

HENDERSON COUNTY
CODE ENFORCEMENT BOARD
DEFAULT ORDER

Issued to:

ROBIN R. ROYSTER
1976 BOOK DR.
HENDERSON, KY 42420

Citation No: HC2025-60-2

Date of Issuance: 8/1/2025

Physical Address of Property: 1976 Book Dr., Henderson, KY 42420

Date and Time Violation Noted: 7/29/2025 at 1:28 PM

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 June 25, 2025, for the following violation(s):

Violation(s)- Section 176-8 Public Nuisances(2nd), 176-10 Stagnant water(1st), 176-11 inoperable vehicles, scrap, salvage materials(2nd), 176-14 Harborage of mosquitos(1st), CO 4.27 wrecked/junk, inoperable, and/or unlicensed vehicles

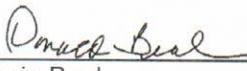
Facts Constituting the Offense: The property is detrimental to the safety, welfare and convenience of the inhabitants of the County of Henderson. It is prohibited to store or park vehicles that are wrecked, junked, inoperable and vehicles and trailers with no current license plates on a property unless in a completely enclosed building. It is also unlawful to allow a public nuisance or health hazard to develop through the accumulation of stagnant water, which can harbor mosquitos and other pests.

The Respondent(s), ROBIN R. ROYSTER, having failed to pay the fine herein and/or to appeal the citation to the Code Enforcement Board within seven (7) days of the

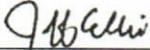
date of the Citation; and thus having waived her right to appeal this matter to the Code Enforcement Board or the Henderson District Court.

IT IS HEREBY ORDERED that the above-named owner(s) and/or occupier(s) of the listed property are hereby fined the amount of \$280.00 and Citation HC2025-60-2 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: 9-22-2025
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

TO CLERK: Please index as follows:
Grantor: Royster, Robin R.
Grantee: County of Henderson



NOTICE OF LIEN CLAIMED

**HENDERSON COUNTY GOVERNMENT CODE ENFORCEMENT LIEN
AND AFFIDAVIT OF CIVIL PENALTY AND/OR ABATEMENT AGAINST THE
PROPERTY LOCATED AT**

1976 Book Dr., Henderson KY 42420

COUNTY OF HENDERSON, KENTUCKY

CLAIMANT

VS.

ROBIN R. ROYSTER

OWNER(S)

ACTION TYPE: Citation

ACTION NO : HC2025-60-2

ACTION COST: \$280.00 (Civil Penalty)

ACTION DATE: 8/1/2025

COMES NOW, the undersigned Affiant, who is duly authorized to issue citations on behalf of the Henderson County Government's Division of Code Enforcement, and, *after being duly sworn*, states the following:

1. That on or about the above "ACTION DATE", the Affiant, acting on behalf of the Henderson County Government, and pursuant to Kentucky Revised Statute (KRS) 65.8838(6) and Chapter 13, Article V, of the Code of Ordinance of Henderson County, Kentucky, Henderson County Government (the "Code"), issued a civil penalty in the amount of the above "ACTION COST", which includes any applicable administrative fee and/or cost of legal advertisement and/or any accrued abatement cost, against the OWNER(s) for the condition of real property located at:

**1976 BOOK DR., HENDERSON, KY 42420, identified as PVA
Parcel# 76C-39, more particularly described as follows:**

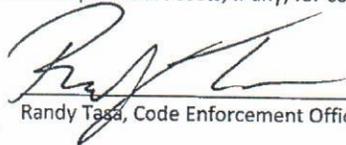
See Attached Exhibit "A".

BEING the same property conveyed to Robin N. Royster, divorced and unremarried, from Ronald M. Royster, divorced and unremarried, by Quitclaim Deed dated November 14, 2003, of record in Deed Book 531, Page 316 in the Office of Henderson County Clerk. Parcel 1 ALSO BEING the same property conveyed to Rondal Michael Royster and Robin R. Royster, his wife, by Deed dated

March 3, 1995, of record in Deed Book 448, Page 516 in the Office aforesaid. Parcel 2 ALSO BEING the same property conveyed to Ronald M. Royster and wife, Robin R. Royster, from Elizabeth Scroggins and her husband, Rod Scroggins, and Stirman Peckenpaugh, Executor of the Estate of Ida Mae Robards, deceased, dated September 3, 1985, of record in Deed Book 359, Page 179 in the Office aforesaid.

