

Billy Justice
P.O. Box 264
Stanville, KY 41659

Della Caupp
215 W. Circle Dr.
West Carrollton, OH 45449

Pamela Welch
2787 Cozy Ln.
Moraine, OH 45439

John Doe
215 W. Circle Dr.
West Carrollton, OH 45449

Jane Doe
215 W. Circle Dr.
West Carrollton, OH 45449

Re: 215 W. Circle Dr.

Property ID No.: K48 00115 0030



02-22-2022

DECLARATION **OF** **PUBLIC NUISANCE**

The City of West Carrollton has adopted a Public Nuisance Code (Ordinance No. 3674) in order to achieve the following:

To protect the Public Health and Safety from risk of deteriorated and unsafe buildings.

To enhance the property values by limited nuisances and unsightly and unhealthy conditions which devalue adjacent properties.

To upgrade and maintain existing structures and grounds to preserve the quality of life in the Community. We seek the support and cooperation of all property owners in our Community to help maintain the properties in accordance with the Standards set forth in the Public Nuisance Code. In order to reach the goals of the Public Nuisance Code, the Code Official hereby provides you notice and an order to correct as required by Section 160.13 Notice to Abate. An inspection of the property listed above revealed violations of the Public Nuisance Code.

Accordingly, pursuant to Section 160.13 of the Public Nuisance Code, you are hereby ordered to correct the listed violations within the time period provided.

APPEAL

A copy of the inspection sheet listing the specific code violations and ordered correction is attached. Section 160.17 of the Public Nuisance Code states that any person affected by a notice may request and shall be granted a hearing on the matter before the Board of Zoning Appeals, provided that such person shall file in the office of the code official a written petition requesting such hearing. The request shall state the reason for the appeal and shall be filed within ten (10) days after the date this request was served. The request shall be filed with the Division of Code Enforcement.

ABATEMENT

In accordance with West Carrollton Public Nuisance Code Section 160.18, your failure to comply with the provisions of the Public Nuisance Code and the provisions set forth in this Declaration will result in the City causing the abatement of the public nuisance. Any and all costs incurred for said abatement will be invoiced to the property owner. If the invoice is not paid within thirty (30) days, the City may collect the costs in accordance with Ohio Revised Code Section 715.261.

PN
2022-0031

Sincerely,

Carl Enterman, Chief Code Enforcement Officer

Violation Details

Address:
215 W. Circle Dr.
West Carrollton, OH 45449

02-17-2022

Compliance Date for all items: As noted below

Officer: C. Enterman

PN NO.: 2022-0031

§160.03 PUBLIC NUISANCE BY CONDITION, ACTIVITY AND/OR USE.

(A) *Public nuisance by condition.* The following conditions, or defects in or upon any premises, building, structure or lot shall be deemed a Public Nuisance when they endanger the health, safety, welfare, life or limb of the public, or cause any hurt, harm, inconvenience, blight, damage, or injury to any person by reason of any one or more of the following conditions in which such premises, building, structure or lot is permitted to be or remain:

(1) When a lot, lots, parcels of land, yard, fence, wall, deck, shed, garage, carport, building, structure, habitable space, non-habitable space, sign, tree pole, excavation, hole, pit, basement, cellar, well, cistern, septic system, truck dock, sidewalk, driveway, private roadway, or any portion of the aforesaid because of poor maintenance, accumulation of rubbish or garbage, or improperly stored vehicles become a danger to the public, or a deteriorating and blighting influence on nearby properties, or is a detriment to the general health and safety of the community.

(6) When any lot, lots, parcels of land, building, structure or any part or parts thereof by reason of continued vacancy results in a lack of reasonable or adequate maintenance thereby causing deterioration of property and creating a blighting influence by depreciating the enjoyment and use of properties in the immediate vicinity to such an extent that it is harmful to the community.

(11) When a building or structure remains vacant and/or abandoned for a period in excess of 90 days and having one other or more conditions which violate provisions of this Code.

(15) When any structure or building or any part or parts thereof from which the plumbing, heating, electrical and/or other facilities have been removed, or from which the utilities have been disconnected, destroyed, or rendered ineffective.

