

Book: 118 Pages: 539-541 (3)  
Name: ENCUMBRANCE Deed Tax: \$0.00  
RHONDA TAYLOR  
PIKE COUNTY  
10/11/2021 12:26 PM  
D.C: loretta.stratton1



NOTICE OF LIEN

LIEN NO. 2021-007

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 Jeremy K. Thacker ~~Bobby Thacker~~ (Property Owner), at 231 Redale Road described in Deed Book 6046, Page 533 and depicted on PVA Map Number P03-00-01-008.00. Refer to the attached description.

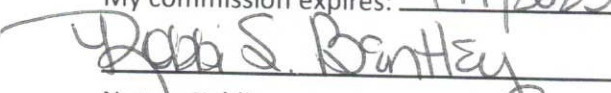
I, Christopher Allen after being first duly sworn states that I am the Codes Enforcement Officer for the City of Pikeville and pursuant to KRS 65.8840(8) the Property Owner set forth above has committed violations of the City of Pikeville's environmental nuisance ordinance by nonappealable final order(s) or final judgment of the Court and the Property Owner's unpaid civil fines total ~~\$10,400.00~~ <sup>20,800.00</sup> and the unpaid reasonable and necessary cost to abate the violation(s) is \$ 48.50 . The total lien in the sum of \$ 20,848.50 ~~10,448.50~~ 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 11<sup>th</sup> day of October, 2021.

My commission expires: 12/11/2023

  
Notary Public

Prepared by:  


Russell H. Davis, City Attorney  
P O Box 351  
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  
[christopher.allen@pikevilleky.gov](mailto:christopher.allen@pikevilleky.gov)

**City of Pikeville**  
Commonwealth of Kentucky

**Order to Remedy / Notice of Violation**

**Property Owner:** BOBBY THACKER

**Date of Complaint:** 05/17/2021

**Owner Address** 235 REDALE RD PIKEVILLE KY 41501 ,

**Location:** 231 REDALE

**Tax Map Number:** P03-00-01-008.00

**Complaint Number:** 21-059

**Fee Total:** 10400.00

**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:

**Under City Ordinance 92.35 you must have a landlord licence and tax info must be submitted to City Hall for the apartments under Thacker Auto Parts store. You may contact Rebecca Hamilton to get this corrected at City Hall Tax Dept. Please get this done before fines and/or lien is place on property. Thank You**

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**Christopher Allen**  
City of Pikeville Code Enforcement Officer

**ENFORCMENT PROCEEDINGS:**

- (A) Enforcement proceedings shall only be initiated by the issuance of a citation by a code enforcement officer allowing the alleged violator 7 days to remedy the violation without incurring a fine. If the alleged violator fails or refuses to remedy the violation within the time specified, the code enforcement officer is authorized to issue a citation for the first offense. If the violation is not remedied within 7 days of the citation for the first



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**Order to Remedy / Notice of Violation**

**Property Owner:** BOBBY THACKER

**Date of Complaint:** 05/17/2021

**Owner Address** 235 REDALE RD PIKEVILLE KY 41501 ,

**Location:** 231 REDALE

**Tax Map Number:** P03-00-01-008.00

**Complaint Number:** 21-058

**Fee Total:** 10400.00

**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:

**Vines on the side of building and around parking lot need removed ASAP please. Lien is being placed on property because fine are about 10,000. Thank You**

(A) Nuisances. It shall be unlawful within the city for the owner, occupant, or person having control or management of any premises within local government to permit a public nuisance, health hazard, or source of filth to develop upon their premises through the accumulation of:  
(1) Junked or wrecked automobiles, vehicles, machinery or other similar scrap or salvage material, excluding an operative farm equipment  
(2) One or more mobile or manufactured homes as defined in KRS 227.550 that are junked, wrecked, or inoperative and which are not inhabited  
(3) Trash, litter, garbage, refuse, or waste of any kind, or other obnoxious materials, whether solid or liquid (4) The excessive growth or weeds or grass has described herein; or (5) Any other condition which would be a violation of 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) Commercial premise nuisance. It shall be unlawful within the city for the owner, lessee, lessor, occupier or person having control or management of any commercial premises to permit a public nuisance as described in division (A) above. Additionally, a public nuisance on a commercial premises open to the general public shall include but not be limited to failing to maintain proper lighting, parking, directional signage, roadways, roadway surfaces and parking surfaces or permitting any unsafe condition in violation of the Kentucky Building Code, the Kentucky State Plumbing Code and/or the International Property Maintenance Code or the Americans with Disabilities Act (ADA).

STATE OF KENTUCKY  
COUNTY OF PIKE  
I, RHONDA TAYLOR, County Clerk for the County and State aforesaid, certify that the foregoing NOTICE OF LIEN was on October 11, 2021 12:26 PM lodged for record, whereupon the same with the foregoing and this certificate have been duly recorded in my office.

WITNESS my hand this October 11, 2021  
RHONDA TAYLOR, CLERK

By

D.C.

Violations of this section relating to  
(1) All roadways and/or streets not maintained by the city or other governmental agency shall be properly repaired or not functioning shall be repaired during times of darkness.  
(2) All parking lot shall be properly repaired so to be visible to the public.

commercial premises nuisance maintained by the City of Pikeville shall include but not be limited to failing to maintain proper lighting, parking, directional signage, roadways, roadway surfaces and parking surfaces or permitting any unsafe condition in violation of the Kentucky Building Code, the Kentucky State Plumbing Code and/or the International Property Maintenance Code or the Americans with Disabilities Act (ADA).  
(5) All ADA compliant handicapped parking spaces shall be properly repaired so to be visible to the public.