 19, 2026, or a fine of \$250.00 per day shall be imposed as of January 20, 2026, and continue until said violation(s) is corrected. A hearing to determine whether respondent has complied is set for January 22, 2026.

Case # CE25-1084

Location: 555 E Voorhis Ave

Respondent: Oregon LLC

Description: The grass or weeds are in excess of 12 inches tall throughout the property.

Violation: City of DeLand Code of Ordinances; Chapter 16, Section 16-30, Lot Maintenance, (3) Nuisance Declared. (c) Grass or weeds in excess of 12 inches tall and Section 16-4, Lots, premises.

Parcel ID: 701615020220 **Zoning:** R-1

Code Enforcement: Bethzaida Delgado

Appearing Respondent: Did not appear.

DeLand Testimony: Officer Delgado testified that the grass or weeds are in excess of 12 inches tall throughout the property.

As of December 10, 2025, the property has not come into compliance. She recommended that the property be found in violation of City of DeLand Code of Ordinances; Chapter 16, Section 16-30, Lot Maintenance, (3) Nuisance Declared. (c) Grass or weeds in excess of 12 inches tall and Section 16-4, Lots, premises. The Respondent(s) shall be ordered to correct the above code violation(s) on or before 5:00 p.m. on January 19, 2026, or a fine of \$150.00 per day should be imposed beginning on January 20, 2026, and continue until said violation(s) is corrected.

Respondent Testimony: Did not appear for testimony.

Magistrate's Finding: The property is in violation, and is to come into compliance on or before 5:00 p.m. on January 19, 2026, or a fine of \$150.00 per day should be imposed beginning on January 20, 2026, and continue until said violation(s) is corrected. A hearing to determine whether respondent has complied is set for January 22, 2026

Case # CE25-1232

Location: 604 E Division St

Respondent: C & G Investments LLC

Description: The property contains unpermitted alterations and repairs to the porch and rear of the house, as well as multiple unpermitted accessory structures.

Violation: City of DeLand Code of Ordinances; Chapter 7, Section 7-2, Local Supplement to the Florida Building Code, Administration, Section 105, Permits, Subsection 105.1, Required, and Chapter 33, Section 33-28.01, General standards and requirements. (a) Permit required.

Parcel ID: 701632010070 **Zoning:** R-1

Code Enforcement: Amber Parker

Appearing Respondent: Jerry Deluca-property owner, William Lindsey- tenant, Michael Moore- Attorney

DeLand Testimony: Officer Parker testified that the property contains unpermitted alterations and repairs to the porch and rear of the house, as well as multiple unpermitted accessory structures. As of December 10, 2025, the property has not come into compliance. She recommended that the property be found in violation of City of DeLand Code of Ordinances; Chapter 7, Section 7-2, Local Supplement to the Florida Building Code, Administration, Section 105, Permits, Subsection 105.1, Required, and Chapter 33, Section 33-28.01, General standards and requirements. (a) Permit required. The Respondent(s) shall be ordered to correct the above code violation(s) on or before 5:00 p.m. on January 19, 2026, or a fine of \$250.00 per day should be imposed beginning on January 20, 2026, and continue until said violation(s) is corrected.

Respondent Testimony: Attorney Micheal Moore stated the property is rented by Mr. William Lindsey who is a 71-year-old African American, and that the guard rails are for his safety. He also stated he needs a survey to obtain the proper permit for the guard rails. Mr. Moore stated Mr. Deluca has spent \$10,000.00 to

clean up the property. He requested more time to obtain the survey and the permit. The owner Mr. Deluca found out about the problems with the property, on November 14th via email, as he was out of the country. Mr. Moore requested an extra 60 days to finish cleaning the property and pulling the proper permits. Mr. Lindsey stated he has lived at the property for 7 years, and has a bad back and it is difficult to keep the property maintained.

Magistrate's Finding: The property is in violation, continuation was granted. The property is to come into compliance on or before 5:00 p.m. on February 23, 2026, or a fine of \$250.00 per day shall be imposed as of February 24, 2026, and continue until said violation(s) is corrected. A hearing to determine whether respondent has complied is set for February 26, 2026.

