NOTICE OF LIEN CLAIMED

LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT
CODE ENFORCEMENT LIEN AND AFFIDAVIT FOR A CIVIL PENALTY ON THE PROPERTY LOCATED AT

286 AMERICAN AVE

LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT — CLAIMANT

VS.

DANIEL SCHUELER — OWNER(S)

ACTION TYPE: **CIVIL PENALTY - STRUCTURAL/HOUSING**
ACTION DATE: **02/01/2017**
ACTION COST: **$ 100.00**

CASE#: 00340286-4

COMES NOW, the undersigned Affiant, who is duly authorized to issue citations on behalf of the Lexington-Fayette Urban County Government's Division of Code Enforcement, and states the following:

1. That on or about the above "ACTION DATE", the Affiant, acting on behalf of the Lexington-Fayette Urban County Government ("LFUCG"), and pursuant to Kentucky Revised Statute (KRS) 65.8838(6) and Chapter 12 of the Code of Ordinances, Lexington-Fayette Urban County Government (the "Code"), issued a civil penalty in the amount of the above "ACTION COST", which includes any applicable administrative fee and/or cost of legal advertisement, against the OWNER(s) for the condition of real property located at

286 AMERICAN AVE

(the "Property");

2. That: (a) at all relevant times the OWNER(s) was in violation of certain provisions of the Code due to certain condition(s) on the real property; (b) the OWNER(s) was provided the required legal notice of such violation(s) in accordance with the applicable law, but failed to timely and/or satisfactorily abate and/or correct or repair them or did not otherwise comply with the requirements of the Code such that the issuance of this civil penalty was appropriate; (c) the OWNER(s) either failed to exercise his or her right to an administrative hearing as provided under the Code to contest the violations(s), or appealed said violation(s) to an administrative hearing officer, who entered an order upholding this civil penalty; and (d) this lien is consistent with the provisions of any Administrative Hearing Order that may have been issued in this matter;

3. That a lien on the Property in the principal amount of the ACTION COST is hereby noticed, asserted, and confirmed as provided in the aforementioned laws;

4. That pursuant to KRS 65.8835(1)(c) and KRS 65.8838(8), ***this lien shall be superior to and have priority over all other liens on the property, except state, county, school board, and city taxes***;

HOLD

5. That pursuant to KRS 360.010, this lien shall accrue interest at the rate of eight percent (8%) per annum from the date of recordation; and

6. That the OWNER(s) shall also be responsible for any costs or expenses incurred by the LFUCG in recording or releasing this lien plus court costs, if any, for collection until paid.

BY: _____
JAMES A FAWCETT
CODE ENFORCEMENT OFFICER

COMMONWEALTH OF KENTUCKY)
)
COUNTY OF FAYETTE)

The foregoing instrument was subscribed, sworn to and acknowledged before me by James A. Fawcett, a Code Enforcement Officer with the Division of Code Enforcement, Lexington-Fayette Urban County Government, for and on behalf of the Government, on this the 21st day of March, 2017.

My commission expires: 2-9-20

_____
Notary Public
Kentucky, State-at-Large

REVIEWED BY:

_____
Kenneth Armstrong, Director of Code Enforcement
LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT
DEPARTMENT OF PLANNING, PRESERVATION & DEVELOPMENT
101 E. Vine St., Suite 500
Lexington, Kentucky 40507
(859) 425-2255

CASE#: 00340286-4

PVA X
FORECLOSURE X
APPEALS X
MASTER COMM X

CE ✓
Lien Program ✓
Co Clerk ✓

COPY

MAYOR JIM GRAY

LEXINGTON

DIRECTOR KENNETH ARMSTRONG
CODE ENFORCEMENT

DIVISION OF CODE ENFORCEMENT
ASSESSMENT OF CIVIL PENALTY AND NOTICE OF CONTINUED VIOLATION
(Housing Violations)

Date of Issuance: 02/01/2017

Case#: 00340286-4

NOTICE OF LIEN CLAIMED
MAR 20 2017
By DP

FINAL ORDER

DANIEL SCHUELER
372 TRANSYLVANIA PARK
LEXINGTON, KY 40508

Referenced Property: 286 AMERICAN AVE

On 04/07/2016, the above referenced property was placed under a Notice of Violation regarding required repairs or corrections pursuant to Chapter 12 of the Lexington-Fayette Urban County Government Code of Ordinances and the International Property Maintenance Code/1998.

On 01/25/2017 at 12:37 pm, I conducted a re-inspection of the property and found that not all of the cited repairs/corrections had been completed. The purpose of this letter is to formally notify you that due to the continued non-compliance and the presence of 2 violations on the property during the above indicated re-inspection date; you have been issued a civil penalty. As established in Chapter 12-2(b) of the Code of Ordinances you have been assessed a civil penalty in the amount of $100.00.

The property owner may file a written appeal of this action, but must do so within 7 days of the above listed "Date of Issuance". Appeals, which should indicate why the civil penalty should be dismissed, may be filed via U.S. Mail or by delivering the request to the: Division of Code Enforcement, C/O Secretary of Administrative Hearing Board, 101 East Vine Street, Suite 500, Lexington, KY 40507 or by faxing the appeal request to (859-425-2274)—No emails. Failure to appeal a civil penalty within the indicated time shall result in the determination that; the property owner has waived their right to appeal, the violations were present on the property, and that the issuance of the civil penalty was proper.

If this civil penalty is not paid within 14 days of its issuance and it is not on appeal, a Notice of Lien Claimed may be filed. If a Notice of Lien is filed, then the property owner will be responsible for all fees and administrative costs associated with the lien as well. All payments related to civil penalties or liens should be made to the Lexington-Fayette Urban County Government and mailed or delivered to the Lexington-Fayette Urban County Government, Division of Revenue, 2nd Floor, 200 East Main Street, Lexington, Kentucky 40507. Please include a copy of this invoice and/or documents clearly identifying the referenced property and civil penalty with your payment to insure proper credit occurs.

Please note that as outlined in Chapter 12-2(b) of the Code of Ordinances, if the required repairs are not completed and the property is not brought into compliance before the next re-inspection date of **03/05/2017**, additional civil penalties ranging between $100.00 and $2,000.00 may be assessed. Please take immediate steps to correct these violations to ensure no additional civil penalties or liens are issued.

Please contact me if you have any questions or concerns regarding this notice/citation. If you do not receive a response from me within 36 Hours of calling/emailing, please call our office and ask to speak to my supervisor.

JAMES A FAWCETT
CODE ENFORCEMENT OFFICER

(859) 576-3850
Phone Number

jfawcett@lexingtonky.gov
Email Address