

CERTIFIED COPY OF ORDER

STATE OF MISSOURI }
County of Boone } ea.

July Session of the July Adjourned

Term. 20 15

In the County Commission of said county, on the 6th day of July 20 15

the following, among other proceedings, were had, viz:

Now on this day the County Commission of the County of Boone does hereby authorize the Presiding Commissioner to sign the attached Finding of Public Nuisance and Order for Abatement of a public nuisance located at 4960 N. Lotus Court, parcel #11-908-25-01-027.00 01.

Done this 6th day of July, 2015.

ATTEST:

Wendy S. Noren
Wendy S. Noren
Clerk of the County Commission

Daniel K. Atwill
Daniel K. Atwill
Presiding Commissioner

Karen M. Miller
Karen M. Miller
District I Commissioner

Janet M. Thompson
Janet M. Thompson
District II Commissioner

**BEFORE THE COUNTY COMMISSION OF
BOONE COUNTY, MISSOURI**

In Re: Nuisance Abatement	)	July Session
4960 N. Lotus Court	)	July Adjourned
Columbia, MO 65202	)	Term 2015
	)	Commission Order No. <u>279-2015</u>

FINDING OF PUBLIC NUISANCE AND ORDER FOR ABATEMENT

NOW on this 6th day of July 2015, the County Commission of Boone County, Missouri met in regular session and entered the following findings of fact, conclusions of law and order for abatement of nuisance:

Findings of Fact and Conclusions of Law

The County Commission finds as fact and concludes as a matter of law the following:

1. The Boone County Code of Health Regulations (the "Code") are officially noticed and are made a part of the record in this proceeding.
2. The City of Columbia/Boone County Health Department administrative record is made a part of the record in this proceeding and incorporated herein by reference. In addition, any live testimony of the official(s) of the department and other interested persons are made a part of the record in this proceeding.
3. A public nuisance exists described as follows: growth of weeds in excess of twelve inches high on the premises.
4. The location of the public nuisance is as follows: 4960 N. Lotus Court, a/k/a parcel# 11-908-25-01-027.00 01, Section 25, Township 49, Range 13 as shown in deed book 4403 page 0015, Boone County.
5. The specific violation of the Code is: growth of weeds in excess of twelve inches high in violation of section 6.7 of the Code.
6. The Health Director's designated Health Official made the above determination of the existence of the public nuisance at the above location. Notice of that determination and the requirement for abatement was given in accordance with section 6.10.1 of the Code on the 28th day of May to the property owner.
7. The above described public nuisance was not abated. As required by section 6.10.2 of the Code, the property owner was given notice of the hearing conducted this date before the Boone County Commission for an order to abate the above nuisance at government expense with the cost and expense thereof to be charged against the above described property as a special tax bill and added to the real estate taxes for said property for the current year.
8. No credible evidence has been presented at the hearing to demonstrate that no public nuisance exists or that abatement has been performed or is unnecessary; accordingly, in accordance with section 6.10.2 of the Code and section 67.402, RSMo, the County Commission finds and determines from the credible evidence presented that a public nuisance exists at the above location which requires abatement and that the parties

responsible for abating such nuisance have failed to do so as required by the Health Director or Official's original order referred to above.

Order For Abatement Chargeable As a Special Assessment To The Property

Based upon the foregoing, the County Commission hereby orders abatement of the above described public nuisance at public expense and the Health Director is hereby authorized and directed to carry out this order.

It is further ordered and directed that the Health Director submit a bill for the cost and expense of abatement to the County Clerk for attachment to this order and that the County Clerk submit a certified copy of this order and such bill to the County Collector for inclusion as a special assessment on the real property tax bill for the above described property for the current year in accordance with section 67.402, RSMo.

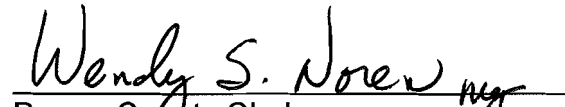
WITNESS the signature of the presiding commissioner on behalf Boone County Commission on the day and year first above written.

Boone County, Missouri
By Boone County Commission



Presiding Commissioner

ATTEST:



Boone County Clerk

Photographs taken 6/15/15 @ ~ 10:45 am
4960 N. Lotus Court



Matrix Financial Services Corporation
4960 N. Lotus Court
Health Department nuisance notice - timeline

- 05/08/15: citizen complaint received
- 05/11/15: initial inspection conducted
- 05/12/15: notice of violation sent to owner via certified mail, return receipt requested
- 05/28/15: owner signed for notice of violation
- 06/15/15: reinspection conducted –violation not abated - photographs taken
- 06/16/15: hearing notice sent to owner



CITY OF COLUMBIA/BOONE COUNTY, MISSOURI



DEPARTMENT OF PUBLIC HEALTH AND HUMAN SERVICES

HEARING NOTICE

DIVISION OF ENVIRONMENTAL HEALTH

Matrix Financial Services Corporation
5151 Corporate Drive
Troy, MI 48909-2639

An inspection of the property you own located at 4960 N. Lotus Court (parcel # 11-908-25-01-027.00 01) was conducted on May 11, 2015 and revealed growth of weeds in excess of twelve inches high on the premises. This condition was declared to be a nuisance and a violation of Boone County Public Nuisance Ordinance Section 6.7.

You are herewith notified that a hearing will be held before the County Commission on Monday, July 6, 2015 at 9:30 a.m. in the County Commission Chambers at the Boone County Government Center, 801 E. Walnut Street, Columbia, Missouri. The purpose of this hearing will be to determine whether a violation exists. If the County Commission determines that a violation exists, it will order the violation to be abated.

If the nuisance is not removed as ordered, the County Commission may have the nuisance removed. All costs of abatement, plus administrative fees, will be assessed against the property in a tax bill. **If the above nuisance condition has been corrected prior to the hearing, you do not have to appear for the hearing.**

The purpose of these ordinances is to create and maintain a cleaner, healthier community. If you have any questions, please do not hesitate to contact our office. If you are not the owner or the person responsible for the care of this property, please call our office at the number listed at the bottom of this letter.

Sincerely,

Kristine Vellema
Environmental Health Specialist

This notice deposited in the U.S. Mail, first class postage paid on the 11th day of June 2015 by MA.



CITY OF COLUMBIA/BOONE COUNTY, MISSOURI



DEPARTMENT OF PUBLIC HEALTH AND HUMAN SERVICES
DIVISION OF ENVIRONMENTAL HEALTH

NOTIFICATION OF DETERMINATION OF PUBLIC HEALTH HAZARD AND/OR NUISANCE AND ORDER FOR ABATEMENT

Matrix Financial Services Corporation
5151 Corporate Drive
Troy, MI 48908-2639

An inspection of the property you own located at 4960 N. Lotus Court (parcel # 11-908-25-01-027.00 01) was conducted on May 11, 2015 and revealed growth of weeds in excess of twelve inches high on the premises.

This condition is hereby declared to be a nuisance. You are herewith notified that you must begin correcting this condition within 7 days of receipt of this notice and order and that if the above nuisance condition has not been fully corrected within **15 days** after the receipt of this notice, an additional enforcement action will result for violation of Boone County Public Nuisance Ordinance Section 6.7. A reinspection will be conducted at the end of the 15-day period. If the above nuisance condition has not been fully corrected by that time, a hearing before the Boone County Commission will be called to determine whether a violation exists. If the County Commission determines that a violation exists and the nuisance has not been removed as ordered, the County Commission may have the nuisance removed with the cost of abatement, plus administrative fees, charged against the property in a tax bill. In addition, a complaint may be filed against you in Circuit Court. **If the above nuisance condition has been corrected within the 15-day period, no further action is necessary.**

The purpose of these ordinances is to create and maintain a cleaner, healthier community. If you have any questions, please do not hesitate to contact our office. If you are not the owner or the person responsible for the care of this property, please call our office at the number listed at the bottom of this letter. Your cooperation is greatly appreciated.

Sincerely,

Kristine N. Vellema
Environmental Health Specialist

This notice deposited in the U.S. Mail certified, return receipt requested on the 12th day of May 2015 by mn

1005 W. Worley • P.O. Box 6015 • Columbia, Missouri 65205-6015
Phone: (573) 874-7346 • TTY: (573) 874-7356 • Fax: (573) 817-6407
www.GoColumbiaMo.com

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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

OFFICIAL USE

7012 2920 0002 4698 2392

AHR E.H.	Postage	\$	XKV COLUMBIA MI MAY 12 2015
	Certified Fee		
	Return Receipt Fee (Endorsement Required)		
	Restricted Delivery Fee (Endorsement Required)		
	Total Postage & Fees	\$ 6.48	

Sent To **Matrix Financial Services Corp.**
 Street, Apt. No., or PO Box No. **5151 Corporate Dr.**
 City, State, ZIP+4 **Troy, MI 48908-2639**

PS Form 3800, August 2006 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mail piece, or on the front if space permits.