The house meets the definition of blight as stated in Section 160.02 whereby examination of the property and photographic evidence indicates the following:

(a) Dilapidation. The house has fallen into decay due to the lack of maintenance. Public records show the house has remained vacant from May 22, 2018 to date. There are several exterior windows that are broken and/or boarded over. The front door is boarded over. The interior of the residence contains garbage and rubbish, and is in major disarray. There is a moldy looking substance on the floors, walls, and ceilings. There are holes in the floors, walls, and ceilings. The second floor is unstable. Finally, there is an unidentified object pushing through the front section of the roof.

(b) Deterioration. The condition of the house is becoming progressively worse. On two separate occasions, the city has ordered exterior doors and windows boarded over, due to unknown person and/or persons breaking and entering into said house in violation of the posted condemnation order.

(c) City of West Carrollton Property Maintenance Code. The city continuously orders the property mowed in that the grass is constantly in violation of the grass ordinance. From 2018 to date the city has mowed the property thirty plus times.

(d) Maintains no working utilities. The utilities have remained off and non-active since May 22, 2018.

(e) Is vermin infested. The house has a major roach infestation as well as evidence of racoons nesting within said house.

(f) Is vacant. The house was ordered condemned and has remained vacant since May 22, 2018. Records indicate the current property owner of record, Billy Justice, is deceased (D.O.D 01-09-1995). A Quit-Claim deed indicates Billy Justice was once married to Della Justice Caupp. Records show that Della Justice Caupp is also deceased (D.O.D 08-29-2016). Montgomery County Division of Probate shows no records for either Billy Justice or Della Caupp.

(g) Identified hazards to health and safety that are conducive to ill health, transmission of disease, juvenile delinquency, or crime. Reference (a), (d), and (e) above.

(h) Ownership or multiple ownership of a single parcel when the owner, or a majority of the owners of a parcel in the case of multiple ownership, cannot be located. Reference (f) above.

Therefore, pursuant to this Section, the Chief Code Enforcement Officer hereby declares the house and property a public nuisance.

§160.15 NUISANCE ABATEMENT OF CONDITIONS FOUND UPON THE PREMISES BY OWNER OR OTHER RESPONSIBLE PERSON REQUIRING PERMITS.

Should the abatement of a public nuisance require the issuance of a building or demolition permit, said permit(s) shall be applied for by the owner and/or other responsible person within ten business days of receipt of service of notice, or within ten business days of the decision of the Board of Zoning Appeals affirming the determination if so appealed. The Chief Code Enforcement Officer or his or her designee or Board of Zoning Appeals may upon the showing of due cause by the owner and/or other responsible person, extend the time allowed to secure the required permit(s), said extension shall be in accordance with §160.19(B). Failure of the owner or other responsible person to secure a permit within the required time frame may result in the city abating the nuisance pursuant to §160.18.

§160.18 ABATEMENT OF NUISANCE BY THE CITY.

(A) Should a public nuisance not be abated at the expiration of the time stated in the notice, Board decision, or expiration of the time stated in the compliance agreement, or any extension granted by the Chief Code Enforcement Officer, or his or her designee, or such additional time as the Board of Zoning Appeals may grant, the Chief Code Enforcement Officer, or his or her designee, with the approval of the Director of Planning and Community Development and City Manager, shall have the authority at any time thereafter to enter on the premises and abate the nuisance by demolition, removal, or such other action appropriate to abate or lessen the severity of the nuisance. Should the owner or other responsible person fail to permit such entity, the Chief Code Enforcement Officer, or his or her designee shall petition a court of competent jurisdiction for a warrant as

provided for in R.C. §2933.21. In abating such nuisance, the Chief Code Enforcement Officer, or his or her designee, with the approval of the Director of Planning and Community Development and City Manager, may call upon any department, or division of the city for whatever assistance necessary to abate such nuisance. The Chief Code Enforcement Officer, or his or her designee, with the approval of the Director of Planning and Community Development and City Manager, may also privately contract for the services to take such action as may be deemed appropriate to abate or lessen the severity of the public nuisance. The cost of the contract will be paid for from the city funds specifically authorized by the City Manager to be used for that purpose. Should the nuisance structure or premises catch fire between the time it is declared a public nuisance and is fully abated, the cost of abating or lessening the severity of the public nuisance shall include the reasonable city expenses incurred by the Fire Department. The city shall recover the cost of abating or lessening the severity of such public nuisance in the manner provided for in division (B) of this section.