Case # CE25-1332

Location: 604 E Division St

Respondent: C & G Investments LLC

Description: The property contains dismantled, nonoperative, discarded personal property, including unregistered vehicles, scrap, lumber, junk, trash or other materials and debris maintained outside of an approved building.

Violation: City of DeLand Code of Ordinances; Chapter 25, Section 25A-6, Sanitary public nuisances, Chapter 21, Section 21-01, Abandoned, Junked, Discarded Personal Property. (2) Keeping, Storing, etc., Prohibited. (6) Prima Facie Evidence of Abandonment, etc. The absence of a license plate for the current year or the absence of a current motor vehicle registration shall be prima facie evidence that a motor vehicle is abandoned, junked or discarded, and Chapter 16, Section 16-30, (3) Nuisance declared.

Parcel ID: 701632010070

Zoning: R-1

Code Enforcement: Amber Parker

Appearing Respondent: Jerry Deluca-property owner, William Lindsey-Tennent, Michael Moore- Attorney.

DeLand Testimony: Officer Parker testified that the property contains dismantled, nonoperative, discarded personal property, including unregistered vehicles, scrap, lumber, junk, trash or other materials and debris maintained outside of an approved building. As of December 10, 2025, the property has not come into compliance. She recommended that the property be found in violation of City of DeLand Code of Ordinances; Chapter 25, Section 25A-6, Sanitary public nuisances, Chapter 21, Section 21-01, Abandoned, Junked, Discarded Personal Property. (2) Keeping, Storing, etc., Prohibited. (6) Prima Facie Evidence of Abandonment, etc. The absence of a license plate for the current year or the absence of a current motor vehicle registration shall be prima facie evidence that a motor vehicle is abandoned, junked or discarded, and Chapter 16, Section 16-30, (3) Nuisance declared. The Respondent(s) shall be ordered to correct the above code violation(s) on or before 5:00 p.m. on January 19, 2026, or a fine of \$250.00 per day should be imposed beginning on January 20, 2026, and continue until said violation(s) is corrected.

Respondent Testimony: Attorney Micheal Moore presented a spiral bound book of evidence to the Magistrate. Mr. Moore stated that Mr. Deluca spent \$10,000.00 to clean up and it took 12 people. He also stated the tenant had to get a rental unit and a U-Haul truck for storing his property. Mr. Moore questioned Mr. Lindsey and asked if he had emotional attachment to the property and if he had emotional problems, he stated that he did.

Magistrate's Finding: The property is in violation, and is to come into compliance on or before 5:00 p.m. on January 19, 2026, or a fine of \$250.00 per day shall be imposed as of January 20, 2026, and continue until said violation(s) is corrected. A hearing to determine whether respondent has complied is set for January 22, 2026.

G. OLD BUSINESS

I. **Order Imposing Fine/Lien**

Case # CE24-1048

Location: 513 N Stone St

Respondent: Norma Gilli-Callahan

Description: A structure on the property has rotted wood and collapsing roofing components. As such the property is in a state of disrepair and is unsafe.

Violation: City of DeLand Code of Ordinances; International Property Maintenance Code, as adopted and amended by Ordinance 2019-02, Chapter 3, Section 304.1, General, and Section 304.4, Structural members.

Parcel ID: 700819000130 **Zoning:** R-1B

Code Enforcement Officer: Richard Lovett

Appearing Respondent: Did not appear.

DeLand Testimony: Case was removed from agenda, was not heard.

Respondent Testimony: Did not appear for testimony.

Magistrate's Finding: Did not hear case.

Case # CE25-0541

Location: 340 W Rich Ave

Respondent: Karen Gilbert

Description: The structure on the property has rotted wood. As such, the property is in a state of disrepair and is unsafe.

Violation: City of DeLand Code of Ordinances; International Property Maintenance Code, as adopted and amended by Ordinance 2019-02, Chapter 3, Section 304.1, General, Section 304.1.1, Unsafe conditions, Section 304.4, Structural members, and Section 304.6, Exterior walls.

