

## **CITY OF FALMOUTH**

230 Main Street
Falmouth, Kentucky 41040
Phone (859) 654-6937 Fax (859) 654-3603
Mayor Sebastian Ernst
sernst@cityoffalmouth.com
City Clerk/Treasurer Susan L. Bishop
sbishop@cityoffalmouth.com

COUNCIL MEMBERS
Darryl Ammerman
Joyce Carson
Sabrina Hazen
Amy Hurst
Bob Pettit
Luke Price

October 23, 2023

## CITY OF FALMOUTH, KENTUCKY CODE ENFORCEMENT DEPARTMENT

## NOTICE OF LIEN

Comes now, the City of Falmouth has filed a lien on the property listed below with the Pendleton County Clerk's office:

708 COLEMAN STREET FALMOUTH, KY 41040

Fix Pad Holdings, LLC 14120 Ballantyne Corporate Place Suite 160 Charlotte, NC 28277-2861

Respectfully submitted,

Shelley Wright
Deputy City Clerk
City of Falmouth

Cc: Susan L. Bishop, City Clerk/Treasurer

Rita M. Spencer, Clerk Pendleton County

CITY OF FALMOUTH, KENTUCKY **CODE ENFORCEMENT** DEPARTMENT

RE: 708 COLEMAN STREET

NOTICE OF FINAL ORDER

The City of Falmouth, by and through the Code Enforcement Department, does hereby

give notice of the following:

A citation was issued with regard to this property on July 17, August 1, 9, 16, 23, 30,

September 6, 13, and 20, 2023. A copy of the citations is attached hereto and incorporated by

reference as if fully set forth herein.

More than seven (7) days have elapsed since service of the attached citations and the

fines contained within the citations have not been paid, nor has there been a request for a hearing

before the code enforcement board to contest the citations. Therefore, pursuant to City of

Falmouth Ordinance §40.09(C), the person(s) named in the citation shall be deemed to have

waived the right to a hearing and the determination that a violation was committed shall be

considered final. \$1600.00 will be imposed unless the Final Order is appealed, or the fine is paid

by a third-party lienholder pursuant to Falmouth Ordinance §40.09(F). Failure to pay this fine

may result in a lien being placed against the property.

Please contact the City of Falmouth at (859) 654-6937 for more information. Thank

you.

Sincerely,

## **NOTICE OF RIGHT TO APPEAL**

You have failed to either pay the applicable civil fines within the specified time period or request a hearing, in writing, within seven (7) days of receipt of the applicable Citation. Therefore, by law you have waived your right to contest this citation and the determination that a violation was committed shall be final and not subject to an appeal to District Court. You may have the right to appeal this citation to the Pendleton District Court. Any such appeal must be made within thirty (30) days from the date at which the citation became a final order, which was September 21, 2023. You may want to seek the help of an attorney to ensure all legal requirements for an appeal are satisfied.

## LIENHOLDER NOTIFICATION SYSTEM

Pursuant to Falmouth Ordinance §40.15, a copy of this document will be uploaded to the City's electronic lienholder notification database at www.cityoffalmouth.com. Once the City provides notice in accordance with §40.09(F), a lienholder may have the ability to avoid having a lien placed on the property by paying the civil fine on behalf of the property owner or abating the nuisance within 45 days from when the document is available on the City's database.

## **CERTIFICATE OF SERVICE**

Pursuant to K.R.S. § 65.8828(5), a copy of the foregoing **Notice of Final Order** was sent via regular first-class mail to the following recipients on September 21, 2023:

Fix Pad Holdings, LLC 4668 Augusta Road Lexington, SC 29073

Prepared By:

Shelley Wright, Deputy Clerk

City of Falmouth 230 Main Street

Falmouth, KY 41040

# UNIFORM CODE ENFORCEMENT CITATION CHARGE PARMOUTEN NONEGONE

## Citation Number:

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THE FOLLOWING PERSON.