1. Article Addressed to:
 Matrix Financial Services Corp.
 5151 Corporate Dr.
 Troy, MI 48908-2639

COMPLETE THIS SECTION ON DELIVERY

A. Signature **X Paul Cooper Smith** Agent Addressee

B. Received by **Paul Cooper Smith** Date of Delivery **5/28/15**

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No
**P.O. Box 5097
 Troy MI 48007**

3. Service Type
 Certified Mail® Priority Mail Express™
 Registered Return Receipt for Merchandise
 Insured Mail Collect on Delivery

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number
 (Transfer from service label)

7012 2920 0002 4698 2392

Receipt

File Edit Commands Help

BUNGARD PUBLIC SECTOR
NavLine

6262

- Events
- Email log
- Reminders
- Work requests

Call Information

Call ID: 6262 Status: Open Entity: City of Columbia
Description: 4960 Lotus Loop
Comments: Tall grass. Pat Bess 499 4445

Call Details

Call type: CE-County Nuisance
Entry date/time: 05/08/2015 09:20:27
Entry user ID: Niles, Michelle M Health
Origin:
Work group: Environmental Health

Contact Information

Contact ID: 154830
Contact name: Undefined
From phone: (573) 555-5555
Customer:
Location:
Service:

Call Assignment/Notification

Contact notification: Call back
Notification date:
Email updates: No
Notification user:
Forward to user: Vellema, Kristine - Health E

Close Information

Close date/time: 00:00:00
Close user:
Elapsed time:
Action taken:

Print
Cancel
Exit
Refresh
Toggle Inform...
Contact Inquiry

5M weeds



Boone County Assessor

Boone County Government Center
 801 E. Walnut, Room 143
 Columbia, MO 65201-7733

Office (573) 886-4270
 Fax (573) 886-4254

Parcel 11-908-25-01-027.00 01

Property Location 4960 N LOTUS CT

City _____ Road **COMMON ROAD DISTRICT (CO)** School **COLUMBIA (C1)**
 Library **BOONE COUNTY (L1)** Fire **BOONE COUNTY (F1)**

Owner **MATRIX FINANCIAL SERVICES CORPORATION**
 Address **5151 CORPORATE DR**
 City, State Zip **TROY, MI 48098 - 2639**

Subdivision Plat Book/Page **0011 0126**

Section/Township/Range **25 49 13**

Legal Description **SHALIMAR GARDENS BLK 1
 LOT 24**

Lot Size **55.00 x 127.50**

Irregular shape **Y**

Deed Book/Page **4403 0015** **1786 0712**

Current Appraised				Current Assessed			
Type	Land	Bldgs	Total	Type	Land	Bldgs	Total
RI	13,800	47,100	60,900	RI	2,622	8,949	11,571
Totals	13,800	47,100	60,900	Totals	2,622	8,949	11,571

Most Recent Tax Bill(s)

Residence Description

Year Built **1991**

Use **SINGLE FAMILY
 (101)**

Basement **CRAWL SPACE
 (2)**

Attic **NONE
 (1)**

Bedrooms **3**

Main Area **1,120**

Full Bath **2**

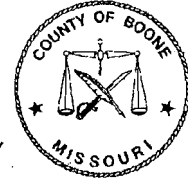
Finished Basement Area **0**

Half Bath **0**

Total Rooms **5**

Total Square Feet **1,120**

Instrument Type TD
Recording Fee \$39.00 S
No of Pages 6



Nora Dietzel
Nora Dietzel, Recorder of Deeds

Successor Trustee's Deed Under Foreclosure

MS FILE NO: 162890.013015.331344 FC
FHA

Date of Document: January 30, 2015

Grantor: Millsap & Singer, P.C., 612 Spirit Drive, St. Louis, Missouri 63005 with Grantor for indexing purposes only being Susan L. Richardson, a single person, 4960 N Lotus Ct, Columbia, MO 65202

Grantee: Matrix Financial Services Corporation, 5151 Corporate Drive, Troy, MI 48098-2639

Deed of Trust recorded in Book 1786, Page 713

Legal Description: LOT TWENTY FOUR (24) OF SHALIMAR GARDENS BLOCK ONE (1) AS SHOWN ON PLAT OF SAID SUBDIVISION, RECORDED IN PLAT BOOK 11, PAGE 126, BOONE COUNTY, MISSOURI RECORDS.

WHEREAS Susan L. Richardson, a single person by a certain Deed of Trust, dated September 21, 2001 and recorded in the Recorders Office of Boone County and State of Missouri, in Book 1786, Page 713, conveyed to Dorothy E Sapp the property therein and herein described, IN TRUST to secure to Countrywide Home Loans, Inc. the payment of the notes in said deed of trust described.

And Whereas, default was made in the payment of several monthly installments on the Note described in and secured by said deed, by reason whereof the undersigned Successor Trustee did, at the request of the legal holder of said note, proceed to execute

Nora Dietzel, Recorder of Deeds

the powers to said Trustee given by said Deed of Trust, and did on January 30, 2015, having previously given twenty days notice of the time, terms and place of sale, and the property to be sold, by advertisement printed and published in The Columbia Tribune, a newspaper printed and published in Boone County and State of Missouri, a copy of which advertisement, with the affidavit of publisher of said newspaper, proving the publication, is hereto attached, and made a part hereof, at the South Front Door of the Court House, City of Columbia, County of Boone and State of Missouri, expose to sale for cash to the highest bidder, at public auction, the said property herein described, and at said sale Matrix Financial Services Corporation, 5151 Corporate Drive, Troy, MI 48098-2639, being the highest and best bidder for the sum of \$58,386.25 the same was struck off and sold to said bidder at that price and sum.

And Whereas, to the best knowledge and belief of the undersigned Successor Trustee, no owner was a member of the Armed Forces of the United States of America entitled to the benefits of the Servicemembers Civil Relief Act, as amended.

And Whereas, to the best knowledge and belief of the undersigned Successor Trustee, no owner died within six months next preceding the date of sale as pertains to RSMo. §443.300.

And Whereas, no notice of redemption was served up on the undersigned Successor Trustee at or prior to the public sale.

Now, therefore, know all men by these Presents, that Millsap & Singer, P.C., 612 Spirit Drive, St. Louis, Missouri 63005 the undersigned Successor Trustee, party of the first part, in consideration of the premises, and of the sum of \$58,386.25 to the said Successor Trustee paid by the said Matrix Financial Services Corporation, 5151 Corporate Drive, Troy, MI 48098-2639, party of the second part, does *Bargain, Sell and Convey*, unto the said party of the second part, the above described Real Estate in said Deed of Trust described, situated in Boone County and State of Missouri together with all appurtenants and hereditaments appertaining thereto.

The undersigned Successor Trustee, warrants and certifies that, as required by Section 443.325, RsMo., pertaining to notices of sale under power of sale, a letter

AFFIDAVIT OF PUBLICATION

STATE OF MISSOURI) ss.
County of Boone)

I, Breanne May, being duly sworn according to law, state that I am one of the publishers of the Columbia Daily Tribune, a daily newspaper of general circulation in the County of Boone, State of Missouri, where located; which newspaper has been admitted to the Post Office as periodical class matter in the City of Columbia, Missouri, the city of publication; which newspaper has been published regularly and consecutively for a period of three years and has a list of bona fide subscribers, voluntarily engaged as such, who have paid or agreed to pay a stated price for a subscription for a definite period of time, and that such newspaper has complied with the provisions of Section 493.050, Revised Statutes of Missouri 2000, and Section 59.310, Revised Statutes of Missouri 2000. The affixed notice appeared in said newspaper on the following consecutive issues:

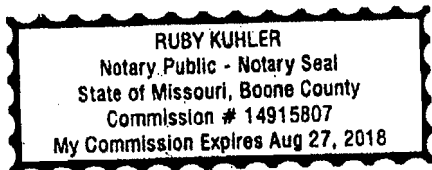
Table with 2 columns: Insertion number (1st to 22nd) and Date (January 10, 2015 to January 30, 2015)

\$691.06
Printer's Fee

By Breanne May
Breanne May

Subscribed & sworn to before me this 17 day of February, 2015

Notary Public



TRUSTEE'S SALE

IN RE: Susan L. Richardson, a single person Trustee's Sale:

For default in payment of debt and performance of obligation secured by Deed of Trust executed by Susan L. Richardson, a single person dated September 21, 2001 and recorded in the Office of the Recorder of Deeds of Boone County, Missouri in Book 1786, Page 713 the undersigned Successor Trustee, at the request of the legal holder of said Note will on Friday, January 30, 2015 between the hours of 9:00 a.m. and 5:00 p.m., (at the specific time of 3:00 PM), at the South Front Door of the Court House, City of Columbia, County of Boone, State of Missouri, sell at public vendue to the highest bidder for cash the following described real estate, described in said Deed of Trust, and situated in Boone County, State of Missouri, to wit: LOT TWENTY FOUR (24) OF SHALIMAR GARDENS BLOCK ONE (1) AS SHOWN ON PLAT OF SAID SUBDIVISION, RECORDED IN PLAT BOOK 11, PAGE 126, BOONE COUNTY, MISSOURI RECORDS.

to satisfy said debt and cost.

