

**NOTICE OF LIEN CLAIMED**

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

**267 OSAGE CT**

LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT

CLAIMANT

VS.

**JACKSON EVERAGE**

OWNER(S)

ACTION TYPE: **Nuisance Citation**  
ACTION DATE: **January 11, 2019**  
ACTION COST: **\$100.00**

CASE#: 277528

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

**267 OSAGE CT**

(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**

**Issuance of Citation**

**FINAL ORDER**

**EVERAGE JACKSON  
290 MONTGOMERY CREEK RD  
EMMALENA, KY 41740**

**Date & Time of Issuance: January 11, 2019, at 11:10 AM  
Compliance Due Date: January 25, 2019  
Case Number: 277528**

**RE: 267 OSAGE CT, Lexington, KY 40509**

**Issuance of Citation:** Due to continued non-compliance, a citation in the amount of \$100 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 January 11, 2019 at 11:10 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".

|   | <b>Violation</b>                                | <b>Code</b>                  | <b>References</b> |
|---|---|------------------------------|-------------------|
| 1 | Rubbish, Garbage, Debris, Ashes, Trash or Waste | Nuisance 001<br>Trash/Debris |                   |

**Inspection Comments:**

Remove ALL trash and debris from front yard, but not limited to cabinets, drywall and insulation from fire

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.

**Debra Phelps**  
Code Enforcement Officer

**Phone**  
(859) 797-6230

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

