

**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;

HOLD

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;***

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:**

  
\_\_\_\_\_  
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  
21<sup>st</sup> day of January, 2019.

My commission expires: 02/09/2020

  
\_\_\_\_\_  
Notary Public  
Kentucky, State-at-Large

**PREPARED BY:**

  
\_\_\_\_\_  
Michael R. Sanner  
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

**FINAL ORDER**

BRITRON I LLC  
848 LAUREL HILL RD  
LEXINGTON, KY 40504

Date & Time of Issuance: October 18, 2018, at 9:49 AM  
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".

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

**Inspection Comments:**

[Empty box for inspection comments]

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 Rowady*

**Randi Rowady**  
Nuisance Control Officer

**Phone**  
8592583827

**E-Mail Address**  
rrowady2@lexingtonky.gov