

NICHOLASVILLE POLICE DEPARTMENT
CODE ENFORCEMENT DIVISION
CASE NO. 2016-989

IN RE: 707 East Chestnut Street, Nicholasville, Kentucky 40356 (the "Property")

NOTICE OF FINAL ORDER

The Code Enforcement Division of the Nicholasville Police Department having issued two (2) Citations identified as Citation Nos. 17C024 & 17C026 (the "Citations"), pursuant to KRS 65.8825 and Section 11-4(h) of the Code of Ordinances, City of Nicholasville, Kentucky (the "Code") to Theodore Clark Jr. and Jewell Clark, the record owner(s) of the Property (the "Owner(s)"), imposing a civil fine in the total amount of \$150.00 for violation of those certain provisions of the Code as more particularly described in the Citation, a copy of which is attached hereto and incorporated by reference as if fully set forth herein; the Owner(s) having been advised of his/her/their obligation to pay said fine or request, in writing, a hearing with the Code Enforcement Board to contest the Citations within seven (7) days of the date of issuance thereof; the Owner(s) having failed to pay said fine or make said request for a hearing within said seven (7) day period;

NOTICE IS HEREBY GIVEN as follows:

1. Pursuant to KRS 65.8825 and Section 11-4(h)(6)(a) of the Code, each Citation shall be deemed a final Order determining that the violation(s) set forth therein was/were committed and imposing the civil fine set forth therein and the Owner(s) shall be deemed to have waived his/her/their right to appeal the final Order to the District Court.

2. Pursuant to KRS 65.8835(1) and Section 11-4(m)(1) of the Code, the City of Nicholasville shall possess a lien on the Property for the civil fine set forth in each Citation and for all charges and fees incurred by the City of Nicholasville in connection with the enforcement of the Code, including abatement costs, which lien shall bear interest at the rate of 12% per annum until fully satisfied and may be enforced by judicial proceedings, including an action to foreclose. Pursuant to KRS 65.8835(1)(c), the City's lien shall take precedence over all other liens, except state, county, school board, and city taxes.

3. Pursuant to KRS 65.835 and Section 11-4(m)(4) of the Code, the City of Nicholasville may bring a civil action against the Owner(s) and shall have the same remedies as provided for the recovery of a debt.

4. Pursuant to KRS 65.8836(3) and Section 11-4(o) of the Code, a lien holder of record may, within forty-five (45) days from the date of this Notice, correct the violation(s) if not already abated, and elect to pay all civil fines assessed for the violation(s) and all charges and fees incurred by the City of Nicholasville in connection with the enforcement of the ordinance, including abatement costs. If the City's lien is fully satisfied prior to the expiration of the forty-five (45) day period, the City of Nicholasville shall release its lien within fifteen (15) days of satisfaction.

5. The last known mailing address of the Owner(s) is 707 East Chestnut Street, Nicholasville, Kentucky 40356.

Dated this the 20th day of November, 2017.



CHAIR, CODE ENFORCEMENT BOARD

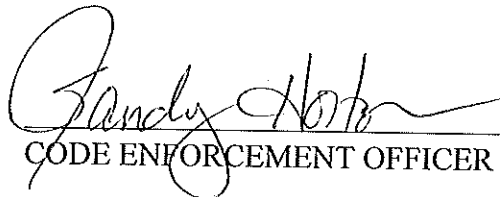
CERTIFICATE OF SERVICE

This is to certify that a true copy of the foregoing Notice was, on this the 21 day of November, 2017, served by mailing same, postage pre-paid, to the following:

Theodore Clark, Jr. & Jewell Clark
707 East Chestnut Street
Nicholasville, Kentucky 40356
Owner

Jessamine County Attorney
117 South Main Street, Suite 100
Nicholasville, Kentucky 40356
Counsel for Jessamine County, Lienholder of Record

Amy Triplett Morgan
525 Vine Street, Suite 800
Cincinnati, Ohio 45202
Counsel for U.S. Bank N.A., Lienholder of Record


CODE ENFORCEMENT OFFICER



NICHOLASVILLE POLICE DEPARTMENT
Code Enforcement Division
Citation



Theodore Clark Jr.
707 East Chestnut Street
Nicholasville, Ky
40356

Date & Time of Issuance: 10/17/2017 11:45 am
Citation Number: 17C024
Case Number: 2016-989
ENTERED: _____

RE: Property: 707 East Chestnut Street, Nicholasville, KY.

On 11/18/2016, the above referenced property was placed under a Notice of Violation regarding required maintenance/corrections pursuant to Chapter 11 of the Code of Ordinances of the City of Nicholasville. A copy of the Notice of Violation is attached hereto and incorporated by reference herein.

On 10/17/2017 at 11:45 (am), I conducted a re-inspection of the property and found that not all the violations listed on the Notice of Violation have been corrected. The purpose of this document is to formally notify you that due to the continued non-compliance with respect to violations noted on the Notice of Violation attached hereto (the "Cited Violations") as of the above indicated Date of Issuance, you are being issued a citation. The violation with which you have been charged is a civil offense. Our records indicate that this is your 1 offense with respect to the Cited Violations. Therefore, this Citation has been issued pursuant to KRS 65.8801, et. seq. and Chapter 11 of the Code of Ordinances of the City of Nicholasville in the amount of \$ 50.00. This amount is in addition to any fines assessed pursuant to any other citations.

