#### NOTICE OF LIEN CLAIMED

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

### **109 BLUE GRASS AVE**

LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT

**CLAIMANT** 

VS.

## ABDALMENEM SHALASH

OWNER(S)

**ACTION TYPE: Nuisance Abatement** 

ACTION DATE: June 8, 2022 ACTION COST: \$570.00

CASE#: 776571

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

### **109 BLUE GRASS 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;
- 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: Ohi I. Stute-
	Oliver Lee Steele Code Enforcement Supervisor
COMMONWEALTH OF KENTUCKY	)
COUNTY OF FAYETTE	)
	Harris March 1981 58

Notary Public

Kentucky, State-at-Large

PREPARED BY:

Lexington-Fayette Urban County Government

Department of Law 200 E. Main Street

Lexington, Kentucky 40507