MILLSAP & SINGER, P.C.,
Successor Trustee
612 Spirit Drive
St. Louis, MO 63005
(636) 537-0110
File No:
162890.013015.331344 FC

Notice

Pursuant to the Fair Debt Collection Practices Act, 15 U.S.C. §1692c(b), no information concerning the collection of this debt may be given without the prior consent of the consumer given directly to the debt collector or the express permission of a court of competent jurisdiction. The debt collector is attempting to collect a debt and any information obtained will be used for that purpose.

INSERTION DATES: January 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, and 30, 2015

Exhibit A

Property Address: 4960 N Lotus Ct

Reference: 162890.013015.331344 FC - KW

File Name: Richardson

By: KW New Letters: 11 Total Letters: 11

Owner(s) as of 40 days prior to sale

The Heirs and Devisees of Susan L. Richardson	220 N Sunshine Drive	Columbia, MO 65201
The Heirs and Devisees of Susan L. Richardson	4960 N Lotus Ct	Columbia, MO 65202

Maker and Grantor named in Deed of Trust

Susan L. Richardson	220 N Sunshine Drive	Columbia, MO 65201
Susan L. Richardson	4960 N Lotus Ct	Columbia, MO 65202

Others

Estate of Susan L. Richardson	220 N Sunshine Drive	Columbia, MO 65201
Estate of Susan L. Richardson	4960 N Lotus Ct	Columbia, MO 65202
Nathan A. Jones, Attorney	1203 West Broadway	Columbia, MO 65203
Robert M. Richardson	220 Sunshine Drive	Columbia, MO 65201
Shalimar Gardens Homeowners' Association	3700 Monterey Dr., Suite A	Columbia, MO 65203
Spouse, if any, of Susan L. Richardson	220 N Sunshine Drive	Columbia, MO 65201
Spouse, if any, of Susan L. Richardson	4960 N Lotus Ct	Columbia, MO 65202

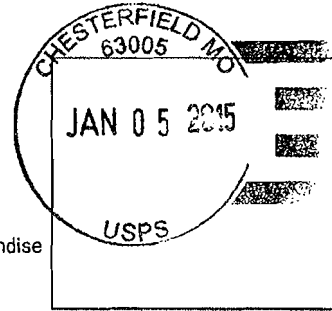
Monday, January 05, 2015

Page 1 of 1

Millsap & Singer
612 Spirit Drive
St. Louis, Missouri 63005
Phone: (636) 537-0110
162890.013015.331344 FC

Check type of Mail or Service

- Certified
- COD
- Delivery Confirmation
- Express Mail
- Insured
- Recorded Delivery
- Registered
- Return Receipt For Merchandise
- Signature Confirmation



Article Number	Addressee (Name, Street, City, State, & ZIP Code)	Postage	Fee	RR Fee
1. 9214890126694717478528	Estate of Susan L. Richardson 220 N Sunshine Drive Columbia, MO 65201	0.48	3.30	1.35
2. 9214890126694717478535	Estate of Susan L. Richardson 4960 N Lotus Ct Columbia, MO 65202	0.48	3.30	1.35
3. 9214890126694717478542	Nathan A. Jones, Attorney 1203 West Broadway Columbia, MO 65203	0.48	3.30	1.35
4. 9214890126694717478559	Robert M. Richardson 220 Sunshine Drive Columbia, MO 65201	0.48	3.30	1.35
5. 9214890126694717478566	Shalimar Gardens Homeowners' Association 3700 Monterey Dr., Suite A Columbia, MO 65203	0.48	3.30	1.35
6. 9214890126694717478573	Spouse, if any, of Susan L. Richardson 220 N Sunshine Drive Columbia, MO 65201	0.48	3.30	1.35
7. 9214890126694717478580	Spouse, if any, of Susan L. Richardson 4960 N Lotus Ct Columbia, MO 65202	0.48	3.30	1.35
8. 9214890126694717478597	Susan L. Richardson 220 N Sunshine Drive Columbia, MO 65201	0.48	3.30	1.35
9. 9214890126694717478603	Susan L. Richardson 4960 N Lotus Ct Columbia, MO 65202	0.48	3.30	1.35
10. 9214890126694717478610	The Heirs and Devisees of Susan L. Richardson 220 N Sunshine Drive Columbia, MO 65201	0.48	3.30	1.35
11. 9214890126694717478627	The Heirs and Devisees of Susan L. Richardson 4960 N Lotus Ct Columbia, MO 65202	0.48	3.30	1.35
Total Number of Pieces Listed by Sender 11	Total Number Of Pieces Received at Post Office 11	KMW - KB		

KW
1/5/15



CERTIFIED COPY OF ORDER

STATE OF MISSOURI }
County of Boone } ea.

July Session of the July Adjourned

Term. 20 15

In the County Commission of said county, on the 6th day of July 20 15

the following, among other proceedings, were had, viz:

Now on this day the County Commission of the County of Boone does hereby authorize the Presiding Commissioner to sign the attached Finding of Public Nuisance and Order for Abatement of a public nuisance located at 740 Demaret Drive, parcel #17-313-11-01-162.00 01.

Done this 6th day of July, 2015.

ATTEST:

Wendy S. Noren
Wendy S. Noren
Clerk of the County Commission

Daniel K. Atwill
Daniel K. Atwill
Presiding Commissioner

Karen M. Miller
Karen M. Miller
District I Commissioner

Janet M. Thompson
Janet M. Thompson
District II Commissioner

**BEFORE THE COUNTY COMMISSION OF
BOONE COUNTY, MISSOURI**

In Re: Nuisance Abatement	)	July Session
740 Demaret Drive	)	July Adjourned
Columbia, MO 65202	)	Term 2015
	)	Commission Order No. <u>280-2015</u>

FINDING OF PUBLIC NUISANCE AND ORDER FOR ABATEMENT

NOW on this 6th day of July 2015, the County Commission of Boone County, Missouri met in regular session and entered the following findings of fact, conclusions of law and order for abatement of nuisance:

Findings of Fact and Conclusions of Law

The County Commission finds as fact and concludes as a matter of law the following:

1. The Boone County Code of Health Regulations (the "Code") are officially noticed and are made a part of the record in this proceeding.
2. The City of Columbia/Boone County Health Department administrative record is made a part of the record in this proceeding and incorporated herein by reference. In addition, any live testimony of the official(s) of the department and other interested persons are made a part of the record in this proceeding.
3. A public nuisance exists described as follows: trash, junk, rubbish and other refuse on the premises.
4. The location of the public nuisance is as follows: 740 Demaret Drive, a/k/a parcel# 17-313-11-01-162.00 01, Section 11, Township 48, Range 12 as shown in deed book 4294 page 0099, Boone County.
5. The specific violation of the Code is: trash, junk, rubbish and other refuse in violation of section 6.5 of the Code.
6. The Health Director's designated Health Official made the above determination of the existence of the public nuisance at the above location. Notice of that determination and the requirement for abatement was given in accordance with section 6.10.1 of the Code on the 1st day of June to the lien holder and the 5th day of June to the property owner.
7. The above described public nuisance was not abated. As required by section 6.10.2 of the Code, the property owner was given notice of the hearing conducted this date before the Boone County Commission for an order to abate the above nuisance at government expense with the cost and expense thereof to be charged against the above described property as a special tax bill and added to the real estate taxes for said property for the current year.
8. No credible evidence has been presented at the hearing to demonstrate that no public nuisance exists or that abatement has been performed or is unnecessary; accordingly, in accordance with section 6.10.2 of the Code and section 67.402, RSMo, the County Commission finds and determines from the credible evidence presented that a public

nuisance exists at the above location which requires abatement and that the parties responsible for abating such nuisance have failed to do so as required by the Health Director or Official's original order referred to above.

Order For Abatement Chargeable As a Special Assessment To The Property

Based upon the foregoing, the County Commission hereby orders abatement of the above described public nuisance at public expense and the Health Director is hereby authorized and directed to carry out this order.

It is further ordered and directed that the Health Director submit a bill for the cost and expense of abatement to the County Clerk for attachment to this order and that the County Clerk submit a certified copy of this order and such bill to the County Collector for inclusion as a special assessment on the real property tax bill for the above described property for the current year in accordance with section 67.402, RSMo.

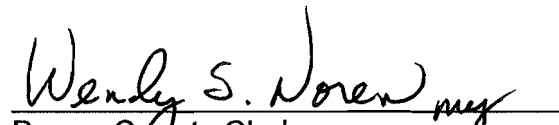
WITNESS the signature of the presiding commissioner on behalf Boone County Commission on the day and year first above written.

