



JEFFREY T. ASHBY  
ASST. DIRECTOR of PUBLIC SAFETY  
216/529-6280

DIVISION OF HOUSING & BUILDING  
12650 DETROIT AVENUE • LAKEWOOD, OHIO 44107 • 216/529-6270 • FAX 216/529-5930  
website : www.onelakewood.com

March 11, 2010

Bay View Loan Servicing  
4425 Ponce De Leon Blvd.  
5<sup>th</sup> Floor  
Coral Gables, FL 33146

**COPY**

**YOU HAVE BEEN IDENTIFIED AS A POSSIBLE LIEN HOLDER IN THE PROPERTY KNOWN AS  
1549 LAKEWOOD AVE., LAKEWOOD, OH 44107 PARCEL #315-11-114**

Per Ordinance 40-09, Section 1306.521 and 1306.522 the building structure at this location has been **Declared a Public Nuisance**. A copy of the ordinance has been enclosed for review.

This letter serves as written notice of our **Intent to Repair or Demolish** under the above stated ordinances, and specifically, pursuant to Lakewood Codified Ordinance 1306.522 (f).

Due to repeated inspections of the property and/or court appearances, whereby the owner failed, neglected, or refused to comply with previous Correction Notice(s) and shutoff orders of utilities due to non-payment, this structure has been deemed unsafe to occupy, is vacant, constitutes a fire and safety hazard by reason of inadequate maintenance and dilapidation. Latest issued "Correction Notice" attached.

Under Section 1306.522 (e) (1) A. The owner, agent or person in control of a public nuisance structure shall have a **Right to Appeal** this order to the Lakewood City Board of Building Standards and Building Appeals **within ten (10) days of the service of this notice** and B. The Board of Building Standards and Building Appeals shall hold and conduct a public hearing within twenty (20) days of the receipt of the notice of appeal. Under Ohio Revised Code 119.13 a party or affected person may be represented by an attorney.

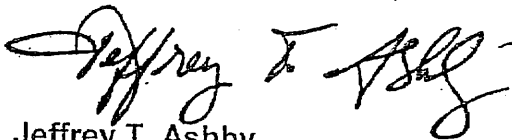
Contact the Lakewood Building Department at 12650 Detroit Ave., Lakewood, OH between the hours of 8AM-5PM, Monday through Friday, should you wish to file a written appeal.

Unless the public nuisance is brought into compliance by the manners outlined, the City **may proceed with abatement, including demolition.**

Abatement of the nuisance structure can be achieved by correction of the violations to the minimum standards of the Codified Ordinances of Lakewood, Ohio, the Revised Code, and Ohio Administrative Code, including the Ohio Fire Code, or by demolition and removal of the public nuisance structure.

Should the owner not abate the nuisance within the required time, the Commissioner or designee may take the appropriate action to repair or remove the nuisance structure, including demolition. Costs of the abatement are the responsibility of the property owner(s) and will be collected by the City per the ordinance provisions.

**FAILURE TO ABATE THE NUISANCE PER THIS NOTICE COULD RESULT IN PROSECUTIVE ACTION OR OTHER PENALTY AS PROVIDED BY LAW.**



Jeffrey T. Ashby  
Assistant Director of Public Safety  
City of Lakewood



Robert J. Apanasewicz, P.E.  
Assistant Building Commissioner  
City of Lakewood

**COPY**

Attachments:

- Ordinance 40-09 Section 1306.521 and 1306.522
- Correction Notice dated 11/11/09
- Search Warrant dated 11/05/09
- Utility Disconnection Letter 10/01/09

CC: File Copy  
Law Dept.  
Planning & Development Dept.  
Cuyahoga County Auditor  
Cuyahoga County Recorder