NOTICE OF LIEN CLAIMED

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

417 BRECKENRIDGE ST

LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT

CLAIMANT

VS.

BRITRON I LLC

OWNER(S)

ACTION TYPE: Nuisance Citation ACTION DATE: October 18, 2018

ACTION COST: \$250.00

CASE#: 214358

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

417 BRECKENRIDGE ST

(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;

- 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;
- 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
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6. That the OWNER(s) shall also be responsible for any costs or expenses incur the LFUCG in recording or releasing this lien plus court costs, if any, for collection until paid		
	Randi Rowady Nuisance Control Officer	
COMMONWEALTH OF KENTUCKY)	
COUNTY OF FAYETTE)	
The foregoing instrument was subscribed, sworn to and acknowledged before me by Randi Rowady, a Nuisance Control Officer with the Division of Code Enforcement, Lexington-Fayette Urban County Government, for and on behalf of the Government, on this the day of day of, 2019. My commission expires:02/09/2020		

Kentucky, State-at-Large

PREPARED BY:

Lexington-Fayette Urban County Government

Department of Law 200 E. Main Street

Lexington, Kentucky 40507

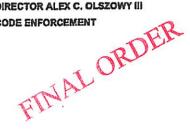
MAYOR JIM GRAY



DIRECTOR ALEX C. OLSZOWY III CODE ENFORCEMENT

DIVISION OF CODE ENFORCEMENT

Issuance of Citation



BRITRON I LLC 848 LAUREL HILL RD **LEXINGTON, KY 40504** Date & Time of Issuance: October 18, 2018, at 9:49

Compliance Due Date: November 1, 2018

Case Number: 214358

RE: 417 BRECKENRIDGE ST, Lexington, KY 40508

Issuance of Citation: Due to continued non-compliance, a citation in the amount of \$250 has been assessed pursuant to chapter 12 of the code of Ordinances. Please review the second page of this document to obtain details regarding the payment or appeal of this citation.

An inspection was made of the above-referenced property on October 18, 2018 at 9:49 AM, and, pursuant to Chapter 12-2 of the Lexington-Fayette Urban County Government Code of Ordinances the below indicated nuisance violation was located that must to be corrected/abated before the listed "Compliance Due Date".

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1.3	Violation	Code References	A12
1	Rubbish, Garbage, Debris, Ashes, Trash or Waste	Nuisance 001	
		Trash/Debris	

Inspection Comments:	
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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.

Randi Romady

Randi Rowady Nuisance Control Officer Phone

8592583827

E-Mail Address

rrowady2@lexingtonky.gov