Boone County, Missouri
By Boone County Commission



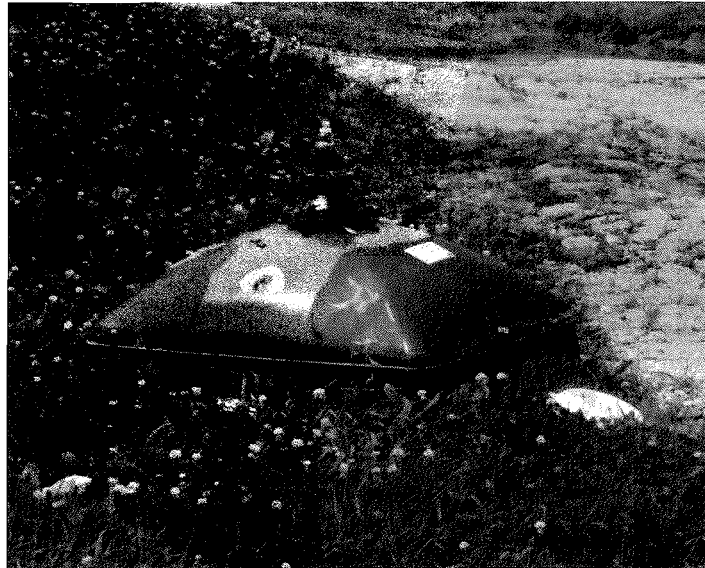
Presiding Commissioner

ATTEST:



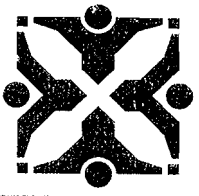
Boone County Clerk

Photographs taken 6/22/15 @ ~ 10:30 am
740 Demaret Drive



Peter G. Neenan and Susan K. Bubach/MERS, Inc.
740 Demaret Drive
Health Department nuisance notice - timeline

- 05/26/15: citizen complaint received
- 05/27/15: initial inspection conducted
- 05/28/15: notice of violation sent to owner and lien holder via certified mail, return receipt requested
- 06/01/15: lien holder signed for notice
- 06/05/15: owner signed for notice
- 06/22/15: reinspection conducted –violation not abated - photographs taken
- 06/23/15: hearing notice sent to owner and lien holder



CITY OF COLUMBIA/BOONE COUNTY, MISSOURI



DEPARTMENT OF PUBLIC HEALTH AND HUMAN SERVICES

HEARING NOTICE

DIVISION OF ENVIRONMENTAL HEALTH

Peter G. Neenan and Susan K. Bubach
300 Rustic Road
Columbia, MO 65201

An inspection of the property you own located at 740 Demaret Drive (parcel # 17-313-11-01-162.00 01) was conducted on May 27, 2015 and revealed trash, junk, rubbish and other refuse on the premises. This condition was declared to be a nuisance and a violation of Boone County Public Nuisance Ordinance Section 6.5.

You are herewith notified that a hearing will be held before the County Commission on Monday, July 6, 2015 at 9:30 a.m. in the County Commission Chambers at the Boone County Government Center, 801 E. Walnut Street, Columbia, Missouri. The purpose of this hearing will be to determine whether a violation exists. If the County Commission determines that a violation exists, it will order the violation to be abated.

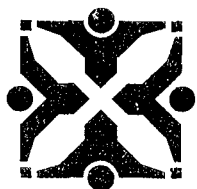
If the nuisance is not removed as ordered, the County Commission may have the nuisance removed. All costs of abatement, plus administrative fees, will be assessed against the property in a tax bill. **If the above nuisance condition has been corrected prior to the hearing, you do not have to appear for the hearing.**

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Sincerely,

Kristine Vellema
Environmental Health Specialist

This notice deposited in the U.S. Mail, first class postage paid on the 23rd day of June 2015 by MA



CITY OF COLUMBIA/BOONE COUNTY, MISSOURI



DEPARTMENT OF PUBLIC HEALTH AND HUMAN SERVICES

DIVISION OF ENVIRONMENTAL HEALTH

HEARING NOTICE

Mortgage Electronic Registration Systems Inc.
PO Box 2026
Flint, MI 48501-2026

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File Edit Commands Help
SUNWARD PUBLIC SECTOR
NavLine

6291
 Events
 Email log
 Reminders
 Work requests

Call Information
Call ID: 6291 Status: Open Entity: City of Columbia
Description: 756 Demaret Apt. B
Comments
Trash sitting out for a month. Frankie 314 482 2388

Call Details
Call type: CE-County Nuisance
Entry date/time: 05/26/2015 08:58:55
Entry user ID: Niles, Michelle M Health -
Origin:
Work group: Environmental Health

Contact Information
Contact ID: 154830
Contact name: Undefined
From phone: (573) 555-5555
Customer:
Location:
Service:

Call Assignment/Notification
Contact notification: Call back
Notification date:
Email updates: No
Notification user:
Forward to user: Vellema, Kristine - Health E

Close Information
Close date/time: 00:00:00
Close user:
Elapsed time:
Action taken:

Print
Cancel
Exit
Refresh
Toggle Inform...
Contact Inquiry



CITY OF COLUMBIA/BOONE COUNTY, MISSOURI



DEPARTMENT OF PUBLIC HEALTH AND HUMAN SERVICES
DIVISION OF ENVIRONMENTAL HEALTH

NOTIFICATION OF DETERMINATION OF PUBLIC HEALTH HAZARD AND/OR NUISANCE AND ORDER FOR ABATEMENT

Peter G. Neenan and Susan K. Bubach
300 Rustic Road
Columbia, MO 65201

An inspection of the property you own located at 740 Demaret Drive (parcel # 17-313-11-01-162.01 01) was conducted on May 27, 2015 and revealed trash, junk, rubbish and other refuse on the premises.

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Sincerely,

[Handwritten signature of Kristine N. Vellema]

Kristine N. Vellema
Environmental Health Specialist

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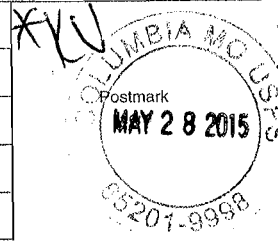
1005 W. Worley • P.O. Box 6015 • Columbia, Missouri 65205-6015
Phone: (573) 874-7346 • TTY: (573) 874-7356 • Fax: (573) 817-6407
www.GoColumbiaMo.com

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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

7013 1710 0000 5559 2659

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$6.48



Sent To: Peter Neenan & Susan Bubach
 Street, Apt. No., or PO Box No.: 300 Rustic Rd.
 City, State, ZIP+4: Columbia, MO 65201

PS Form 3800, August 2006 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input checked="" type="checkbox"/> Addressee <input type="checkbox"/> Agent</p> <p>B. Received by (Printed Name) _____ C. Date of Delivery <u>6/6</u></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>1. Article Addressed to:</p> <p>Peter Neenan & Susan Bubach 300 Rustic Rd. Columbia, MO 65201</p>	<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Priority Mail Express™ <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> Collect on Delivery</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>2. Article Number (Transfer from service label)</p>	<p>7013 1710 0000 5559 2659</p>



CITY OF COLUMBIA/BOONE COUNTY, MISSOURI



DEPARTMENT OF PUBLIC HEALTH AND HUMAN SERVICES
DIVISION OF ENVIRONMENTAL HEALTH

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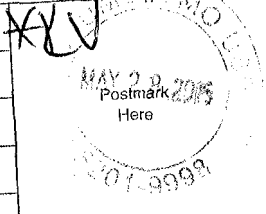
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7013 1710 0000 5559 2611

Postage	\$
Certified Fee	
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Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.48



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 Street, Apt. No., or PO Box No.: **P.O. Box 2026**
 City, State, ZIP+4: **Flint, MI 48501-2026**

PS Form 3800, August 2006 See Reverse for Instructions

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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Mortgage Elect. Reg. Systems Inc.
P.O. Box 2026
Flint, MI 48501-2026

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee
X WILLIAM E. BARR

B. Received By (Printed Name) _____ Date of Delivery _____

D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below: **William E. Barr**

3. Service Type
 Certified Mail® Priority Mail Express™
 Registered Return Receipt for Merchandise
 Insured Mail Collect on Delivery

4. Restricted Delivery? (Extra Fee) Yes No

2. Article Number (Transfer from service label) **7013 1710 0000 5559 2611**



Boone County Assessor

Boone County Government Center
801 E. Walnut, Room 143
Columbia, MO 65201-7733

Office (573) 886-4270
Fax (573) 886-4254

Parcel 17-313-11-01-162.00 01

Property Location 740 DEMARET DR

City **COLUMBIA** Road **COMMON ROAD DISTRICT (CO)** School **COLUMBIA (C1)**
Library **BOONE COUNTY (L1)** Fire **BOONE COUNTY (F1)**

Owner **NEENAN PETER G & SUSAN K BUBACH**
Address **300 RUSTIC RD**
City, State Zip **COLUMBIA, MO 65201**

