

November 5, 2020

Michael Campbell
433 Leichty Ave.
Middletown, OH 45042

Citizens One Home Loans
ATTEN: Loss Mitigation
10561 Telegraph Road
Glen Allen, VA 23069

RE: **Demolition of 433 Leichty Ave., Middletown, OH 45044**

Subject: **OHIO REVISED CODE VIOLATION NOTICE**

RE: Property located at **433 Leichty Ave., Middletown, OH 45042**

To All Parties Of Interest,

This is to formally notify you as owner, agent, lessee, employee, operator, party of interest, or occupant, that the property located at **433 Leichty Ave., Middletown, OH 45042** is in violation of the Ohio Revised Code 505.86, pertaining to being “insecure, unsafe, or structurally defective” by the Madison Township Board of Trustees and the Madison Township Fire Department Chief.

Ohio Revised Code 505.86 (b)

A board of township trustees may provide for the removal, repair, or securance of buildings or other structures in the township that have been declared insecure, unsafe, or structurally defective by any fire department under contract with the township or by the county building department or other authority responsible under Chapter 3781. of the Revised Code for the enforcement of building regulations or the performance of building inspections in the township, or buildings or other structures that have been declared unfit for human habitation by the board of health of the general health district of which the township is a part.

It is the intent of the Madison Township Board of Trustee’s to demolish all structures on this property in order to remedy the above violation.

If this violation is not abated, controlled, removed, or provisions made for such with notification being made to this office within thirty (30) days, the Board of Trustees shall cause the abatement, controlled, or removal of such nuisance through employment for the necessary labor, material, services, and equipment to perform the task.

All expenses for this property which are incurred by the Board of Trustees, including the boards charge for its services, shall be filed as a tax lien with the local county auditor, and collected as other taxes due upon the sale, transfer, transmission, assigning, or any form of conveyance of the above property, or may elect to commence a civil action to recover the total cost from the owner as noted in 505.86(c)(2).

It is our hope that you will provide the necessary provision to ensure this problem is corrected.

Thank you in advance for your cooperation. If you have any questions or concerns I can be reached at (513) 424-0821.

Sincerely,

Todd Farler
Madison Township Administrator

This Notice sent first class mail and certified mail to land owner and parties of interest on November 4th, 2020. This Notice posted to property structures and Madison Township Website on November 4th, 2020.