

**NOTICE OF LIEN CLAIMED**

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

**763 BREATHITT AVE**

LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT

CLAIMANT

VS.

**OPHELIA WILSON**

OWNER(S)

ACTION TYPE: **Nuisance Abatement**

ACTION DATE: **December 10, 2018**

ACTION COST: **\$150.00**

CASE#: 251798

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

**763 BREATHITT 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;

HOLD





**DIVISION OF CODE ENFORCEMENT**  
**ASSESSMENT OF ABATEMENT COSTS**  
**(Nuisance Violation)**

Invoice Date: December 10, 2018

**WILSON OPHELIA; C/O GEORGE WILSON**  
**802 CHILES AVE**  
**LEXINGTON, KY 40508**

Abatement Date: December 6, 2018  
Invoice Number: I-006436  
Case Number: 251798

**FINAL ORDER**

Re: 763 BREATHITT AVE, Lexington, KY 40508

On **November 12, 2018 at 2:51 PM**, the above address was placed under a Notice of Violation regarding the required abatement/removal of a nuisance violation as outlined in Chapter 12-2 of the Lexington-Fayette Urban County Government Code of Ordinances.

On **December 7, 2018 at 1:36 PM**, I conducted a re-inspection of the property and found that the cited violation had not been abated and/or corrected. The purpose of this document is to formally notify you that due to the continued non-compliance of the property, the Lexington-Fayette Urban County Government has abated this violation. Therefore, per Chapter 12-3 of the Lexington-Fayette Urban County Government Code of Ordinances, you have been assessed the below indicated amounts:

Detailed Cost Invoice		
1	Mowing/ Cleaning	<b>\$75.00</b>
2	Administration Fee	<b>\$75.00</b>
<b>Total Assessment</b>		<b>\$150.00</b>

\*If a vehicle has been removed from the above indicated property then the additional storage fees and the tow bill will be collected and invoiced by the contracted towing company.

Payment related to this abatement should be made to the Lexington-Fayette Urban County Government and mailed or delivered to the Lexington-Fayette Urban County Government, Division of Revenue, 218 East Main Street, Lexington, Kentucky 40507. Please include a copy of this invoice and/or documents clearly identifying the referenced property with your payment to ensure proper credit occurs.

If this abatement cost of **\$150.00** is not paid within 14 days of **December 10, 2018**, 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.

Please contact me if you have any questions or concerns regarding this notice. 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.

**Charles Reed**  
**Nuisance Control Officer**

**Phone**  
(859) 576-3843

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