

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



**Final Order**

12/13/2024

Re: 254 LINDEN AVE, SOUTHGATE KY

PIDN: 999-99-10-427.00

Case #: 240195

FIFTH THIRD BANK - MADISON OPERATION CENTER MD IMOBW  
5001 KINGSLEY DR.  
CINCINNATI, OH 45227

Date of Citation: 11/27/2024

**Violations noted in citation sent:** Vacant Property Registration Form - pay \$60 registration fee and submit a completed Vacant Property Registration Form. \* Structural Repairs - repair or replace dilapidated roof structure, exterior walls, concrete porch and concrete stairs. \* Gutters – repair or replace all missing and dilapidated gutters and gutter boards. \* Paint - paint all exterior walls and trim where the paint is peeling, flaking, chipping, fading, rusted or discolored. \* Building Permits - obtain a building permit prior to demolish structure or obtain a building permit prior to making all structural repairs and structural work.

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 23 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 13th day of December, 2024, 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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FIFTH THIRD BANK - MADISON OPERATION CENTER MD IMOBW:

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 fore 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](mailto:codeofficer@southgateky.org) or I can be reached at 859-760-0926.

Respectfully,

A handwritten signature in black ink, appearing to read "John Lauber", is written over a horizontal line.

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