Subdivision Plat Book/Page **0010 0021**

Section/Township/Range **11 48 12**

Legal Description **FAIRWAY MEADOWS BLK 2
LOT 57**

Lot Size **80.00 x 130.56**

Irregular shape **Y**

Deed Book/Page **4294 0099** **1529 0006** **1512 0487**

Current Appraised				Current Assessed			
Type	Land	Bldgs	Total	Type	Land	Bldgs	Total
RI	15,100	94,900	110,000	RI	2,869	18,031	20,900
Totals	15,100	94,900	110,000	Totals	2,869	18,031	20,900

Most Recent Tax Bill(s)

Residence Description

Year Built **1970**
(ESTIMATE)

Use **FOUR-PLEX**
(104)

Basement **FULL (4)**

Attic **NONE**
(1)

Bedrooms **8**

Main Area **1,600**

Full Bath **4**

Finished Basement Area **1,600**

Half Bath **0**

Total Rooms **16**

Total Square Feet **3,200**



Recorded in Boone County, Missouri

Date and Time: 05/01/2014 at 09:28:35 AM
Instrument #: 2014007130 Book: 4294 Page: 99

Grantor: SWEET SPIRIT PROPERTIES LLC
Grantee: NEENAN, PETER G

Instrument Type: WD
Recording Fee: \$27.00 S
No. of Pages: 2


Bettie Johnson, Recorder of Deeds



Boone-Central Title Company
File No. 1402355

Missouri General Warranty Deed

This Indenture, Made on 30th day of April, 2014, by and between

Sweet Spirit Properties, LLC, a Missouri Limited Liability Company,
as GRANTOR, and

Peter G. Neenan and Susan K. Bubach, husband and wife,

as GRANTEE, whose mailing address is: 300 Rustic Road
Columbia, MO 65201

Property Address: 740 Demaret Drive, Columbia, MO 65202-3060

WITNESSETH: THAT THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby Grant, Bargain, Sell, Convey and Confirm unto GRANTEE, GRANTEE'S heirs and assigns, the following described lots, tracts and parcels of land situated in the County of Boone and State of Missouri, to wit:

LOT FIFTY-SEVEN (57) OF FAIRWAY MEADOWS BLOCK NO. 2 AS SHOWN BY THE PLAT RECORDED IN PLAT BOOK 10, PAGE 21, RECORDS OF BOONE COUNTY, MISSOURI.

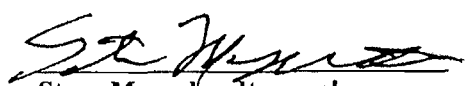
Subject to easements, restrictions, reservations, and covenants of record, if any.

TO HAVE AND TO HOLD The premises aforesaid with all singular, the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto GRANTEE and unto GRANTEE'S heirs and assigns forever; the GRANTOR hereby covenanting that GRANTOR is lawfully seized of an indefeasible estate in fee of the premises herein conveyed; that GRANTOR has good right to convey the same; that the said premises are free and clear from any encumbrance done or suffered by GRANTOR or those under whom GRANTOR claims, except as stated above and except for all taxes assessments, general and special, not now due and payable, and that GRANTOR will warrant and defend the title to the said premises unto GRANTEE and unto GRANTEE'S heirs and assigns forever, against the lawful claims and demands of all persons whomsoever. If two or more persons constitute the GRANTOR or GRANTEE, the words GRANTOR and GRANTEE will be construed to read GRANTORS and GRANTEES whenever the sense of this Deed requires.

Nora Dietzel, Recorder of Deeds

IN WITNESS WHEREOF, The GRANTOR has hereunto executed this instrument on the day and year above written.

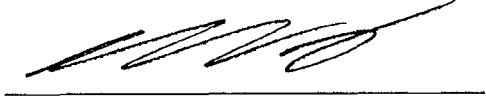
Sweet Spirit Properties, LLC, a Missouri Limited Liability Company By:


Steve Meyerhardt, member

State of Missouri }
County of Boone } ss:

On this 30th day of April, 2014, before me, appeared Steve Meyerhardt, member, to me personally known, who being by me duly sworn, did say that he/~~she~~/they is/~~are~~ the member of Sweet Spirit Properties, LLC, a Missouri Limited Liability Company, and that said instrument was signed on behalf of the Company, and said Steve Meyerhardt, member, acknowledged said instrument to be the free act and deed of said Company.

Witness my hand and Notary Seal subscribed and affixed in said County and State, the day and year in this certificate above written.



Notary Public

My Term Expires: 8-27-2016

William A. Hughes, Jr.
Notary Public - Notary Seal
Boone County
STATE OF MISSOURI
My Commission Expires 8/27/2016
Commission # 12519104

CERTIFIED COPY OF ORDER

STATE OF MISSOURI }
County of Boone } ea.

July Session of the July Adjourned

Term. 20 15

In the County Commission of said county, on the 6th day of July 20 15

the following, among other proceedings, were had, viz:

Now on this day the County Commission of the County of Boone does hereby authorize the Presiding Commissioner to sign the attached Finding of Public Nuisance and Order for Abatement of a public nuisance located at 748 Demaret Drive, parcel #17-313-11-01-158.00 01.

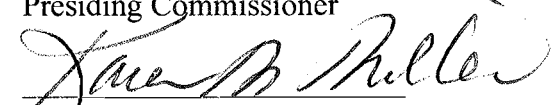
Done this 6th day of July, 2015.

ATTEST:

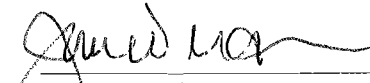
Wendy S. Noren
Wendy S. Noren
Clerk of the County Commission



Daniel K. Atwill
Presiding Commissioner



Karen M. Miller
District I Commissioner



Janet M. Thompson
District II Commissioner

**BEFORE THE COUNTY COMMISSION OF
BOONE COUNTY, MISSOURI**

In Re: Nuisance Abatement	)	July Session
748 Demaret Drive	)	July Adjourned
Columbia, MO 65202	)	Term 2015
	)	Commission Order No. <u>281-2015</u>

FINDING OF PUBLIC NUISANCE AND ORDER FOR ABATEMENT

NOW on this 6th day of July 2015, the County Commission of Boone County, Missouri met in regular session and entered the following findings of fact, conclusions of law and order for abatement of nuisance:

Findings of Fact and Conclusions of Law

The County Commission finds as fact and concludes as a matter of law the following:

1. The Boone County Code of Health Regulations (the "Code") are officially noticed and are made a part of the record in this proceeding.
2. The City of Columbia/Boone County Health Department administrative record is made a part of the record in this proceeding and incorporated herein by reference. In addition, any live testimony of the official(s) of the department and other interested persons are made a part of the record in this proceeding.
3. A public nuisance exists described as follows: trash, junk, rubbish and other refuse on the premises.
4. The location of the public nuisance is as follows: 748 Demaret Drive, a/k/a parcel# 17-313-11-01-158.00 01, Section 11, Township 48, Range 12 as shown in deed book 4394 page 0122, Boone County.
5. The specific violation of the Code is: trash, junk, rubbish and other refuse in violation of section 6.5 of the Code.
6. The Health Director's designated Health Official made the above determination of the existence of the public nuisance at the above location. Notice of that determination and the requirement for abatement was given in accordance with section 6.10.1 of the Code on the 30th day of May to the lien holder and the 6th day of June to the property owner.
7. The above described public nuisance was not abated. As required by section 6.10.2 of the Code, the property owner was given notice of the hearing conducted this date before the Boone County Commission for an order to abate the above nuisance at government expense with the cost and expense thereof to be charged against the above described property as a special tax bill and added to the real estate taxes for said property for the current year.
8. No credible evidence has been presented at the hearing to demonstrate that no public nuisance exists or that abatement has been performed or is unnecessary; accordingly, in accordance with section 6.10.2 of the Code and section 67.402, RSMo, the County Commission finds and determines from the credible evidence presented that a public

nuisance exists at the above location which requires abatement and that the parties responsible for abating such nuisance have failed to do so as required by the Health Director or Official's original order referred to above.

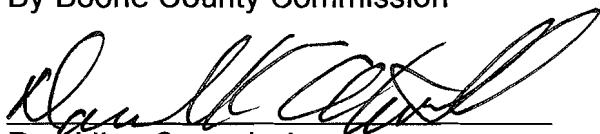
Order For Abatement Chargeable As a Special Assessment To The Property

Based upon the foregoing, the County Commission hereby orders abatement of the above described public nuisance at public expense and the Health Director is hereby authorized and directed to carry out this order.

It is further ordered and directed that the Health Director submit a bill for the cost and expense of abatement to the County Clerk for attachment to this order and that the County Clerk submit a certified copy of this order and such bill to the County Collector for inclusion as a special assessment on the real property tax bill for the above described property for the current year in accordance with section 67.402, RSMo.

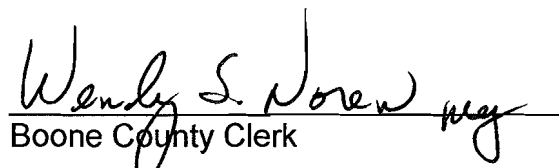
WITNESS the signature of the presiding commissioner on behalf Boone County Commission on the day and year first above written.