You shall have seven (7) days from the Date of Issuance of this Citation to pay the above indicated civil fine or request, in writing, a hearing with the Code Enforcement Board to contest this Citation. All payments should be made to the City of Nicholasville, and delivered or mailed to Code Enforcement Division at 517 North Main Street, Nicholasville, KY 40356. Please include a copy of this Citation and/or documents clearly identifying the referenced property with the payment to ensure proper credit occurs. All requests for a hearing, which shall indicate why the citation should be dismissed, should be mailed via U.S. Mail or by delivering the request to: Division of Code Enforcement, C/O Secretary of Administrative Hearing Board, 517 North Main Street, Nicholasville, KY 40356, or by faxing the appeal request to (859-881-0750) - no emails. If you request a hearing, the maximum civil fine that may be imposed by the Code Enforcement Board with respect to this citation only is \$ 150.00. If you fail to pay the civil fine set forth herein or contest the citation within the time allowed, you shall be deemed to have waived the right to a hearing before the Code Enforcement Board to contest this Citation; the determination that the Cited Violations were committed shall be final; this Citation as issued shall be deemed a final order determining that the Cited Violations were committed and imposing the civil fine as set forth herein; and you shall be deemed to have waived the right to appeal the final order to District Court.

Please note that payment of the civil fine set forth herein shall not relieve the property owner of his/her obligation to remedy the Cited Violations. If the Cited Violations are not remedied and the property is not brought into compliance by the above indicated Compliance Due Date, additional charges, including abatement costs, may be assessed. Upon the issuance of a non-appealable final order or by a final judgment of the District Court, a Notice of Lien Claimed may be filed against the property for all civil fines for the Cited Violations and for all charges and fees incurred by the City in connection with the enforcement of Chapter 11 of the Code of Ordinances of the City of Nicholasville, including abatement costs. Please take immediate action to correct these violation(s) to ensure no additional citations or liens are issued.

Please contact me if you have any questions or concerns regarding this citation. If you do not hear back from me in 72 hours, please contact my supervisor at 859-885-1121.

Code Enforcement Officer: A. King Phone Number: (859) 885-1121 Ext. 271
An Equal Opportunity Employer



NICHOLASVILLE POLICE DEPARTMENT
Code Enforcement Division
Citation



Theodore Clark Jr.
707 East Chestnut Street
Nicholasville, Ky
40356

Date & Time of Issuance: 10/18/2017 11:45 am

Citation Number: 17C026

Case Number: 2016-989

ENTERED: _____

RE: Property: 707 East Chestnut Street, Nicholasville, KY.

On 11/18/2016, the above referenced property was placed under a Notice of Violation regarding required maintenance/corrections pursuant to Chapter 11 of the Code of Ordinances of the City of Nicholasville. A copy of the Notice of Violation is attached hereto and incorporated by reference herein.

On 10/18/2017 at 11:45 (am/pm), I conducted a re-inspection of the property and found that not all the violations listed on the Notice of Violation have been corrected. The purpose of this document is to formally notify you that due to the continued non-compliance with respect to violations noted on the Notice of Violation attached hereto (the "Cited Violations") as of the above indicated Date of Issuance, you are being issued a citation. The violation with which you have been charged is a civil offense. Our records indicate that this is your 2 offense with respect to the Cited Violations. Therefore, this Citation has been issued pursuant to KRS 65.8801, et. seq. and Chapter 11 of the Code of Ordinances of the City of Nicholasville in the amount of \$ 100.00. This amount is in addition to any fines assessed pursuant to any other citations.

You shall have seven (7) days from the Date of Issuance of this Citation to pay the above indicated civil fine or request, in writing, a hearing with the Code Enforcement Board to contest this Citation. All payments should be made to the City of Nicholasville, and delivered or mailed to Code Enforcement Division at 517 North Main Street, Nicholasville, KY 40356. Please include a copy of this Citation and/or documents clearly identifying the referenced property with the payment to ensure proper credit occurs. All requests for a hearing, which shall indicate why the citation should be dismissed, should be mailed via U.S. Mail or by delivering the request to: Division of Code Enforcement, C/O Secretary of Administrative Hearing Board, 517 North Main Street, Nicholasville, KY 40356, or by faxing the appeal request to (859-881-0750) - no emails. If you request a hearing, the maximum civil fine that may be imposed by the Code Enforcement Board with respect to this citation only is \$ 150.00. If you fail to pay the civil fine set forth herein or contest the citation within the time allowed, you shall be deemed to have waived the right to a hearing before the Code Enforcement Board to contest this Citation; the determination that the Cited Violations were committed shall be final; this Citation as issued shall be deemed a final order determining that the Cited Violations were committed and imposing the civil fine as set forth herein; and you shall be deemed to have waived the right to appeal the final order to District Court.

Please note that payment of the civil fine set forth herein shall not relieve the property owner of his/her obligation to remedy the Cited Violations. If the Cited Violations are not remedied and the property is not brought into compliance by the above indicated Compliance Due Date, additional charges, including abatement costs, may be assessed. Upon the issuance of a non-appealable final order or by a final judgment of the District Court, a Notice of Lien Claimed may be filed against the property for all civil fines for the Cited Violations and for all charges and fees incurred by the City in connection with the enforcement of Chapter 11 of the Code of Ordinances of the City of Nicholasville, including abatement costs. Please take immediate action to correct these violation(s) to ensure no additional citations or liens are issued.

Please contact me if you have any questions or concerns regarding this citation. If you do not hear back from me in 72 hours, please contact my supervisor at 859-885-1121.

Code Enforcement Officer: A. King Phone Number: (859) 885-1121 Ext 271
An Equal Opportunity Employer