

K.R.S. 65.8835 LIEN AFFIDAVIT

IN RE: 414 Center St, Bellevue, Kentucky
PIDN: 999-99-06-995.00

The affiant, Tom McDaniel, being a Code Enforcement Officer for the City of Bellevue, KY (City) within the meaning of K.R.S. 65.8809 (4) and having been duly sworn hereby verifies the truth of the following facts:

1. Pursuant to the authority of K.R.S. 65.8808, the City established and operates a Code Enforcement Board (Board) as set forth in Chapter 95 of the Bellevue Ordinances, which included a system for the notification to lienholders that meets the requirements of K.R.S.65.8836(2).
2. Enforcement proceedings were initiated before the Board against Steven Leo Johnson _____ by issuing code citation # 2025-479 _____ (the citation) to him/her on 5/6/2025 _____, by a Bellevue Code Enforcement Officer. Violation: 309.1 Infestation; 95.03 Rubbish; 304.1 Siding; 302.1 Sanitation; 302.7 Accessory Structure _____. On 5/22/2025 _____, the Code Enforcement Board heard the description of the violations on the citation.
3. The citation included all of the information required by K.R.S. 65.8825 and Chapter 95 of the Bellevue Ordinances, including, without limitation, that in the event that the person to whom the citation was issued does not contest it, the civil fine to be imposed shall be \$100.00 per violation per day, plus the cost to the City for the abatement of the violation, if any, plus interest at the rate of 8% per annum and all charges and fees incurred by the City in connection with the enforcement of the ordinance, including, without limitation, court costs and attorney fees.
4. The person to whom the citation was issued failed to either: (i) pay the civil fine set forth in the citation or (ii) contest the citation within seven (7) days after the citation was issued; and, therefore, pursuant to K.R.S. 65.8825(6) that person is deemed to have waived the right to a hearing to contest the citation; and the determination that a violation was committed by that person shall be considered final and the citation as issued shall be deemed a final order determining that the violation was committed by that person and imposing the civil fine set forth in the citation on that person who shall be deemed to have waived the right to appeal the final order to the District Court.
5. Notice of the final order was provided to the person to whom the citation was issued by regular first class mail.
6. Pursuant to K.R.S. 65.8836 and Chapter 95 of the Bellevue Ordinances, notice of the final order was given to all registered lienholders and more than forty-five (45) days have passed with no action being taken by a lienholder with regard to the final order. Having met the requirements in K.R.S. 65.8836 and Chapter 95 of the Bellevue Ordinances, this lien shall take precedence over all other liens except state, county, school board and city taxes pursuant to K.R.S. 65.8835.
7. To date, the City has incurred abatement costs in the amount of \$ _____, plus charges and fees incurred in connection with the enforcement of the ordinance in the amount of \$ _____.
8. Pursuant to K.R.S. 65.8835, the City has a lien on property owned by Steven Leo Johnson _____, including, without limitation, 414 Center St _____, Bellevue, Kentucky with PIDN # 999-99-06-995.00 _____ for the civil fines assessed in the amount of \$1,400.00 _____ and for all abatement costs and charges and fees incurred by the City in connection with the enforcement of the ordinance, including, without limitation, court costs and attorney fees.

IN WITNESS WHEREOF, Tom McDaniel, Code Enforcement Director, has subscribed his signature
hereto on 7/8/2025.


Tom McDaniel, Code Enforcement Director

STATE OF KENTUCKY
COUNTY OF CAMPBELL

Signed, acknowledged and sworn to by Tom McDaniel, Code Enforcement Director, before me, a Notary
Public, on 7/8/2025.


Notary Public # KYNP67915
My Commission Expires: 2/28/27