(the "Property");

2. That: (a) at all relevant time the OWNER(s) was in violation of certain provisions of the Code due to certain condition(s) on the real property; (b) the OWNER(s) was provided the required legal notice of such violation(s) in accordance with the applicable law, but failed to timely and/or satisfactorily abate and/or correct or repair them or did not otherwise comply with the requirements of the Code such that the issuance of this civil penalty was appropriate; (c) the OWNER(s) either failed to exercise his or her right to an administrative hearing as provided under the Code to contest the violation(s), or appealed said violation(s) to an administrative hearing officer, who entered an order upholding this civil penalty; and (d) this lien is consistent with the provisions of any Administrative Hearing Order that may have been issued in this matter;
3. That a lien on the Property in the principal amount of the ACTION COST is hereby noticed, asserted, and confirmed as provided in the aforementioned laws;
4. That pursuant to KRS 65.8835(1) (c) and KRS 65.8838(8), **this lien shall be superior to and have priority over all other liens on the property, except state, county, school board, and city taxes;**
5. That pursuant to KRS 360.010, this lien shall accrue interest at the rate of eight percent (8%) per annum from the date of recordation; and
6. That the OWNER(s) shall also be responsible for any costs or expenses incurred by the Henderson County Government in recording or releasing this lien plus court costs, if any, for collection until paid.


 Randy Tasa, Code Enforcement Officer

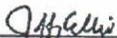
COMMONWEALTH OF KENTUCKY)
 COUNTY OF HENDERSON)

The foregoing instrument was subscribed, sworn to and acknowledged before me by Randy Tasa, the Code Enforcement Officer with the Division of Code Enforcement, Henderson County Government, on this the 22nd day of September, 2025.

My commission expires: Sept. 9, 2029


 Notary Public – Jeff Ellis
 Kentucky, State-at-Large
 Notary ID# KYNP36263

PREPARED BY:


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

← CONTACT FOR PAYOFF INFORMATION

EXHIBIT "A"

Parcel 1

THE FOLLOWING REAL PROPERTY IN HENDERSON COUNTY, KENTUCKY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

A CERTAIN TRACT OR PARCEL LOCATED ON THE SOUTHEAST SIDE OF BOOK DRIVE APPROXIMATELY 2.5 MILES EAST OF THE CITY OF HENDERSON IN HENDERSON COUNTY, KENTUCKY AND BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND AT THE NORTHEAST CORNER OF THE RONALD M. ROYSTER PROPERTY RECORDED IN DEED BOOK 359 PAGE 179 AT THE HENDERSON COUNTY COURT CLERK'S OFFICE; THENCE SEVERING THE JAMES THOMAS CLARK PROPERTY RECORDED IN DEED BOOK 370, PAGE 107-TRACT B, OF WHICH THIS DESCRIPTION IS A PART, THE FOLLOWING TWO (2) CALLS:

- 1) SOUTH 46 DEGREES 42 MINUTES 22 SECONDS EAST, A DISTANCE OF 36.70 FEET TO AN IRON PIN SET IN SAID CLARK PROPERTY;
- 2) SOUTH 35 DEGREES 50 MINUTES 33 SECONDS WEST, A DISTANCE OF 77.08 FEET TO AN IRON PIPE FOUND AT THE NORTHEAST CORNER OF THE MORRIS MULLINS PROPERTY RECORDED IN DEED BOOK 244 PAGE 407;

