

NOTICE OF LIEN CLAIMED

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

1053 PENNEBAKER DR

LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT

CLAIMANT

VS.

VIRGINIA L EDWARDS

OWNER(S)

ACTION TYPE: **Demolition**
ACTION DATE: **July 24, 2023**
ACTION COST: **\$11,004.02**

CASE#: 899316

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) 65.8825 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

1053 PENNEBAKER DR

(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



DIVISION OF CODE ENFORCEMENT
ASSESSMENT OF ABATEMENT COSTS
(Housing Violation)

Invoice Date: July 24, 2023

**EDWARDS VIRGINIA L
1053 PENNEBAKER DR
LEXINGTON, KY 40511**

**Abatement Date: July 21, 2023
Invoice Number: I-015894
Case Number: 899316**

Re: 1053 PENNEBAKER DR, Lexington, KY 40511

On **May 3, 2023 at 6:59 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.

Upon re-inspection of the property I determined that the property was still not in compliance and continued to present a risk to public safety. Therefore, the Lexington-Fayette Urban County Government has contracted for the **demolition** of the structure by a certified/licensed contractor.

The purpose of this letter is to formally notify you of the above indicated actions and that, as prescribed in Chapter 12 of the LFUCG Code of Ordinances, all abatement costs and related administrative fees are being billed to the owner. This document also serves as the official bill/invoice related to these actions.

| Detailed Cost Invoice | |
|------------------------------|-------------------------------------|
| 1 | Legal Advertisement \$504.02 |
| 2 | Asbestos \$750.00 |
| 3 | Demolition \$9,650.00 |
| 4 | Administrative Fee \$100.00 |
| Total Assessment | |
| \$11,004.02 | |

*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.

The **\$11,004.02** is based on the cost of **demolition** of the property by the contractor and the placement of an administrative fee in the amount of **\$100.00**

Payment related to this invoice 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 insure proper credit occurs.



If this invoice is not paid within **14** days following its date of issuance, 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 regarding this matter. 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.

Lee Steele

Oliver Lee Steele
Code Enforcement Supervisor

Phone
(859) 285-3700

E-Mail Address
osteel@lexingtonky.gov