Parcel ID: 700843080053 **Zoning:** R-1A

Code Enforcement Officer: Richard Lovett

Appearing Respondent: Did not appear.

DeLand Testimony: Officer Lovett testified that as of December 11, 2025, the property has not come into compliance, and a fine of \$250.00 per day should be imposed beginning September 23, 2025, and continue until said violation(s) is corrected.

Respondent Testimony: Did not appear for testimony.

Magistrate's Finding: The property remains in violation and a fine of \$250.00 per day is hereby imposed as of September 23, 2025, and continue until said violation is corrected.

Case # CE25-0546

Location: 340 W Rich Ave

Respondent: Karen Gilbert

Description: Conex box has been placed on the property without a permit.

Violation: City of DeLand Code of Ordinances; Chapter 7, Section 7-2, Local Supplement to the Florida Building Code, Administration, Section 105, Permits, Subsection 105.1, Required.

Parcel ID: 700843080053 **Zoning:** R-1A

Code Enforcement Officer: Richard Lovett

Appearing Respondent: Did not appear.

DeLand Testimony: Officer Lovett testified that as of December 11, 2025, the property has not come into compliance, and a fine of \$250.00 per day should be imposed beginning September 23, 2025, and continue until said violation(s) is corrected.

Respondent Testimony: Did not appear for testimony.

Magistrate's Finding: The property remains in violation and a fine of \$250.00 per day is hereby imposed as of September 23, 2025, and continue until said violation is corrected.

Case # CE25-0772

Location: 736 W Hubbard Ave

Respondent: Clifford Douglas Est, Desrine Tomeka Douglas & Devine Tamara Douglas

Description: The property contains several unpermitted accessory structures.

Violation: City of DeLand Code of Ordinances; Chapter 7, Section 7-2, Local Supplement to the Florida Building Code, Administration, Section 105, Permits, Subsection 105.1, Required, and Chapter 33, Section 33-28.01, General Standards and Requirements, (a) Permit required.

Parcel ID: 701723000750 **Zoning:** R-1A

Code Enforcement Officer: Amber Parker

Appearing Respondent: Desrine Douglas.

DeLand Testimony: Officer Parker testified that as of December 10, 2025, the property has not come into compliance, and a fine of \$200.00 per day shall be imposed as of December 09, 2025, and continue until said violation(s) is corrected.

Respondent Testimony: Ms. Douglas stated that the tenants did not notify the property owner of the notice or violation. She found out when she came in to city hall to pull the permits for the tenants. The tenants are working on removing the structures. Ms. Douglas did confirm the violations are for the blue shed and wood fence.

Magistrate's Finding: The property remains in violation and a fine of \$200.00 per day shall be imposed as of December 09, 2025, and continue until said violation(s) is corrected.

Case # CE25-0774

Location: 736 W Hubbard Ave

Respondent: Clifford Douglas Est, Desrine Tomeka Douglas & Devine Tamara Douglas

Description: Several accessory structures were constructed on the property without meeting the required general standards and requirements of the code. The fence is not being maintained and is in disrepair.

Violation: City of DeLand Code of Ordinances; Chapter 33, Section 33-28.06, Fences and Walls. (i) Maintenance, and Section 33-28.01, General Standards and Requirements. (c) General requirements.

Parcel ID: 701723000750 **Zoning:** R-1A

Code Enforcement Officer: Amber Parker

Appearing Respondent: Desrine Tomeka Douglas.

DeLand Testimony Officer Parker requested the case to be continued to the January 22nd, 2026 hearing to allow time for the owner to gain compliance.

Respondent Testimony: Ms. Douglas stated that she spoke with the tenants about getting everything down by this weekend.

Magistrate's Finding: The case was continued to January 22nd, 2026 hearing.

Case # CE25-0927

Location: 238 N Sans Souci Ave

Respondent: Robert J Clabeaux TR

Description: The structure on the property has rotted wood on the exterior walls and porch. The property is in a state of disrepair and is unsafe.