THENCE WITH THE NORTHERN LINE OF SAID MULLINS PROPERTY, NORTH 56 DEGREES 39 MINUTES 36 SECONDS WEST, A DISTANCE OF 47.60 FEET TO AN IRON PIN FOUND AT THE SOUTHEAST CORNER OF SAID ROYSTER PROPERTY; THENCE WITH THE EASTERN LINE OF SAID ROYSTER PROPERTY, NORTH 43 DEGREES 25 MINUTES 13 SECONDS EAST, A DISTANCE OF 84.65 FEET TO THE POINT OF BEGINNING, CONTAINING 3386 SQUARE FEET OR 0.0777 ACRES AND BEING SUBJECT TO ALL LEGAL WRITTEN AND UNWRITTEN EASEMENTS AND RIGHTS OF WAY. THIS DESCRIPTION WAS PREPARED FROM A PHYSICAL SURVEY CONDUCTED UNDER THE DIRECTION OF BRUCE K. BAILEY, KY RLS #2939 ON SEPTEMBER 27, 1994. SEE PLAT OF CLARK-ROYSTER SUBDMISION AND CONSOLIDATION OF RECORD IN PLAT BOOK 7, AT PAGE 79, IN THE HENDERSON COUNTY CLERK'S OFFICE.

Parcel 2

A TRACT OR LOT OF LAND LOCATED ABOUT ONE AND ONE HALF MILES EAST OF THE CITY OF HENDERSON, HENDERSON COUNTY, KENTUCKY, TO-WIT:

BEGINNING AT A POINT IN THE OLD HENDERSON AND ZION ROAD, 300 FEET SOUTHWEST OF KENTUCKY HIGHWAY NO. 54, AND 25.5 FEET NORTHWEST OF THE SOUTHEAST LINE OF SAID HIGHWAY; THENCE SOUTH 46-40 EAST 161.7 FEET TO A PIN, CORNER TO H. S. COMBEST; THENCE SOUTH 44 WEST 84.8 FEET TO A PIN AND CORNER POST, CORNER TO COMBEST AND TRAFFORD BOOK; THENCE WITH THE BOOK LINE NORTH 57 WEST 172.8 FEET TO A POINT IN SAID HIGHWAY; THENCE WITH SAME NORTH 48 EAST 116 FEET TO THE POINT OF BEGINNING, IN ACCORDANCE WITH SURVEY OF R. E. BRANSON, SURVEYOR, ON JULY 14, 1964.

HENDERSON COUNTY CODES DEPARTMENT
RANDY TASA – CODES ADMINISTRATOR
1990 BARRETT CT., SUITE H
(270) 827-6030
rtasa@hendersoncountyky.gov

CITATION

Issued to:

Robin R Royster
1976 Book Dr
Henderson, KY 42420

Citation No: HC2025-60-2
Date of Issuance: 8/1/2025

Physical Address of Property: 1976 Book Dr, Henderson, KY 42420

Date and Time Violation Noted: 07/29/2025 at 1:28 PM

On the date and time noted above, the property at 1976 Book Drive was found to be in violation of one or more sections of the Henderson County Nuisances and Unsafe Structures Ordinance and the Henderson County Zoning Ordinance as adopted by Henderson County Fiscal Court as described below:

Violation(s)- Section 176-8 Public Nuisances(2nd), 176-10 Stagnant water(1st), 176-11 inoperable vehicles, scrap, salvage materials(2nd), 176-14 Harborage of mosquitos(1st), CO 4.27 wrecked/junk, inoperable, and/or unlicensed vehicles

Facts Constituting the Offense:

The property is detrimental to the safety, welfare and convenience of the inhabitants of the County of Henderson. It is prohibited to store or park vehicles that are wrecked, junked, inoperable and vehicles and trailers with no current license plates on a property unless in a completely enclosed building. It is also unlawful to allow a public nuisance or health hazard to develop through the accumulation of stagnant water, which can harbor mosquitos and other pests.

Total of fines: \$280:00

Civil Fines:

- (a) Uncontested- If the citation of the violation noted above is not contested, the penalties set forth are as follows in Offense/Fine schedule below.
- (b) Contested- If the citation of the violation noted above is contested and a hearing before the Henderson County Code Enforcement Board is required, the maximum penalties set forth are as follows in Offense/Fine schedule below.