Boone County, Missouri
By Boone County Commission



Presiding Commissioner

ATTEST:



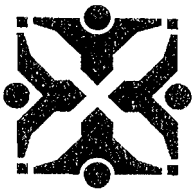
Boone County Clerk

Photographs taken 6/22/15 @ ~ 10:30 am
748 Demaret Drive



EMC Real Estate LLC/First Midwest Bank of Poplar Bluff
748 Demaret Drive
Health Department nuisance notice - timeline

- 05/26/15: citizen complaint received
- 05/27/15: initial inspection conducted
- 05/28/15: notice of violation sent to owner and lien holder via certified mail, return receipt requested
- 05/30/15: lien holder signed for notice
- 06/06/15: owner signed for notice
- 06/22/15: reinspection conducted –violation not abated - photographs taken
- 06/23/15: hearing notice sent to owner and lien holder



CITY OF COLUMBIA/BOONE COUNTY, MISSOURI



DEPARTMENT OF PUBLIC HEALTH AND HUMAN SERVICES

DIVISION OF ENVIRONMENTAL HEALTH

HEARING NOTICE

EMC Real Estate LLC
2600 Bellingham Drive
Columbia, MO 65203

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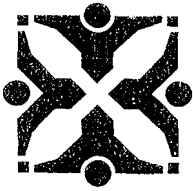
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Sincerely,

Kristine Vellema
Environmental Health Specialist

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HEARING NOTICE

First Midwest Bank of Poplar Bluff
Columbia Branch-Stadium
1215 Fellows Place
Columbia, MO 65201

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Environmental Health Specialist

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CITY OF COLUMBIA/BOONE COUNTY, MISSOURI



DEPARTMENT OF PUBLIC HEALTH AND HUMAN SERVICES
DIVISION OF ENVIRONMENTAL HEALTH

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Environmental Health Specialist

This notice deposited in the U.S. Mail certified, return receipt requested on the 28th day of May 2015 by MN.

1005 W. Worley • P.O. Box 6015 • Columbia, Missouri 65205-6015
Phone: (573) 874-7346 • TTY: (573) 874-7356 • Fax: (573) 817-6407
www.GoColumbiaMo.com

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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

7013 1710 0000 5559 2697

Postage \$	*KV
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$6.48



Sent To: **EMC Real Estate LLC**
 Street, Apt. No., or PO Box No.: **2600 Bellingham Dr.**
 City, State, ZIP+4: **Columbia, MO 65203**

PS Form 3800, August 2006 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <i>[Signature]</i> <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) _____ C. Date of Delivery <i>6/10/15</i></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If YES, enter delivery address below: _____</p>
<p>1. Article Addressed to:</p> <p style="text-align: center;">EMC Real Estate LLC 2600 Bellingham Dr. Columbia, MO 65203</p>	<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Priority Mail Express™</p> <p><input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> Collect on Delivery</p>
<p>2. Article Number (Transfer from Service Label) 7013 1710 0000 5559 2697</p>	<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>



CITY OF COLUMBIA/BOONE COUNTY, MISSOURI



DEPARTMENT OF PUBLIC HEALTH AND HUMAN SERVICES
DIVISION OF ENVIRONMENTAL HEALTH

NOTIFICATION OF DETERMINATION OF PUBLIC HEALTH HAZARD AND/OR NUISANCE AND ORDER FOR ABATEMENT

First Midwest Bank of Poplar Bluff
Columbia Branch-Stadium
1215 Fellows Place
Columbia, MO 65201

An inspection of the property you hold a lien on located at 748 Demaret Drive (parcel # 17-313-11-01-158.01 01) was conducted on May 27, 2015 and revealed trash, junk, rubbish and other refuse on the premises.

This condition is hereby declared to be a nuisance. You are herewith notified that you must begin correcting this condition within 7 days of receipt of this notice and order and that if the above nuisance condition has not been fully corrected within 15 days after the receipt of this notice, an additional enforcement action will result for violation of Boone County Public Nuisance Ordinance Section 6.5. A reinspection will be conducted at the end of the 15-day period. If the above nuisance condition has not been fully corrected by that time, a hearing before the Boone County Commission will be called to determine whether a violation exists. If the County Commission determines that a violation exists and the nuisance has not been removed as ordered, the County Commission may have the nuisance removed with the cost of abatement, plus administrative fees, charged against the property in a tax bill. In addition, a complaint may be filed against you in Circuit Court. If the above nuisance condition has been corrected within the 15-day period, no further action is necessary.

The purpose of these ordinances is to create and maintain a cleaner, healthier community. If you have any questions, please do not hesitate to contact our office. If you are not the owner or the person responsible for the care of this property, please call our office at the number listed at the bottom of this letter. Your cooperation is greatly appreciated.

Sincerely,

[Handwritten signature of Kristine N. Vellema]

Kristine N. Vellema
Environmental Health Specialist

This notice deposited in the U.S. Mail certified, return receipt requested on the 28th day of May 2015 by mn.

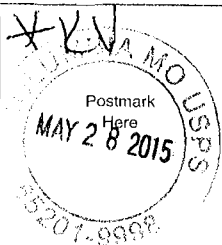
1005 W. Worley • P.O. Box 6015 • Columbia, Missouri 65205-6015
Phone: (573) 874-7346 • TTY: (573) 874-7356 • Fax: (573) 817-6407
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U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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

7013 1710 0000 5559 2727

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$6.48



Sent To First Midwest Bank of Poplar Bluff
Columbia Branch-Stadium
1215 Fellows Place
Columbia, MO 65201

PS Form 3800, August 2006 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 First Midwest Bank of Poplar Bluff
 Columbia Branch-Stadium
 1215 Fellows Place
 Columbia, MO 65201

COMPLETE THIS SECTION ON DELIVERY

A. Signature [Signature] Agent Addressee

B. Received by (Printed Name) _____ C. Date of Delivery 5/30

D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below: _____

3. Service Type
 Certified Mail® Priority Mail Express™
 Registered Return Receipt for Merchandise
 Insured Mail Collect on Delivery

4. Restricted Delivery? (Extra Fee) Yes No

2. Article Number (Transfer from service label) 7013 1710 0000 5559 2727

File Edit Commands Help

NAVIGATOR PUBLIC SECTOR
NavLine

6291

- Events
- Email log
- Reminders
- Work requests

Call Information

Call ID: 6291 Status: Open Entity: City of Columbia
Description: 756 Demaret Apt. B
Comments
Trash sitting out for a month. Frankie 314 482 2388

Call Details

Call type: CE-County Nuisance
Entry date/time: 05/26/2015 08:58:55
Entry user ID: Niles, Michelle M Health
Origin:
Work group: Environmental Health

Contact Information

Q Contact ID: 154830
Contact name: Undefined
Q From phone: (573) 555-5555
Customer:
Location:
Service:

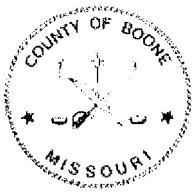
Call Assignment/Notification

Contact notification: Call back
Notification date:
Email updates: No
Notification user:
Forward to user: Vellema, Kristine Health E

Close Information

Close date/time: 00:00:00
Close user:
Elapsed time:
Action taken:

Print
Cancel
Exit
Refresh
Toggle Inform...
Contact Inquiry



Boone County Assessor

Boone County Government Center
 801 E. Walnut, Room 143
 Columbia, MO 65201-7733

Office (573) 886-4270
 Fax (573) 886-4254

Parcel 17-313-11-01-158.00 01

Property Location 748 DEMARET DR

City **COLUMBIA** Road **COMMON ROAD DISTRICT (CO)** School **COLUMBIA (C1)**
 Library **BOONE COUNTY (L1)** Fire **BOONE COUNTY (F1)**

Owner **EMC REAL ESTATE LLC**
 Address **2600 BELLINGHAM DR**
 City, State Zip **COLUMBIA, MO 65203**

Subdivision Plat Book/Page **0010 0021**

Section/Township/Range **11 48 12**

Legal Description **FAIRWAY MEADOWS BLK 2
 LOT 53**

Lot Size **80.00 x 142.88**

Irregular shape **Y**

Deed Book/Page **4394 0122** **4115 0040** **2585 0106** **1892 0154**

Current Appraised				Current Assessed			
Type	Land	Bldgs	Total	Type	Land	Bldgs	Total
RI	15,100	93,200	108,300	RI	2,869	17,708	20,577
Totals	15,100	93,200	108,300	Totals	2,869	17,708	20,577

Most Recent Tax Bill(s)

Residence Description

Year Built **1970**
(ESTIMATE)

Use **FOUR-PLEX**
(104)

Basement **FULL (4)**

Attic **NONE**
(1)

Bedrooms **8**

Main Area **1,600**

Full Bath **4**

Finished Basement Area **1,600**

Half Bath **0**

Total Rooms **16**

Total Square Feet **3,200**



Recorded in Boone County, Missouri

Date and Time: 01/26/2015 at 09:36:14 AM

Instrument #: 2015001341 Book: 4394 Page: 122

Instrument Type: WD

Recording Fee: \$27.00 S

No. of Pages: 2



Boone-Central Title Company
File No. 1406482

Missouri General Warranty Deed

This Indenture, Made on 23rd day of January, 2015, by and between

Malon Properties Group L.L.C., a Missouri limited liability company,
as GRANTOR, and

EMC Real Estate LLC, a Missouri limited liability company,

as GRANTEE, whose mailing address is:

2600 Bellingham Dr.
Columbia, MO 65203

Property Address: 748 Demaret Drive, Columbia, MO 65201
756 Demaret Drive, Columbia, MO

WITNESSETH: THAT THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby Grant, Bargain, Sell, Convey and Confirm unto GRANTEE, GRANTEE'S heirs and assigns, the following described lots, tracts and parcels of land situated in the County of Boone and State of Missouri, to wit:

Parcel 1: LOT FIFTY-THREE (53) OF FAIRWAY MEADOWS BLOCK NO. 2 AS SHOWN BY THE PLAT RECORDED IN PLAT BOOK 10, PAGE 21, RECORDS OF BOONE COUNTY, MISSOURI.