Violation: City of DeLand Code of Ordinances; International Property Maintenance Code, as adopted and amended by Ordinance 2019-02, Chapter 1, Section 108.1.1, Unsafe structures, Chapter 3, Section 304.1, General, Section 304.1.1, Unsafe conditions, Section 304.4, Structural members, and Section 304.6, Exterior walls.

Parcel ID: 700909000180 **Zoning:** R-1A

Code Enforcement Officer: Bethzaida Delgado

Appearing Respondent: Luci Gleason

DeLand Testimony: Officer Delgado requested that the Magistrate issue the Order finding the property in violation and amend the compliance date to January 19, 2026.

Respondent Testimony: Ms. Gleason stated that she has been getting estimates and is working on the plans. Also stated as soon as she gets plans, she will submit for a permit. Ms. Gleason also stated she has 3 tenants on the property.

Magistrate's Finding: That the property is in violation of City of DeLand Code of Ordinances; International Property Maintenance Code, as adopted and amended by Ordinance 2019-02, Chapter 1, Section 108.1.1, Unsafe structures, Chapter 3, Section 304.1, General, Section 304.1.1, Unsafe conditions, Section 304.4, Structural members, and Section 304.6, Exterior walls. The property is to come into compliance on or before 5:00 p.m. January 19, 2026, or a fine of \$250.00 per day shall accrue beginning on January 20, 2026, and continue until said violation(s) is corrected.

Case # CE25-0940

Location: 519 S Clara Ave

Respondent: James A Wright TR

Description: The property contains an accumulation of waste, yard trash, or rubble and debris, as well as grass or weeds in excess of 12 inches tall.

Violation: City of DeLand Code of Ordinances; Chapter 16, Section 16-30, (3) Nuisance declared.

Parcel ID: 701627000120

Zoning: R-1

Code Enforcement Officer: Amber Parker

Appearing Respondent: Did not appear.

DeLand Testimony: Officer Parker testified that as of December 09, 2025, the property has not come into compliance, and a fine of \$150.00 per day should be imposed beginning December 09, 2025, and continue until said violation(s) is corrected.

Respondent Testimony: Did not appear for testimony.

Magistrate's Finding: The property remains in violation and a fine of \$150.00 per day is hereby imposed as of December 09, 2025, and continue until said violation is corrected.

II. **Continued Cases**

No action item

III. **Order of Compliance**

Case # CE24-0904

Location: 238 N Sans Souci Ave

Respondent: Robert J. Clabeaux Trustee

Description: The stairways, decks, porches and balconies, handrails and guards were unsafe.

Violation: City of DeLand Code of Ordinances; International Property Maintenance Code, as adopted and amended by Ordinance 2019-02, Chapter 3, Section 304.10, Stairways, decks, porches and balconies and Section 304.12, handrails and guards.

Parcel ID: 700909000180 **Zoning:** R-1A

Code Enforcement Officer: Amber Parker

Appearing Respondent: Ms. Gleason did appear for CE25-0927, but did not stay for the remaining case.

DeLand Testimony: Property was brought into compliance as of September 18, 2025, no fine due.

Respondent Testimony: Did not appear for testimony.

Magistrate's Finding: Order of Compliance entered, no fine due.

Case # CE25-0010

Location: 321 W Walts

Respondent: Luisa Hernandez

Description: The renovation of the home was started without the required permit(s).

Violation: City of DeLand Code of Ordinances; Chapter 7, Section 7-2, Local Supplement to the Florida Building Code, Administration, Section 105, Permits, Subsection 105.1, Required.

Parcel ID: 701710150200 **Zoning:** R-1

Code Enforcement Officer: Richard Lovett

Appearing Respondent: Did not appear.

DeLand Testimony: Property was brought into compliance as of October 18, 2025, no fine due.

Respondent Testimony: Did not appear for testimony.

Magistrate's Finding: Order of Compliance entered, no fine due.

