

HENDERSON COUNTY
CODE ENFORCEMENT BOARD
DEFAULT ORDER

Issued to:

TOMMY HOLT
328 CHAMPION HILLS RD, UNIT 18D
KUTTAWA, KY 42055

Citation No: HC2024-19-5

Date of Issuance: 10/10/2024

RHONDA DURBIN BROCK
524 SOUIX LANE
HENDERSON, KY 42420

Physical Address of Property: 14089 Tom Smith Road, Henderson, KY 42420

Date and Time Violation Noted: 10/9/2024 at 9:02 AM

WHEREAS, a Citation for Violation of the Henderson County Nuisances and Unsafe Structures Ordinance as adopted by Henderson County Fiscal Court was served upon the above-named owner(s) and/or occupier(s) of the above listed property on October 10, 2024 for the following violation(s):

Violation(s):

Section 176-6 Unsafe and Unfit Structure (3rd offense), 176-8 Public Nuisance (5th offense), 176-9 Sanitation (3rd offense), 176-11 Inoperable Vehicles, Scrap, Salvage Materials Wrecked/inoperative mobile home(3rd), 176-12 Rubbish & Garbage(3rd), 176-13 Weeds (5th), 176-14 Harborage (5th)

Facts Constituting the Offense: The house/manufactured home is unsafe and unfit for human habitation and use due to being badly damaged, decayed and dilapidated and does not have essential services such as electric and water and shall not be occupied. The structure is dangerous to the occupants and other residents of Henderson County and is considered a public nuisance. The structure is severely damaged, decayed, dilapidated and shall be condemned. All exterior property and premises shall be maintained in a clean, safe, and sanitary condition. The property and premises also have trash, junk, debris, scrap, salvage materials and large pile of limbs on it and has excessive growth of weeds and grass that can harbor snakes, mosquitos and other pests.

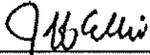
The Respondent, Tommy Holt, having failed to pay the fine herein and/or to appeal the citation to the Code Enforcement Board within seven (7) days of the date of the Citation; and thus having waived her right to appeal this matter to the Code Enforcement Board or the Henderson District Court.

IT IS HEREBY ORDERED that the above-named owner(s) and/or occupier(s) of the listed property are hereby fined the amount of \$1,050.00 and Citation HC2024-19-5 is hereby adopted and incorporated herein pursuant to the Henderson County Nuisances and Unsafe Structures Ordinance 21-13 Section 13-36(7).

Said fine shall continue to be a lien against the property for ten (10) years from the date of lien recordation, or unless the full lien amount is paid, including any and all costs associated with the enforcement and entry of this order, and any and all abatement costs which may be expended by the County to remedy the nuisance; and shall bear interest at the statutory rate until paid in full.

 Date: 10/28/2024
Donnie Beal
Code Enforcement Board Chairman

This Instrument Prepared By:


Jeff Ellis, Code Enforcement Board Sec.
20 N. Main Street, Ste. 201
Henderson, KY 42420
PH: (270) 631-0000 EXT 1228
Email: jellis@hendersonky.us

TO CLERK: Please Index as follows:
Grantor: Holt, Tommy
Brock, Rhonda Durbin
Grantee: County of Henderson



**AFFIDAVIT AND NOTICE OF CODE ENFORCEMENT LIEN
FOR ABATEMENT COSTS
FOR PROPERTY LOCATED AT:**

14089 TOM SMITH RD, HENDERSON, KY

Commonwealth of Kentucky
County of Henderson

The undersigned being duly authorized for and on behalf of the County of Henderson, Kentucky, in the capacity of Code Enforcement Officer, hereby makes this Affidavit for the purpose of asserting a lien pursuant to the provisions of KRS 65.8801 to 65.8839 and the County of Henderson, KY Code of Ordinance No. 21-13 to secure the payment of abatement costs, charges and fees incurred in connection with the enforcement of the ordinance and as a result of a **Citation#HC2024-19-5, Default Order entered October 28, 2024** by the Henderson County Code Enforcement Board, for violation(s) of the County of Henderson, KY Code of Ordinances referenced herein, by the following action(s):