Parcel 2: LOT FORTY-NINE (49) OF FAIRWAY MEADOWS BLOCK NO. 2 AS SHOWN BY THE PLAT RECORDED IN PLAT BOOK 10, PAGE 21, RECORDS OF BOONE COUNTY, MISSOURI.

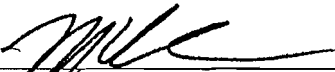
Subject to easements, restrictions, reservations, and covenants of record, if any.

Nora Dietzel, Recorder of Deeds

TO HAVE AND TO HOLD The premises aforesaid with all singular, the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto GRANTEE and unto GRANTEE'S heirs and assigns forever; the GRANTOR hereby covenanting that GRANTOR is lawfully seized of an indefeasible estate in fee of the premises herein conveyed; that GRANTOR has good right to convey the same; that the said premises are free and clear from any encumbrance done or suffered by GRANTOR or those under whom GRANTOR claims, except as stated above and except for all taxes assessments, general and special, not now due and payable, and that GRANTOR will warrant and defend the title to the said premises unto GRANTEE and unto GRANTEE'S heirs and assigns forever, against the lawful claims and demands of all persons whomsoever. If two or more persons constitute the GRANTOR or GRANTEE, the words GRANTOR and GRANTEE will be construed to read GRANTORS and GRANTEES whenever the sense of this Deed requires.

IN WITNESS WHEREOF, The GRANTOR has hereunto executed this instrument on the day and year above written.

Malon Properties Group L.L.C., a Missouri limited liability company By:



Mark Hunter

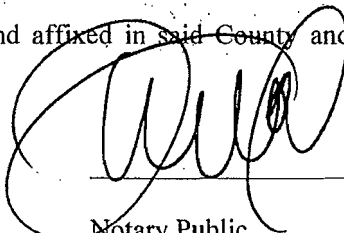
State of Missouri

}
} ss:

County of Boone

On this 23 day of Jan, 2015, before me, appeared **Mark Hunter**, to me personally known, who being by me duly sworn, did say that he/she/they is/are the Manager of **Malon Properties Group L.L.C., a Missouri limited liability company**, and that said instrument was signed on behalf of the Company, and said **Mark Hunter**, acknowledged said instrument to be the free act and deed of said Company.

Witness my hand and Notary Seal subscribed and affixed in said County and State, the day and year in this certificate above written.



Notary Public

My Term Expires: 5-5-17



JODI HARDWICK
My Commission Expires
May 15, 2017
Boone County
Commission #13711043

CERTIFIED COPY OF ORDER

STATE OF MISSOURI }
County of Boone } ea.

July Session of the July Adjourned

Term. 20 15

In the County Commission of said county, on the 6th day of July 20 15

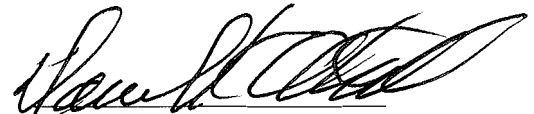
the following, among other proceedings, were had, viz:

Now on this day the County Commission of the County of Boone does hereby authorize the Presiding Commissioner to sign the attached Finding of Public Nuisance and Order for Abatement of a public nuisance located at 750 Demaret Drive, parcel #17-313-11-01-157.00 01.

Done this 6th day of July, 2015.

ATTEST:


Wendy S. Moren
Clerk of the County Commission


Daniel K. Atwill

Presiding Commissioner



Karen M. Miller

District I Commissioner



Janet M. Thompson

District II Commissioner

**BEFORE THE COUNTY COMMISSION OF
BOONE COUNTY, MISSOURI**

In Re: Nuisance Abatement	)	July Session
750 Demaret Drive	)	July Adjourned
Columbia, MO 65202	)	Term 2015
	)	Commission Order No <u>282-2015</u>

FINDING OF PUBLIC NUISANCE AND ORDER FOR ABATEMENT

NOW on this 6th day of July 2015, the County Commission of Boone County, Missouri met in regular session and entered the following findings of fact, conclusions of law and order for abatement of nuisance:

Findings of Fact and Conclusions of Law

The County Commission finds as fact and concludes as a matter of law the following:

1. The Boone County Code of Health Regulations (the "Code") are officially noticed and are made a part of the record in this proceeding.
2. The City of Columbia/Boone County Health Department administrative record is made a part of the record in this proceeding and incorporated herein by reference. In addition, any live testimony of the official(s) of the department and other interested persons are made a part of the record in this proceeding.
3. A public nuisance exists described as follows: trash, junk, rubbish and other refuse on the premises.
4. The location of the public nuisance is as follows: 750 Demaret Drive, a/k/a parcel# 17-313-11-01-157.00 01, Section 11, Township 48, Range 12 as shown in deed book 4170 page 0016, Boone County.
5. The specific violation of the Code is: trash, junk, rubbish and other refuse in violation of section 6.5 of the Code.
6. The Health Director's designated Health Official made the above determination of the existence of the public nuisance at the above location. Notice of that determination and the requirement for abatement was given in accordance with section 6.10.1 of the Code on the 29th day of May to the property owner.
7. The above described public nuisance was not abated. As required by section 6.10.2 of the Code, the property owner was given notice of the hearing conducted this date before the Boone County Commission for an order to abate the above nuisance at government expense with the cost and expense thereof to be charged against the above described property as a special tax bill and added to the real estate taxes for said property for the current year.
8. No credible evidence has been presented at the hearing to demonstrate that no public nuisance exists or that abatement has been performed or is unnecessary; accordingly, in accordance with section 6.10.2 of the Code and section 67.402, RSMo, the County Commission finds and determines from the credible evidence presented that a public nuisance exists at the above location which requires abatement and that the parties

responsible for abating such nuisance have failed to do so as required by the Health Director or Official's original order referred to above.

Order For Abatement Chargeable As a Special Assessment To The Property

Based upon the foregoing, the County Commission hereby orders abatement of the above described public nuisance at public expense and the Health Director is hereby authorized and directed to carry out this order.

It is further ordered and directed that the Health Director submit a bill for the cost and expense of abatement to the County Clerk for attachment to this order and that the County Clerk submit a certified copy of this order and such bill to the County Collector for inclusion as a special assessment on the real property tax bill for the above described property for the current year in accordance with section 67.402, RSMo.

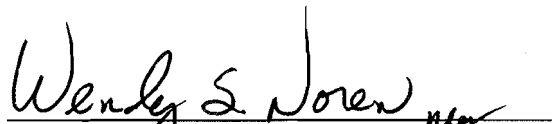
WITNESS the signature of the presiding commissioner on behalf Boone County Commission on the day and year first above written.

Boone County, Missouri
By Boone County Commission



Presiding Commissioner

ATTEST:



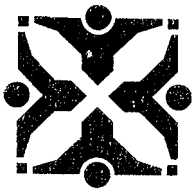
Boone County Clerk

Photographs taken 6/15/15 @ ~ 10:30 am
750 Demaret Drive



Malon Properties Group LLC
750 Demaret Drive
Health Department nuisance notice - timeline

- 05/26/15: citizen complaint received
- 05/27/15: initial inspection conducted
- 05/28/15: notice of violation sent to owner via certified mail, return receipt requested
- 05/29/15: owner signed for notice of violation
- 06/15/15: reinspection conducted –violation not abated - photographs taken
- 06/16/15: hearing notice sent to owner



CITY OF COLUMBIA/BOONE COUNTY, MISSOURI



DEPARTMENT OF PUBLIC HEALTH AND HUMAN SERVICES

HEARING NOTICE

DIVISION OF ENVIRONMENTAL HEALTH

Malon Properties Group LLC
5981 E. Richland Road
Columbia, MO 65201

An inspection of the property you own located at 750 Demaret Drive (parcel # 17-313-11-01-157.00 01) was conducted on May 27, 2015 and revealed junk, trash, rubbish and other refuse on the premises. This condition was declared to be a nuisance and a violation of Boone County Public Nuisance Ordinance Section 6.5.

