



EC 111 691 - 693

TO CLERK: Please index as follows:  
Grantor: Servbank SB  
Grantee: County of Henderson

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

**16613 Highway 351 E., Henderson KY 42420**

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#HC2025-56, Default Order entered March 24, 2025** 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: 16613 HIGHWAY 351 E., HENDERSON, KY

Record Owner of Abated Property: SERVBANK SB

Abatement Cost: \$4,950.10

Abatement Action: REMOVAL OF DEBRIS (Invoice Attached).

Date of Abatement: 4/7/2025

Property Description:

**16613 Highway 351 E, Henderson, KY 42420, identified as PVA Parcel #  
115A-7, more particularly described as follows:**

Beginning at a point in the North line of Kentucky Highway #54 (Henderson & Owensboro Road) and on the West side of a 12 foot lane, west corner of Frank Newman, thence with the West side of the lane N 15 E. 222 feet to corner post 11 feet from the West corner of a concrete garage corner of Frank Newman; thence with Newman's line, following a line of posts, N. 74 W. 83 feet to another corner post; thence with another line of Newman, N.14 E.134 feet to a corner post North corner of Newman and in line of the Johnson tract; thence with the Johnson tract N. 75-1/2 W. 57 feet to the

center of a large oak snag on a S. E. bank of a ditch corner of Johnson, thence with Johnson's and Ollie Benham's lot, S.15 W. 343 feet to post South corner of Benham (Hatchett tract) and on the North side of the Owensboro Road; thence with the North side of the Owensboro & Henderson Road (now Kentucky #54), S. 68 E.143 feet to the place of beginning and containing 8/10 of an acre.

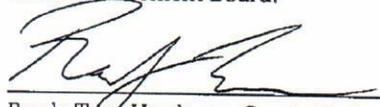
BEING the same property conveyed to SERVBANK SB, from Master Commissioner, by Deed dated January 3, 2025, of record in Deed 681, Page 53 in the Office of the Henderson County Clerk.

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.

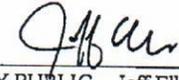
Subject to KRS 65.8836, this lien shall take precedence over all other liens, except state, county, school board, and city taxes; shall continue for TEN (10) YEARS following the date of the non-appealable final order, or final judgment of the court; and, may be enforced by judicial proceedings, including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

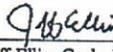
Further affiant sayeth not.

  
Randy Tasa, Henderson County Codes Administrator

The foregoing Affidavit and Notice was signed, sworn to and acknowledged before me on this 28<sup>th</sup> day of April, 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@hendersoncountky.gov](mailto:jellis@hendersoncountky.gov)

←CONTACT FOR PAYOFF INFORMATION

Lance Duckworth  
517 Norris Ln  
Henderson, KY 42420  
April 7, 2025

INVOICE

Mr. Randy Tasa  
Henderson County Codes Administrator  
Henderson County Fiscal Court  
20 N. Main St  
Henderson, KY 42420

Re: 16613 Hwy 351

Trash removal from foreclosed home As ordered by Mr. Tasa	\$3,925.00
Landfill charges for 17,220 pounds of refuse	\$ 570.10
Hauling and disposing of 58 tires to Daviess County Landfill	\$455.00
Total Due	\$4,950.10



2025004091  
HENDERSON CO, KY FEE \$20.00  
PRESENTED / LODGED: 05-05-2025 09:06:55 AM  
RECORDED: 05-05-2025  
RENESA ABNER  
CLERK  
BY: KELLY SHADE  
DEPUTY CLERK

BK: EC 111  
PG: 691-693

**HENDERSON COUNTY**  
**CODE ENFORCEMENT BOARD**  
**DEFAULT ORDER**

**Issued to:**

SERVBANK, SB  
3138 EAST ELMWOOD ST  
PHOENIX, AZ 85034

**Citation No:** HC2025-56

**Date of Issuance:** 3/4/2025

**Physical Address of Property:** 16613 Highway 351 E., Henderson, KY 42420

**Date and Time Violation Noted:** 3/4/2025 at 9:28 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 March 4, 2025, for the following violation(s):

**Violation(s):**

Section 176-8 Public Nuisance, 176-9 Sanitation, 176-11 Scrap, Junk Vehicles & Salvageable Materials, 176-12 Rubbish & Garbage.

**Facts Constituting the Offense:**

The property and premises are not being maintained in a clean, safe, and sanitary condition and is detrimental to the safety, welfare and convenience of the inhabitants of the County of Henderson due to the accumulation of junk, scrap, salvageable materials, inoperative/junked vehicles and machines, garbage, and rubbish. A source of filth has been allowed to accumulate on the property. The property needs to be cleaned up and all trash, garbage, scrap, junk, salvage materials and debris needs to be hauled off. The owners have failed to correct the violations.

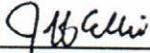
The Respondent, SERVBANK, SB, having failed to pay the fine herein and/or to appeal the citation to the Code Enforcement Board within seven (7) days of the date of the Citation; and thus having waived her right to appeal this matter to the Code Enforcement Board or the Henderson District Court.

IT IS HEREBY ORDERED that the above-named owner(s) and/or occupier(s) of the listed property are hereby fined the amount of \$160.00 and Citation HC2025-56 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: 3/24/2025  
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@hendersoncountyky.gov