(B) The city shall recover the cost of abating or lessening the severity of such public nuisance, or other action taken by the city pursuant to §160.21, in the following manner:

(1) The city shall invoice the owner and/or other responsible person(s) directly by certified mail, or any other method of providing notice authorized under §160.14, for the cost incurred for abating or lessening the severity of such public nuisance to include an administration fee assessed at the current rate as set forth in Chapter 37, General Fees Schedule of the Codified Ordinances of the City of West Carrollton. The owner and/or other responsible person(s) shall pay the invoice with 30 days after receipt of same.

(2) If the invoice is not paid within 30 days, the city may collect the cost by any of the following methods:

(a) The city may levy an assessment and recover in accordance with R.C. §715.261 the cost of abating or lessening the severity of such public nuisance; or

(b) The city may bring a civil action to recover the cost from the owner or other responsible person(s) as provided for in R.C. §715.261.

§160.19 ABATEMENT DEADLINES.

(A) Any Owner and/or Other Responsible Person served with a notice to abate a Public Nuisance shall abate said nuisance immediately or within such time frame as the Chief Code Enforcement Officer may deem necessary.

(B) If a written request for an extension of the compliance deadline is received at least twenty-four (24) hours prior to the compliance deadline, the Chief Code Enforcement Officer, at their discretion, may grant up to a thirty (30) day extension to the time originally permitted to complete the abatement. An extension of time beyond thirty (30) days for good cause shall require a compliance agreement with the Owner. Said agreement will include a list of all required work and a time frame for completion of each item and shall not exceed a ninety (90) day time period.

The Chief Code Enforcement Officer hereby requires building permits or demolition permits be secured from the City within ten (10) days upon Final posting of the legal notice in the Miamisburg/West Carrollton Newspaper. Due to that which has been documented above failure to comply will result in the City ordering the house demolished and removed from the property.



DELLA R. CAUPP AND BILLY JUSTICE
P.O. BOX 264
STANVILLE, KY 41659

05/22/2018

CORRECTION ORDER

Re: 215 W CIRCLE DR

Property ID No: K48 00115 0030

Lot No: 632

The City of West Carrollton has adopted a Property Maintenance Code (Ordinance No. 3421) in order to help achieve the following purposes:

- * To protect the Public Health and Safety from risk of deteriorated and unsafe buildings.
- * To enhance the property values by limited nuisances and unsightly and unhealthy conditions which devalue adjacent properties.
- * To upgrade and maintain existing structures and grounds to preserve the quality of life in the Community.

We seek the support and cooperation of all property owners in our Community to help maintain the properties in accordance with the Standards set forth in the Property Maintenance Code.

In order to reach the goals of the Property Maintenance Code, the Code Official hereby provides you notice and an order to correct as required by Section 158.07 Notices and Orders. An inspection of the property listed above, revealed violations of the Property Maintenance Code.

Accordingly, pursuant to Section 158.07 of the Property Maintenance Code, you are hereby ordered to correct the listed violations within the time period provided.

A re-inspection fee as set forth in Chapter 36, General Fee Schedule, of the Codified Ordinances of the City of West Carrollton shall be instituted for any re-inspection subsequent to the first inspection, and shall be paid by the owner, tenant or person responsible for correction of violations. Notice shall be accompanied by a statement of the amount incurred, and in the event same is not paid within 30 days after the mailing of the notice, then such account shall be certified to the County Auditor for collection. the same as other taxes and assessments are collected.

APPEAL

A copy of the inspection sheet listing the specific code violations and ordered correction is attached. Section 158.12 of the City of West Carrollton Ordinance states that any person affected by a notice may request and shall be granted a hearing on the matter before the Board of Zoning Appeals, provided that such person shall file in the office of the code official a written petition requesting such hearing. The request shall state the reason for the appeal and shall be filed within ten (10) days after the date this request was served. The request shall be filed with the Inspection Department.