You are herewith notified that a hearing will be held before the County Commission on Monday, July 6, 2015 at 9:30 a.m. in the County Commission Chambers at the Boone County Government Center, 801 E. Walnut Street, Columbia, Missouri. The purpose of this hearing will be to determine whether a violation exists. If the County Commission determines that a violation exists, it will order the violation to be abated.

If the nuisance is not removed as ordered, the County Commission may have the nuisance removed. All costs of abatement, plus administrative fees, will be assessed against the property in a tax bill. **If the above nuisance condition has been corrected prior to the hearing, you do not have to appear for the hearing.**

The purpose of these ordinances is to create and maintain a cleaner, healthier community. If you have any questions, please do not hesitate to contact our office. If you are not the owner or the person responsible for the care of this property, please call our office at the number listed at the bottom of this letter.

Sincerely,

Kristine Vellema
Environmental Health Specialist

This notice deposited in the U.S. Mail, first class postage paid on the 16th day of June 2015 by mn.



CITY OF COLUMBIA/BOONE COUNTY, MISSOURI



DEPARTMENT OF PUBLIC HEALTH AND HUMAN SERVICES
DIVISION OF ENVIRONMENTAL HEALTH

NOTIFICATION OF DETERMINATION OF PUBLIC HEALTH HAZARD AND/OR NUISANCE AND ORDER FOR ABATEMENT

Malon Properties Group LLC
5981 E. Richland Road
Columbia, MO 65201

[Handwritten signature]

An inspection of the property you own located at 750 Demaret Drive (parcel # 17-313-11-01-157.01 01) was conducted on May 27, 2015 and revealed trash, junk, rubbish and other refuse on the premises.

This condition is hereby declared to be a nuisance. You are herewith notified that you must begin correcting this condition within 7 days of receipt of this notice and order and that if the above nuisance condition has not been fully corrected within 15 days after the receipt of this notice, an additional enforcement action will result for violation of Boone County Public Nuisance Ordinance Section 6.5. A reinspection will be conducted at the end of the 15-day period. If the above nuisance condition has not been fully corrected by that time, a hearing before the Boone County Commission will be called to determine whether a violation exists. If the County Commission determines that a violation exists and the nuisance has not been removed as ordered, the County Commission may have the nuisance removed with the cost of abatement, plus administrative fees, charged against the property in a tax bill. In addition, a complaint may be filed against you in Circuit Court. If the above nuisance condition has been corrected within the 15-day period, no further action is necessary.

The purpose of these ordinances is to create and maintain a cleaner, healthier community. If you have any questions, please do not hesitate to contact our office. If you are not the owner or the person responsible for the care of this property, please call our office at the number listed at the bottom of this letter. Your cooperation is greatly appreciated.

Sincerely,

[Handwritten signature of Kristine N. Vellema]

Kristine N. Vellema
Environmental Health Specialist

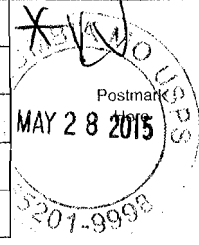
This notice deposited in the U.S. Mail certified, return receipt requested on the 27th day of May 2015 by [initials]

1005 W. Worley • P.O. Box 6015 • Columbia, Missouri 65205-6015
Phone: (573) 874-7346 • TTY: (573) 874-7356 • Fax: (573) 817-6407
www.GoColumbiaMo.com

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

2673 1710 0000 5559 2673

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

Postage	\$	
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$6.48	

Sent To: **Malon Properties Group LLC**
 Street, Apt. No., or PO Box No.: **5981 E. Richland Rd.**
 City, State, ZIP+4: **Columbia, MO 65201**

PS Form 3800, August 2006 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Malon Properties Group LLC
 5981 E. Richland Rd.
 Columbia, MO 65201

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
 Certified Mail® Priority Mail Express™
 Registered Return Receipt for Merchandise
 Insured Mail Collect on Delivery

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number (Transfer from service label) **7013 1710 0000 5559 2673**



- 6291
- Events
- Email log
- Reminders
- Work requests

Call Information

Call ID: 6291 Status: Open Entity: City of Columbia
Description: 756 Denaret Apt. B
Comments
Trash sitting out for a month. Frankie 314 482 2388

Call Details

Call type: CE-County Nuisance
Entry date/time: 05/26/2015 08:58:55
Entry user ID: Niles, Michelle M Health
Origin:
Work group: Environmental Health

Contact Information

Q Contact ID: 154830
Contact name: Undefined
Q From phone: (573) 555-5555
Customer:
Location:
Service:

Call Assignment/Notification

Contact notification: Call back
Notification date:
Email updates: No
Notification user:
Forward to user: Vellema, Kristine - Health E

Close Information

Close date/time: 00:00:00
Close user:
Elapsed time:
Action taken:

- Print
- Cancel
- Exit
- Refresh
- Toggle Inform...
- Contact Inquiry

Requested option or function not currently available



Boone County Assessor

Boone County Government Center
 801 E. Walnut, Room 143
 Columbia, MO 65201-7733

Office (573) 886-4270
 Fax (573) 886-4254

Parcel 17-313-11-01-157.00 01

Property Location 750 DEMARET DR

City **BOONE COUNTY (L1)** Road **COMMON ROAD DISTRICT (CO)** School **COLUMBIA (C1)**
 Library **BOONE COUNTY (L1)** Fire **BOONE COUNTY (F1)**

Owner **MALON PROPERTIES GROUP LLC**
 Address **5981 E RICHLAND RD**
 City, State Zip **COLUMBIA, MO 65201**

Subdivision Plat Book/Page **0010 0021**

Section/Township/Range **11 48 12**

Legal Description **FAIRWAY MEADOWS BLK 2
 LOT 52**

Lot Size **80.00 x 142.30**

Irregular shape **Y**

Deed Book/Page **4170 0016** **3304 0094** **1529 0006** **1512 0487**

Current Appraised				Current Assessed			
Type	Land	Bldgs	Total	Type	Land	Bldgs	Total
RI	15,100	90,900	106,000	RI	2,869	17,271	20,140
Totals	15,100	90,900	106,000	Totals	2,869	17,271	20,140

Most Recent Tax Bill(s)

Residence Description

Year Built **1970
 (ESTIMATE)**

Use **FOUR-PLEX
 (104)**

Basement **FULL (4)** Attic **NONE
 (1)**

Bedrooms **8** Main Area **1,600**

Full Bath **4** Finished Basement Area **1,600**

Half Bath **0**

Total Rooms **16** Total Square Feet **3,200**

Boone County, Missouri
Unofficial Deed



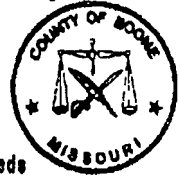
Recorded in Boone County, Missouri

Date and Time: 06/14/2013 at 03:44:30 PM
Instrument #: 2013014864 Book: 4170 Page: 16

Grantor: BERGKOETTER, KEVIN
Grantee: MALON PROPERTIES GROUP LLC

Instrument Type: WD
Recording Fee \$27.00 \$
No. of Pages: 2


Bettie Johnson, Recorder of Deeds



Boone-Central Title Company
File No. 1303709

Missouri General Warranty Deed

This Indenture, Made on 14th day of June, 2013, by and between

Kevin Bergkoetter and Carla C. Bergkoetter, husband and wife,
as GRANTOR, and

Malon Properties Group L.L.C., a Missouri limited liability company,

as GRANTEE, whose mailing address is 5981 East Richland Road
Columbia, MO 65201

Property Address 750 Demaret Drive, Columbia, MO 65202

WITNESSETH THAT THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby Grant, Bargain, Sell, Convey and Confirm unto GRANTEE, GRANTEE'S heirs and assigns, the following described lots, tracts and parcels of land situated in the County of Boone and State of Missouri, to wit

LOT FIFTY-TWO (52) OF FAIRWAY MEADOWS BLOCK NO. 2 AS SHOWN BY THE PLAT RECORDED IN PLAT BOOK 10, PAGE 21, RECORDS OF BOONE COUNTY, MISSOURI.

Subject to easements, restrictions, reservations, and covenants of record, if any

TO HAVE AND TO HOLD The premises aforesaid with all singular, the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto GRANTEE and unto GRANTEE'S heirs and assigns forever, the GRANTOR hereby covenanting that GRANTOR is lawfully seized of an indefeasible estate in fee of the premises herein conveyed, that GRANTOR has good right to convey the same, that the said premises are free and clear from any encumbrance done or suffered by GRANTOR or those under whom GRANTOR claims, except as stated above and except for all taxes assessments, general and special, not now due and payable, and that GRANTOR will warrant and defend the title to the said premises unto GRANTEE and unto GRANTEE'S heirs and assigns forever, against the lawful claims and demands of all persons whomsoever If two or more persons

Nora Dietzel, