



NOTICE OF LIEN

LIEN NO. 2020-01

Notice is hereby given that the **City of Pikeville**, 243 Main Street, Pikeville, KY 41501, pursuant to the City of Pikeville's Code of Ordinances Section 92.21 Dilapidated Housing and Nuisances and KRS 65.8840(8) does claim a lien on the property owned by Johnny + Connie Tackett (Property Owner), at 911 Harolds Branch described in Deed Book 810, Page 170 and depicted on PVA Map Number 066-00-00-010.00. Refer to the attached description.

I, Christopher Allen after being first duly sworn states that I am the Codes Enforcement Officer for the City of Pikeville and pursuant to KRS 65.8840(8) the Property Owner set forth above has committed violations of the City of Pikeville's environmental nuisance ordinance by nonappealable final order(s) or final judgment of the Court and the Property Owner's unpaid civil fines total 10,450.00 \$ and the unpaid reasonable and necessary cost to abate the violation(s) is \$ 57.00. The total lien in the sum of \$ 10,502.00 asserted herein accrues interest at the rate of 8% per annum from the date hereof and attorney fees until paid.

Christopher Allen
Code Enforcement Officer

STATE OF KENTUCKY
COUNTY OF PIKE

Subscribed, sworn to and acknowledged before me by Christopher Allen
this 7th day of October, 2020.

My commission expires: 12/11/2023

Notary Public

Prepared by:

Russell H. Davis, City Attorney
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Pikeville, KY 41501
606 437-6276

CITY OF PIKEVILLE
Code Enforcement Office
Building Inspection Division
243 Main Street
Pikeville, KY 41501



Environmental Codes Enforcement
Christopher Allen – (606) 794-0914
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City of Pikeville

Commonwealth of Kentucky

Order to Remedy / Notice of Violation

Property Owner: JOHNNY & CONNIE TACKETT

Date of Complaint: 04/22/2020

Owner Address 911 HAROLDS BRANCH RD PIKEVILLE KY 41501 ,

Location: 911 HAROLDS BRANCH RD

Tax Map Number: 066-00-00-010.00

Complaint Number: 20-046

Fee Total: 10450.00

Notice of Violation: **Citation:**

Offence:

Please be advised, there exists a violation of the City of Pikeville Environmental Nuisance Ordinance Chapter 92 at the location described above, in that the above-named individual(s), company, or corporation did allow the following offense:

Tall grass has not been cut and/ or has the lose debris around property been pick-up also burned-out house needs removed. Fines have started and will be every 7 business days. A lean is being placed on property. Thank You

(A) Any owner shall not permit any structure upon his or her premises to become unfit and unsafe for human habitation, occupancy, or use or to permit conditions to exist on the structure or premises which are dangerous or interest to the health or safety of the occupants of the structure, occupants of the neighboring structure, or other residents of the city. The standards for which all structures within the city must comply and be maintained are the Kentucky Building Code, the Kentucky State Plumbing Code and or the International Property Maintenance Code as the same are adopted herein by reference. (B) In the event that an owner of any structure upon his premises allows the same to become unfit and unsafe for human habitation, occupancy or use or to permit conditions to exist on the structure or premises which are dangerous or interest to the health or safety of the occupants of the structure, occupants of the neighboring structure, or other residents of the city and the owner fails to timely remediate or remove said conditions on the structure after being given notice or citation by the city to do so by the Code Enforcement Officer, the Code Enforcement Officer may issue a "Notice of Demolition" which notice shall require the owner to demolish the structure and returned the existing premises to grade within 90 days. The owner shall have a right to appeal this notice to the Code Enforcement Board has provided for in the city's ordinance establishing the Code Enforcement Board. If after a final order upholding the notice of demolition the owner fails to demolish the property within the time provided for in the final order, the city shall be entitled to demolish the property and shall have a lien upon the property the cost of doing so has provided for in Pikeville's ordinance establishing a Code Enforcement Board and liens for violations. (Ord. 0-2016-14, passed 8-22-16) shrubs, which shall be kept trimmed neat and orderly; however, this term shall not include cultivated flowers and gardens. Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to any fines, fees or penalties as prescribed by ordinance. In addition, upon failure to comply with the notice of violation, any personnel or contractor, duly authorized by the City of Pikeville Code Enforcement Officer, City Manager or his designee, shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property. (Ord. 0-2016-14, passed 8-22-16)

14. The respondent, Johnny Tackett, shall receive all real properties located at Harolds' Branch, Pikeville, Kentucky, and shall be responsible for all debts, taxes and liens associated with the properties and shall hold the petitioner harmless from all debts, taxes and liens. This is contingent upon the respondent's ability to refinance the mortgages on the properties into his own name and his ability to pay the petitioner as set out above. The respondent shall have Sixty (60) days from the date of the entry of the Final Decree to secure the refinancing. The petitioner shall cooperate with the refinancing process and shall sign any documents necessary to facilitate the refinance and transfer the properties after refinance.