PROSECUTION

In accordance with West Carrollton Property Maintenance Code Section 158.06, your failure to comply with the provisions of the Property Maintenance Code and the provisions set forth in this Correction Order will result in Criminal Prosecution against you. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

Sincerely,

Carl E. Enterman, Chief Code Enforcement Officer

PMC
2018-H0130

Planning & Building Department
Planning | 937-859-5783 | plan@westcarrollton.org
Code Enforcement | 937-859-5783 | pm@westcarrollton.org
Building Inspection | 937-859-5184 | building@westcarrollton.org
300 E. Central Ave. | West Carrollton, OH 45449 | FAX: 937-859-3366 | www.westcarrollton.org

Housing Inspection Details

215 W CIRCLE DR

05/22/2018

Site: Compliance Date for all items: 05/22/2018

Inspector: CEE

Last Inspect 05/21/2018

Record No: 2018-H0130

Ordinance: UNSAFE 158.08 (A)

When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure shall be condemned pursuant to the provisions of this code.

(1) Unsafe Structures. An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

(2) Unsafe equipment. Unsafe equipment includes any boiler, heating equipment, elevator, moving stairway, electrical wiring or device, flammable liquid containers or other equipment on the premises or within the structure which is in such disrepair or condition that such equipment is a hazard to life, health, property or safety of the public or occupants of the premises or structure.

(3) Structure unfit for human occupancy. A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful, or because of the degree to which the structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.

(4) Unlawful structure. An unlawful structure is one found in whole or in part to be occupied by more persons than permitted under this code, or was erected, altered or occupied contrary to law.

On 05/21/2018, the Code Official observed grass in excess of 8 inches upon this property and something coming through the roof. While in the process of taking photographs, the Code Official observed that the natural gas meter had been locked off by the supplier. Further investigation identified that the electrical service has also been terminated. Finally, while knocking on the front door, the Code Official could clearly see inside the residence and noted it to be in an unsanitary state.

Therefore, due to that which has been stated above, the Code Official has ordered the house condemned as being unfit and unsafe for human occupancy.

Ordinance: UNSAFE 158.08 (E)

Any occupied structure condemned and placarded by the code official shall be vacated as ordered by the code official. Any person who shall occupy placarded premises or shall operate placarded equipment, and any owner or any person responsible for the premises who shall let anyone occupy a placarded premises or operate placarded equipment shall be liable for the penalties provided by this code.

No person or persons shall enter or occupy said condemned residence without the approval of the Code Official.

Person or persons found entering or occupying said condemned residence without the approval of the Code Official will be subject to arrest.

The Code Official may be contacted Monday through Friday from 8:00 a.m. to 4:30 p.m. by calling (937) 859-5783

Ordinance: EXT 158.18 (G)

The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

It is apparent that something is coming through the front part of the roof.

The Code Official requires that whatever is penetrating be identified, removed and the the roof repaired.

Housing Inspection Details

215 W CIRCLE DR

05/22/2018

Site: Compliance Date for all items: 05/22/2018

Inspector: CEE

Last Inspect 05/21/2018

Record No: 2018-H0130

Ordinance: INT 158.19 (A)

The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Occupants shall keep that part of the structure which they occupy or control in a clean and sanitary condition. Every owner of a structure containing a rooming house, housekeeping units, a hotel, a dormitory, two or more dwelling units or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property.

Reference Section 158.08 (A) above.

Ordinance: PLUMBING- 158.27 (B)

Responsibility. The owner of the structure shall provide and maintain such plumbing facilities and plumbing fixtures in compliance with these requirements. A person shall not occupy as owner-occupant or permit another person to occupy any structure or premises which does not comply with the requirements of this chapter.

Reference Section 158.08 (A) above.