Case # CE25-0274

Location: 1329 N Woodland Blvd

Respondent: Terps Acquisitions DL, LLC

Description: The structure on the property had rotted wood and collapsing roofing components. As such, the property was in a state of disrepair and was unsafe.

Violation: City of DeLand Code of Ordinances; International Property Maintenance Code, as adopted and amended by Ordinance 2019-02, Chapter 3, Section 304.1, General, Section 304.1.1, Unsafe conditions, Section 304.4, Structural members, and Section 304.7, Roofs and drainage.

Parcel ID: 700409000010 **Zoning:** C-2
Code Enforcement Officer: Richard Lovett
Appearing Respondent: Did not appear.
DeLand Testimony: Property was brought into compliance as of October 28, 2025, no fine due.
Respondent Testimony: Did not appear for testimony.
Magistrate's Finding: Order of Compliance entered, no fine due.

Case # CE25-0545

Location: 340 W Rich Ave
Respondent: Karen Gilbert
Description: The structure on the property had rotted wood and collapsing roofing components. As such, the property was in a state of disrepair and was unsafe.
Violation: City of DeLand Code of Ordinances; International Property Maintenance Code, as adopted and amended by Ordinance 2019-02, Chapter 3, Section 304.1, General, Section 304.1.1, Unsafe conditions, Section 304.4, Structural members, and Section 304.7 roofs and drainage.
Parcel ID: 700843080053 **Zoning:** R-1A
Code Enforcement Officer: Richard Lovett
Appearing Respondent: Did not appear.
DeLand Testimony: Property was brought into compliance as of October 28, 2025, no fine due.
Respondent Testimony: Did not appear for testimony.
Magistrate's Finding: Order of Compliance entered, no fine due.

IV. **Lien Reduction**

Case # CE23-0566

Location: 201 E New Hampshire Ave
Respondent: Monica Angizer
Description: Home was in a state of disrepair.
Violation: City of DeLand Code of Ordinances; International Property Maintenance Code, as adopted and amended by Ordinance 2019-02, Chapter 7, Section 7-2, 102.10 The International Property Maintenance Code, 2015 edition, with local amendments as set forth in subsection (b) below, is hereby adopted, and all references in this Section 102.10 to the "code" shall refer to the adopted provisions of the International Property Maintenance Code, Chapter 1, Section 108.1.1, Unsafe structures. The roof and walls of the home should be free from holes, cracks or breaks and loose or rotting material.
Parcel ID: 702100000580 **Zoning:** VC: R-6
Code Enforcement Officer: Bethzaida Delgado
Appearing Respondent: Did not appear.

DeLand Testimony: Officer Delgado requests that the Special Magistrate make a recommendation to the City Manager to reduce the lien from the current fine of \$13,000 to \$3,138.00 and that the applicant shall pay the reduced lien amount within 30 days of the acceptance date by the City Manager. If the lien is not paid within the specified time, the order shall be of no further force or effect and the lien shall remain in place in its original amount.

Respondent Testimony: Did not appear for testimony.

Magistrate's Finding: Recommended lien reduction in the amount of \$3,138.00.

Case # CE24-1335

Location: 101 Oak Haven Cir

Respondent: Migdalia Fontanez

Description: Grass was in excess of 12" on the property.

Violation: City of DeLand Code of Ordinances; Chapter 16, Section 16-30, Lot Maintenance, (3) Nuisance declared.

Parcel ID: 702814000740

Zoning: PD

Code Enforcement Officer: Bethzaida Delgado

Appearing Respondent: Did not appear.

DeLand Testimony: Officer Delgado requests that the Special Magistrate make a recommendation to the City Manager to reduce the lien from the current fine of \$14,200 to \$9,177.00 and that the applicant shall pay the reduced lien amount within 30 days of the acceptance date by the City Manager. If the lien is not paid within the specified time, the order shall be of no further force or effect and the lien shall remain in place in its original amount.

Respondent Testimony: Did not appear for testimony.

Magistrate's Finding: Recommended lien reduction in the amount of \$9,177.00.

H. NEXT MEETING DATE — January 22, 2026

I. ADJOURNMENT @ 6:46 pm