Location of Abated Property: 14089 TOM SMITH RD, HENDERSON, KY

Record Owner of Abated Property: TOMMY HOLT; RHONDA DURBIN BROCK

Abatement Cost: \$5,850.00

Abatement Action: DEMOLITION & REMOVAL OF DEBRIS

Date of Abatement: 12/10/2024

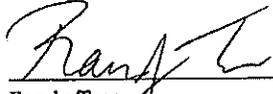
As authorized by KRS 65.8835 and the County of Henderson, KY Code of Ordinance No. 21-13, a lien for all civil fines assessed for the violation(s) of a county ordinance, and for all charges and fees incurred by the county connection with the enforcement of the ordinance, including abatement cost, plus recording fees and statutory interest beginning on the date of the non-appealable final order to the date of payment, shall be recorded with the Henderson County Court Clerk. This abatement action is expressly authorized by County of

Henderson Ordinance No. 21-13, Section 13-36(6). A copy of the invoice for abatement is attached as an exhibit hereto.

Subject to KRS 65.8836, this lien shall take precedence over all other liens, except state, county, school board, and city taxes; shall continue for TEN (10) YEARS following the date of the non-appealable final order, or final judgment of the court; and, may be enforced by judicial proceedings, including an action to foreclose.

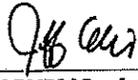
The undersigned swears and affirms that the costs, charges and fees claimed herein represent the actual enforcement costs incurred by the County of Henderson pursuant to a valid final order of the Henderson County Code Enforcement Board.

Further affiant sayeth not.



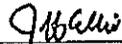
Randy Tasa
Henderson County Codes Administrator

The foregoing Affidavit and Notice was signed, sworn to and acknowledged before me on this 24th day of February, 2025.



NOTARY PUBLIC – Jeff Ellis
Notary ID# KYNP36263
Notary Expiration Date: Sept. 9, 2025

This Instrument Prepared By:



Jeff Ellis, Code Enforcement Board Sec.
20 N. Main Street, Ste. 201
Henderson, KY 42420
PH: (270) 631-0000
Email: jellis@hendersoncountyky.gov

← CONTACT FOR PAYOFF INFORMATION

B & B EXCAVATING INC

12097 AIRLINE RD
 HENDERSON, KY 42420

Voice: BARBARA 270-827-3489
 Fax: 270-827-8187

INVOICE

Invoice Number: 3170
 Invoice Date: Dec 10, 2024
 Page: 1
 Duplicate

Bill To:
HEND. CO CODES DEPT. attn: Randy Tasa 1990 BARRETT CT., SUITE C HENDERSON, KY 42420

PID # 98-44

Customer ID:	Customer PO:	Payment Terms:	
HE008	14089 TOM SMITH RD.	Net 20 Days	
Sales Rep. ID:	Shipping Method:	Ship Date:	Due Date:
	Courier		2/3/25

Quantity	Item	Description	Unit Price	Amount
8.00		LOADS OF DEBRIS	400.00	3,200.00
8.00	T200	200 TRACK HOE	200.00	1,600.00
		GRASS SOWING AND SEEDING		350.00
		MOWING		400.00
2.00	LOWBOY TRAILER	DYNA-WELD TRAILER	150.00	300.00
Subtotal				5,850.00
Sales Tax				
Total Invoice Amount				5,850.00
Payment/Credit Applied				
TOTAL				5,850.00

Check/Credit Memo No:

Finance charges of 1 1/2% per month on any unpaid balance after 30 days.



2025001744
 HENDERSON CO, KY FEE \$20.00
 PRESENTED / LOOGED: 02-26-2025 01:46:06 PM
 RECORDED: 02-26-2025
 RENESA ABNER
 CLERK
 BY: KELLY SHADE
 DEPUTY CLERK

BK: EC 111
PG: 215-217