Ordinance: WATER 158.31 (D)

Water heating facilities. Water heating facilities shall be properly installed, maintained and capable of providing an adequate amount of water to be drawn at every required sink, lavatory, bathtub or shower and laundry facility at a temperature of not less than 110 degrees F (43 degrees C). A gas-burning water heater shall not be located in any bathroom, toilet room, bedroom or other occupied room normally kept closed, unless adequate combustion air is provided. An approved combination temperature and pressure-relief valve and relief valve discharge pipe shall be properly installed and maintained on water heaters.

Reference Section 158.08 (A) above.

Ordinance: MECH/ELEC 158.34 (B)

The owner of the structure shall provide and maintain mechanical and electrical facilities and equipment in compliance with these requirements. A person shall not occupy as owner-occupant or permit another person to occupy any premises which does not comply with the requirements of this chapter.

Reference Section 158.08 (A) above.

Ordinance: ELECT 158.37 (C)

Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason on inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.

Reference Section 158.08 (A) above.

The condemnation will only be rescinded once the above noted violations have been remedied verified so by the Code Official.

TITLE SEARCH

Re: Lot 632
Montgomery County, Ohio

We hereby certify that we have made a careful search and examination of the Records of Montgomery County, Ohio as disclosed by the public indices, relating to the premises described herein and based upon said record, we find the fee simple title thereto to be vested in:

Billy R. Justice

who acquired title by Deed dated 09/14/1981, filed 09/21/1981 and recorded in Deed Microfiche 81-423E04 of the Deed Records of said County.

DESCRIPTION

Situated in the City of West Carrollton in the County of Montgomery and in the State of Ohio:

and being Lot Numbered SIX HUNDRED THIRTY TWO (632) of the consecutive numbers of lots on the revised plat of the said City of West Carrollton, Ohio, as the name is recorded in Plat Book "Y", page 84 of the Plat Records of Montgomery County, Ohio.

Auditor Parcel No: K48-001-15-0030

More commonly known as: 215 W. Circle Dr., West Carrollton, OH 45449

The title to the above described premises, as appears from said records, is marketable and free from encumbrances except and subject to the items as herein contained:

1. Building restriction line of 25 feet from Circle Dr., as shown on the recorded plat of subdivision.
2. Reservation of easements as shown on the recorded plat in Plat Book Y, Page 84.
3. Restrictions appearing of record in Plat Book Y, Page 84.
4. Certificate of Judgement Lien No: 2018SCJ148122, State of Ohio vs. William Justice in the amount of \$474.29 plus interest and court costs.
5. Delinquent Real Estate taxes in the amount of \$16,787.56, plus any additional penalties and interest accrued and assessed by the Montgomery County Treasurer.

TAXES AND ASSESSMENTS:

Listed in the name of: Billy R. Justice
Auditor Parcel No: K48-001-15-0030

Valuation:

Land:	\$4,440.00
Building:	\$13,480.00
TOTAL:	+ \$17,920.00

General Taxes:

January, 2022 - \$18972.21, Unpaid
June, 2022 - \$703.53, Unpaid

Note: Taxes are tax lien eligible.

Assessments:

Continuing Miami Conservancy District Aquifer Preservation System Assessments in the amount of \$1.00 annually, which is included in the January, 2022 tax installment.

Continuing Incinerator Assessments in the amount of \$10.75 paid semi-annually, which is reflected in the January, 2022 and June, 2022 tax installment.

Continuing Miami Conservancy District Dam Assessments in the amount of \$3.48 annually, which is included in the January, 2022 tax installment.

Continuing Light Assessments in the amount of \$20.13 annually, which is included in the January, 2022 tax installment.

Continuing Weed/Mowing Assessments in the amount of \$1445.85 annually, which is included in the January, 2022 tax installment.

Continuing Miami Conservancy District Assessments in the amount of \$10.66 annually, which is included in the January, 2022 tax installment.

Such examination covers the period from January 3, 1974 to the date hereof.

This certificate does not purport to cover matters not of record in said County, including the rights of persons in possession, questions which a correct survey or inspection would disclose, rights to file mechanic's or materialmen's liens special taxes and assessments not shown by the county Treasurer's records, or zoning and other governmental regulations.

This examination certified as of: 02/03/2022 at 7:59 A.M.