Sales & Street Address:

Telephone:

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Description of Violation:

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pay the penalty within seven (7) days, the have waved the nght to appeal to Pendleton ff you choose not to confest the citation and fine for the offense is S

that may be imposed for this violation is not relieve the violator from being required to  $\xi_{ij}(t) = \xi_{ij}(t)$ request a hearing before the City Code

Contact the City Office at 859-654-6937 to-Enforcement Board should you wish to meeting contest this citation. schedule a

Failure to pay the applicable civil penalty or

request a hearing, in writing, from the Code the citation and the determination that a non-appealable, and you will be deemed to Enforcement Board within seven (7) days of the date of issuance of this citation shall violation was committed shall be final and County District Court. on choose to contest the citation and Each day that the violation exists and is not a separate offense. Paying of the fine(s) does brought into compliance shall be considered

Printed Name of Issuing Code Enforcement Office with the Code ( ) 77 ) - ( ) with the Code ( ) Signature of Issuing Code ( ) with the code ( ) with th 

□ Other □1st □2nd □1st □2nd □-Warning □ Offense Date C

YELLOW COPY - Inspector WHITE COPY - Violator

TAG COPY - File

UNIFORM CODE ENFORCEMENT CITATION CHIENCE DALMOUTE, NEW TOUR

Citation Number:

The undersigned code enforcement officer of the City of Ralmouth certifies that he/she has just and reasonable grounds to believe, and does believe that on:

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Name:

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Ordinance / Code No.

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STATE OF THE STATE

This citation is issued pursuant to KRS 65.8825 et. seq., Section 40.09 of the Code of Ordinances of the City of Falmouth. The is a civil offense. evon choose not to contest the citation and fine for the offense is S

If you choose to contest the citation and request a hearing before the City Code

Contact the City Office at 859-654-6937 to. P schedule a meeting with the Code Enforcement Board should you wish to s contest this citation.

Failure to pay the applicable civil penalty or

WHITE COPY - Violator

the citation and the determination that a non-appealable, and you will be deemed to volation with which you have been charged. constitute a waiver of your right to contest the penalty, within seven (7) days, the have waived the right to appeal to Pendleton the date of issuance of this citation shall violation was committed shall be final and request a hearing, in writing, from the Code Enforcement Board within seven (7) days of County District Court.

Enforcement Board, the maximum penalty—a separate offense. Paying of the fine(s) does Each day that the violation exists and is not brought into compliance shall be considered that may be imposed for this violation is to correct the violation.

Time of Issuance.

□ Other 3rd Date 11/21

□ 2nd ☐ Warning ☐ 1st

TAG COPY - File

YELLOW COPY-Inspector

# UNIFORM CODE ENFORCEMENT CITATION CLIY OF FALMOUTH, KENTUCKY

## Citation Number:

The undersigned code enforcement officer of the City of Falmouth certifies that he'she'ns instand reasonable grounds to believe and does believe that on:

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Name:

Street Address: 経過の数 Felephone:

DID-INLAWED LYCOMMIT THE FOLLOWING OFFENSE:

Ordinance/Code No:

DEFERENCE OF THE PROPERTY Description of Violation:

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This citation is issued pursuant to KRS request a hearing, in writing, from the Code rolation with which you have been charged—constitute a waiver of your right to contest Ordinances of the City of Falmouth. The 65,8825 et. seq., Section 40.09 of the Code of 6. ea civil offense.

pay the penalty within seven (2) days, the have waved the right to appeal to Pendleton fine for the offense is SOOO OIL rayou choose not to contest the citation and

request a hearing before the City Code-

Enforcement Board should you wish to Signature of issuing Code Enforcement Officer Contact the City Office at 859-654-6937-to. with the Code a meeting contest this citation. schedule

Failure to pay the applicable civil penalty or

the citation and the determination that a non-appealable, and you will be deemed to the date of issuance of this citation shall Enforcement Board within seven (7) days of violation was committed shall be final and

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TAG COPY - File

YELLOW COPY - Inspector

WHITE COPY - Violator

## UNIFORM CODE ENFORCEMENT CITATION CHY OF FALMOUTH, KENTUCKY

Citation Number:

The undersigned code enforcement of the City of Falmouth certifies that he/she has just and reasonable grounds to believe, and does believe that on: ony: (₹0 × xear. 20≯

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schedule a meeting with the Code Enforcement Board should you wish to signatured tssuig Code Enforcement Office Contact the City Office at 859-654-6937 to Printed Name contest this citation.