HENDERSON COUNTY CODES DEPARTMENT
RANDY TASA – CODES ADMINISTRATOR
 1990 BARRETT CT., SUITE H
 (270) 827-6030
rtasa@hendersoncountky.gov

CITATION

VIOLATION (Uncontested)	1 st Offense	2 nd Offense	All Others
§176-6	\$125.00	\$150.00	\$200.00
§176-7	\$125.00	\$150.00	\$200.00
§176-8	\$50.00	\$100.00	\$150.00
§176-9	\$30.00	\$60.00	\$100.00
§176-10	\$30.00	\$60.00	\$100.00
§176-11	\$50.00	\$100.00	\$200.00
§176-12	\$30.00	\$60.00	\$100.00
§176-13	\$50.00 (plus \$5 per acre)	\$75.00 (plus \$5 per acre)	\$100.00 (plus \$5 per acre)
§176-14	\$50.00	\$100.00	\$200.00

VIOLATION (Contested)	1 st Offense	2 nd Offense	All Others
§176-6	\$200.00	\$225.00	\$300.00
§176-7	\$200.00	\$225.00	\$300.00
§176-8	\$100.00	\$150.00	\$200.00
§176-9	\$30.00	\$60.00	\$100.00
§176-10	\$30.00	\$60.00	\$100.00
§176-11	\$50.00	\$100.00	\$250.00
§176-12	\$30.00	\$60.00	\$100.00
§176-13	\$50.00 (plus \$5 per acre)	\$75.00 (plus \$5 per acre)	\$150.00 (plus \$5 per acre)
§176-14	\$50.00	\$100.00	\$250.00

Unless the citation is contested, all fines shall be paid in full to Henderson County within seven (7) days of the date of issuance, either in person or by mail to the office of Henderson County Fiscal Court located at 20 N. Main Street, Henderson, KY 42420. **Include a copy of the citation with payment of fines.**

TOTAL OF FINES: \$280.00

Procedure to Contest the Citation:

The person to whom the citation is issued has the right to request, in writing, a hearing to contest the citation within seven (7) days of the date of issuance. The request for a hearing shall be submitted to the office of Henderson County Codes Department at 1990 Barret Court, Suite H, Henderson, KY 42420.

HENDERSON COUNTY CODES DEPARTMENT
RANDY TASA – CODES ADMINISTRATOR
1990 BARRETT CT., SUITE H
(270) 827-6030
rtasa@hendersoncountyky.gov

CITATION

If you choose to contest the citation, a hearing will be held on September 22nd at 4pm in the Fiscal Court Room at 20 North Main Street, Henderson, KY 42420 on the third floor.

Failure to Respond:

If the person to whom the citation is issued fails to respond to the citation within seven (7) days, the person shall be deemed to have waived the right to a hearing and the determination that a violation was committed shall be considered final. In this event, the citation, as issued, shall be deemed a final order determining that the violation was committed and imposing the civil fine as set forth in the citation, and the person shall be deemed to have waived the right to appeal the final order to Henderson District Court.

Authority to Abate:

The code enforcement officer has the authority to abate any and all deficiencies contained in the citation with all charges and fees incurred by the County in connection with the enforcement of the ordinance billed to the owner.

Section 13-44 Transfer of ownership:

It shall be unlawful for the owner of any dwelling unit or structure who has received a notice of violation, or upon whom a citation or final order has been served to sell, transfer, mortgage, lease or otherwise dispose of such dwelling unit or structure to another until the provisions of the notice of violation, citation or final order have been complied with, or until such owner or the owner's authorized agent shall first furnish the grantee, transferee, mortgagee or lessee a true copy of any notice of violation, citation or final order issued by the code enforcement officer and shall furnish to the code enforcement officer a signed and notarized statement from the grantee, transferee, mortgagee or lessee, acknowledging the receipt of such notice of violation, citation or final order and fully accepting the responsibility without condition for making the corrections or repairs required by such notice of violation, citation or final order.

Randy Tasa

Randy Tasa, Henderson County Codes Administrator



2025009055
HENDERSON CO, KY FEE \$20.00
PRESENTED / LODGED: 09-23-2025 02:52:01 PM
RECORDED: 09-23-2025
RENESA ABNER
CLERK
BY: KELLY SHADE
DEPUTY CLERK

BK: EC 112
PG: 391-396