John M. Ruffolo
Attorney at Law

U.S. Postal Service™
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Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

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Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
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☐ Adult Signature Required \$
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Postage

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Total Postage

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Sent To

Street and Apt. No.

City, State, ZIP+4

PS Form 3800, April 2008

Billy Justice
P. O. Box 264
Stanville, KY 41659

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$
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PS Form 3800, April 2008

Della Caupp
215 W. Circle Dr.
West Carrollton, OH 45449

OFFICIAL USE

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☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postmark
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Postage

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Total Postage and Fees

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Sent To

Street and Apt. No.

City, State, ZIP+4

PS Form 3800, April 2008

Pamela Welch
2787 Cozy Lane
Moraine, OH 45439

CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

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Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postmark
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Postage

\$

Total Postage and Fees

\$


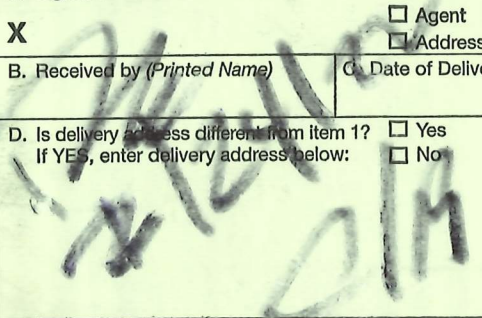
Sent To



Street and Apt. No.

City, State, ZIP+4

PS Form 3800, April 2008

John Doe
Jane Doe
215 W. Circle Dr.
West Carrollton, OH 45449

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<p>■ Complete items 1, 2, and 3.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p> <p>1. Article Addressed to:</p> <div style="text-align: center; padding: 10px;"> <p>John Doe Jane Doe 215 W. Circle Dr. West Carrollton, OH 45449</p> </div> <div style="text-align: center;">  <p>9590 9402 4870 9032 6598 63</p> </div> <p>2. Article Number (Transfer from service label)</p> <div style="border: 1px solid black; padding: 2px; text-align: center;"> <p>7021 0350 0000 4104 5378</p> </div>	<p>A. Signature</p> <p>X  <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) C. Date of Delivery</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p> <p>3. Service Type <input type="checkbox"/> Priority Mail Express®</p> <div style="display: flex; justify-content: space-between;"> <div> <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery </div> <div> <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery </div> </div>
<p>PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt</p>	

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<p>■ Complete items 1, 2, and 3.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p> <p>1. Article Addressed to:</p> <div style="text-align: center; padding: 10px;"> <p>Billy Justice P. O. Box 264 Stanville, KY 41659</p> </div> <div style="text-align: center;">  <p>9590 9402 4870 9032 6599 55</p> </div> <p>2. Article Number (Transfer from service label)</p>	<p>A. Signature</p> <p>X  <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) C. Date of Delivery</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p> <p>3. Service Type <input type="checkbox"/> Priority Mail Express®</p> <div style="display: flex; justify-content: space-between;"> <div> <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery </div> <div> <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery </div> </div>
<p>PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt</p>	

PROOF OF SERVICE

To:

Billy Justice
P.O. Box 264
Stanville, KY 41659

Billy Justice
215 W. Circle Dr.
West Carrollton, OH 45449

Order #: 2022-0031

On, 02-22-2022, I, Carl E. Enterman, on oath state that:

- ☐ I served this notice by delivering a copy personally upon:

Print name: _____

Signature of recipient _____


- ☐ I served this notice by mailing a copy to each person to whom it is directed and depositing the same in the U.S. Mail at 300 E. Central Ave., West Carrollton, Ohio, with proper first-class postage prepaid.
- ☒ I served this notice by mailing a copy to each person to whom it is directed by certified mail and depositing the same in the U.S. Mail at 300 E. Central Ave., West Carrollton, Ohio, with proper first-class postage prepaid.
- ☒ I served this notice by posting it in a conspicuous place on or about the structure affected by the notice being 215 W. Circle Dr., West Carrollton Ohio 45449.
- ☐ Posting of Correction Order / Declaration of Public Nuisance / Notice of Demolition in a newspaper of general circulation in the City once each week for two consecutive weeks.

