

NOTICE OF LIEN CLAIMED

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

113 JAMES CT

LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT

CLAIMANT

VS.

FIRST CHOICE CAPITAL HOLDINGS LLC

OWNER(S)

ACTION TYPE: **Nuisance Abatement**
ACTION DATE: **June 26, 2024**
ACTION COST: **\$597.41**

CASE#: 1141349

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

113 JAMES 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;

4. That pursuant to KRS 65.8835(1)(c) **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:



Thad Scott
Code Enforcement Supervisor

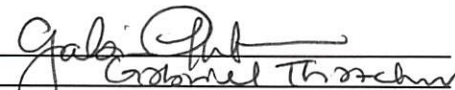
COMMONWEALTH OF KENTUCKY)
)
COUNTY OF FAYETTE)

The foregoing instrument was subscribed, sworn to and acknowledged before me by Thad Scott, a Code Enforcement Supervisor with the Division of Code Enforcement, Lexington-Fayette Urban County Government, for and on behalf of the Government, on this the 26th day of

July, 2024.
My commission expires: 2-20-28


Notary Public
Kentucky, State-at-Large

PREPARED BY:


Lexington-Fayette Urban County Government
Department of Law
200 E. Main Street
Lexington, Kentucky 40507



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

Invoice Date: June 26, 2024

FIRST CHOICE CAPITAL HOLDINGS LLC
704 STATESMAN WAY
LEXINGTON, KY 40505

Abatement Date: June 20, 2024
Invoice Number: I-018605
Case Number: 1141349

Re: 113 JAMES CT, Lexington, KY 40505

On **May 8, 2024 at 3:29 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 **June 5, 2024 at 1:30 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	\$480.00
2	Dump Fee	\$42.41
3	Administrative Fee	\$75.00
Total Assessment		\$597.41

*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 **\$597.41** is not paid within 14 days of **June 26, 2024**, 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.



MAYOR LINDA GORTON



LEXINGTON

OLIVER LEE STEELE
DIRECTOR
CODE ENFORCEMENT

A handwritten signature in cursive script that reads "Thad Scott".

Thad Scott
Code Enforcement Supervisor

Phone
(859) 576-3852

E-Mail Address
tscott@lexingtonky.gov

