

City of Southgate
122 Electric Ave. Southgate, KY 41071
859-441-0075



Final Order

09/01/2023

Re: 40-11 WOODLAND HILLS DR , SOUTHGATE KY

PIDN: 999-99-10-494.00

Case #: 230191

DUBOIS MICHAEL SHANE
923 WENINGER CR
CINCINNATI, OH 45203

Date of Citation: 08/23/2023

Violations noted in citation sent: * Property owner failed to submit a completed and signed rental dwelling license application along with a non-refundable regulatory fee of \$40.

The person or company to whom the referenced civil citation was issued, having failed to respond to the citation within seven (7) days, as required by KRS 65.8828 and Southgate Code of Ordinances 32.57, is hereby deemed to have waived the right to a hearing, and the determination that a violation was committed is considered final. The citation as issued is deemed a **FINAL ORDER** determining that the violation was committed and imposing the civil fine as set forth in the citation, plus all charges and fees incurred by the City in connection with the enforcement of the applicable ordinances, including abatement costs. The person to whom the citation was issued shall be deemed to have waived the right to appeal the Final Order to Campbell District Court.

PROOF OF SERVICE

The undersigned Code Enforcement Officer hereby certifies that on this first day of September, 2023, a copy of this Final Order was delivered to the person to whom the referenced civil citation was issued, in the following manner First Class Mail.

Respectfully,

Code Enforcement Officer, John Lauber
Cc: City Clerk's Office, Property Records

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DUBOIS MICHAEL SHANE:

Enclosed is a Notice of Final Order resulting from your failure to respond to a Citation issued by the City of Southgate. Also enclosed is a copy of the original Citation, which now has the status of a Final Order. The Notice of Final Order is issued pursuant to KRS 65.8828 and Southgate Code of Ordinances § 32.57.

Ignoring the Final Order(s) is not in your best interest. Failure to abate all violations and pay the fine(s) may result in a lien being placed on the property and/or foreclosure action taken by the City to collect any unpaid lien(s). All liens will be for all civil fines assessed for the violation and for all charges and fees incurred by the city in connection with the enforcement of the ordinance, including abatement costs and legal fees. If you have questions about this Notice and/or Final Order(s), I can be contacted at codeofficer@southgateky.org or I can be reached at 859-760-0926.

Respectfully,

A handwritten signature in black ink that reads "John Lauber". The signature is written in a cursive style.

Code Enforcement Officer, John Lauber
Co. City Clerk's Office, Property Records