Week one date: _____

Week two date: _____


Carl E. Enterman, Code Enforcement Officer

SWORN to before me and subscribed in my presence this 22 day of February,
2022, in the County of MONTGOMERY, State of OHIO.


Notary Public - State of Ohio

My Commission expires February 18, 2026

Erin Doherty
Notary Public, State of Ohio
My Commission Expires:
February 18, 2026

PROOF OF PUBLICATION

The State of Ohio
Montgomery County & Warren County

Gina Miller, being duly sworn, says she is the Publisher & Owner of Miami Valley Newspapers. Which includes-The Miamisburg News, Germantown Press, Centerville Dispatch, Franklin Chronicle and the Springboro Star Press weekly newspapers. Printed and of general circulation in said County, and that the Notice, a copy where of is hereunto attached, was published in said newspaper at least once Successive weeks, from the 3 day of March 2022 to

The _____ day of _____ 20__ inclusive.

AFFIDAVIT COMPLETED:

Date: 3/3/22 By: Nancy Sparick

Signature: Nancy Sparick

Sworn to and subscribed before me,

This 3 day of March 2022.

Notary Public

Seal:



Jason Rogers, Notary Public
In and for the State of Ohio
My Commission Expires May 6, 2023

LEGAL NOTICE
CITY OF WEST CARROLLTON
DECLARATION OF PUBLIC
NUISANCE
215 W. CIRCLE DRIVE
WEST CARROLLTON, OH 45449
Billy Justice, P.O. Box 264,
Stanville, KY 41659
Della Caupp, 215 W. Circle Dr.,
West Carrollton, OH 45449
Pamela Welch, 2787 Cozy Ln.,
Moraine, OH 45439
John Doe, 215 W. Circle Dr., West
Carrollton, OH 45449
Jane Doe, 215 W. Circle Dr., West
Carrollton, OH 45449
The above listed property owners
are hereby notified that the City
of West Carrollton issued on
the 22ND day of May, 2018,
Correction Order 2018-H0130
effectively condemning the house
located at 215 W. Circle Drive,
West Carrollton, Ohio. On the
22nd day of February, 2022, the
City of West Carrollton declared
said house a public nuisance. The
Declaration of Public Nuisance
requires all property maintenance
and nuisance violations be
corrected within ten (10) days
after the second posting of this
Notice. Said Notice is in regards
to the house SITUATED IN THE
CITY OF WEST CARROLLTON,
COUNTY OF MONTGOMERY
AND STATE OF OHIO, AND
BEING LOT NUMBERED SIX
HUNDRED THIRTY-TWO
(632), OF THE CONSECUTIVE
NUMBERS OF LOTS OF THE
REVISED PLAT OF THE CITY OF
WEST CARROLLTON, OHIO.

PROOF OF PUBLICATION

The State of Ohio
Montgomery County & Warren County

Gina Miller, being duly sworn, says she is the Publisher & Owner of Miami Valley Newspapers. Which includes-The Miamisburg News, Germantown Press, Centerville Dispatch, Franklin Chronicle and the Springboro Star Press weekly newspapers. Printed and of general circulation in said County, and that the Notice, a copy where of is hereunto attached, was published in said newspaper at least once Successive weeks, from the 31 day of March 2022 to

The _____ day of _____ 20____ inclusive.

AFFIDAVIT COMPLETED:

Date: 3/31/2022 By: Nanny Sparks

Signature: Nanny Sparks

Sworn to and subscribed before me,

This 31 day of March 2022.

Marissa Bisping
Notary Public

Seal:



Marissa Kay Bisping
Notary Public, State of Ohio
My Commission Expires:
September 26, 2026

LEGAL NOTICE
CITY OF WEST CARROLLTON
DECLARATION OF PUBLIC
NUISANCE
215 W. CIRCLE DRIVE
WEST CARROLLTON, OH 45449
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COUNTY OF MONTGOMERY
AND STATE OF OHIO, AND
BEING LOT NUMBERED SIX
HUNDRED THIRTY-TWO
(632) OF THE CONSECUTIVE