Failure to pay the applicable civil penalty or

WHITE COPY - Violator

the citation and the determination that a u choose not to contest the citation and non-appealable, and you will be deemed to the penalty within seven (I) days, the shave waived the right to appeal to Pendleton the date of issuance of this citation shall violation was committed shall be final and Enforcement Board within seven (7) days of County District Court.

If you choose to confest the citation and Each day that the violation exists and is not request a hearing before the City Code brought into compliance shall be considered Enforcement Board, the maximum penalty a separate offense. Paying of the fine(s) does not relieve the violator from being required

Printed Name of Issuing Code Enforcement Officer

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riolation with which you have been charged—constitute a waiver of your fight to confest is a river of the heave 658825 et. seg., Section 40.09 of the Code of Enforcement Board within seven (7) days of Ordinances of the City of Palmouth. The the date of issuance of this citation shall is a civil offense.

**通信を飲むがすせれる** fine for the offense is S

that may be imposed for this violation is 10 correct the violation request a hearing before the City Code Enforcement Board, the maximum penalty

Contact, the City Office at 859-654-6937 to with the Code Enforcement Board should you wish to contest this citation. Failure to pay the applicable civil penalty or

WHITE COPY - Violator

the citation and the determination that a violation was committed shall be final and the penalty within seven (7) days, the share-waived the right to appeal to Pendleton This citation is issued pursuant to KRS request a hearing in writing from the Code n choose not to contest the citation and "non-appealable, and you will be deemed to County District Court.

brought into compliance shall be considered a separate offense. Paying of the fine(s) does If your choose to contest the citation and Leach day that the violation exists and 18 not

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YELLOW COPY Inspector

## - ORNE CODE ENFORCEMENT CITATION CILY OF FALMOUTH, KENTUCKY

The undersigned code enforcement officer of the City of Falmouth certifies that Citation Number:

三年 日本日本大学 大大学 大学 A STATE OF THE STA 現立 明報 いるい \* Year O 一名大工學 你要看我 he sne has just and reasonable grounds to believe, and does believe that on: DID-UNLAWRULLY COMMITTHE FOLLOWING OFFICES: もながとしていることの Sale Ka ia. Day 888-660-113 fweek | O Nonth: THE FOLLOWING PERSON: Description of Violation: Ordinance/ Code No :-Гејернопе Name:

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**あるとは、本語のは、ないに、またが、** 

聖太下 江西山東京都衛門 人名阿里克阿里拉 有数是数是要人 東京了

This citation is issued pursuant to KRS request a hearing, in writing, from the Code **全种的人类的基础的** is a civil offense.

choose not to contest the citation and 00.00 fine for the offense is S

request a hearing before the City Code Enforcement Board, the maximum penalty Sontact the City Office at 859-654-6937 to schedule a meeting with the Code Enforcement Board should you wish to contest this citation.

Failure to pay the applicable civil penalty or

65.8825 et. seq., Section 40:09 of the Code of Enforcement Board within seven (7) days of Ordinances of the City of Falmouth. The the date of issuance of this citation shall molation with which you have been charged constitute a warver of your right to contest non-appealable, and you will be deemed to violation was committed shall be final and the penalty within seven (I) days, the have waived the nght to appeal to Pendleton constitute a wareer of your right to context the ciation and the determination that a County District Court.

If you choose to contest the citation and Each day that the violation exists and is not a separate offense. Paying of the fine(s) does that may be supposed for this wolation is not relieve the wolator from being required brought into compliance shall be considered

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# WENTORCEMENT CITATION

## Citation Number:

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This citation is issued pursuant to KRS request a hearing in writing, from the Gode 65.8825 et. seq., Section 40.09 of the Code of Ordinances of the City of Kalmouth. The molation with which you have been charged is a civil offense

y choose not to contest the citation and he penalty within seven (7) days, the fine for the offense is \$

that may be imposed for this violation is: request a hearing before the City Code Enforcement Board, the maximum penalty

Contact the City Office at 859-654-6937 to schedule a meeting with the Code Enforcement Board should you wish to contest this citation.

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Failure to pay the applicable civil penalty or

WHITE COPY - Violator

the citation and the defermination that a non-appealable, and you will be deemed to Enforcement Board within seven (7) days of constitute a waiver of your right to contest Wolation was committed shall be final and have waived the right to appeal to Pendleton the date of issuance of this citation shall County District Court.

a separate offense. Paying of the fine(s) does If you choose to contest the citation and Each day that the violation exists and is not brought into compliance shall be considered not relieve the violator from being required to correct the violation. ながの

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# INTRORM CODE ENFORCEMENT CITATION CHEY OF FALMOUTH, KENTUCKY

Citation Number:

The undersigned code enforcement officer of the City of Falmouth certifies that neshe has just and reasonable grounds to believe, and does believe that on-

おります 一日本 Kweek. 1785 Month. TO Day of Vear Q D THE FOLLOWING PERSON:

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DID UNAWARULY COMMITTHE FOLLOWING OFFENSE: 364/-3 Ordinance Coole No. 1911

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Description of Violation. NAL CROAT T DO LEAD

衛一衛子以及其其為衛軍編本縣等如其軍等等的 NEW STANKE

Ordinances of the City of Falmouth. The the date of issuance of this citation shall modation with which you have been charged—constitute a waiver of your right to contest This citation is issued pursuant to KRS request a hearing, in writing from the Code 55.8825 et. seq., Section 40.09 of the Code of a civil offense.

choose not to contest the citation and the penalty within seven (7) days, the 100 Miles fine for the offense is \$

request a hearing before the City Code Enforcement Board, the maximum penalty

schedule a meeting with the Code <u>( 1/21 / 1</u> Contact the City Office at 859-654-6937 to  $^{
m Pm}$ with the Code confest this citation.

Failure to pay the applicable civil penalty or

WHITE COPY - Violator

Enforcement Board within seven (7) days of non-appealable, and you will be deemed to have waived the right to appeal to Pendleton wolation was committed shall be final and the citation and the determination that 中為安全法國公司等於政 County District Court.

If you choose to contest the citation and Each day that the violation exists and is not brought into compliance shall be considered a separate offense. Paying of the fine(s) does that may be imposed for this wielation is to correct the violation 

Date Chilis

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TAG COPY - File YELLOW COPY-Inspector

# CITY OF HALMOUTH KENTUCKY FORM CODE ENFORCEMENT C

«Citation Number:

signed code enforcement officer of the City of Falmouth certifies that

THE FOLLOWING PERSON

**建工物产** 

DIDBINEANWRILL FOR COMMITTHE FOR COMMING OF FENSE:

Book: 21

Name: LIS PENDENS RITA SPENCER

PENDLETON COUNTY 9/21/2023, 10:44:50 AM DC: Kinley Glahn

100 Aug 100 Au

escription of Violation:

Inis citation is issued pursuant to KRS request a hearing in writing from the Code Enforcement Board within seven (7) days of the citation and the determination that a violation was committed shall be final and constitute a waiver of your right to contest non-appealable, and you will be deemed to the date of issuance of this citation shall 5.8825 et. seg., Section 40.09 of the Code of nolation with which you have been charged

Pages: 665-671 (7)

If you choose to contest the citation and Each day that the violation exists and is not the penalty within seven (7) days, the have warved the right to appeal to Pendleton choose not to contest the citation and fine for the offense is \$

County District Court

request a hearing before the City Code. brought into compliance shall be considered harmay beimposed for this violation is Contact the City Office at 859-654-6937

Enforcement Board should you wish to si Failure to pay the applicable civil penalty or schedule a meeting contest this citation

WHITE COPY - Violator

TAG COPY - File

YELLOW COPY - Inspector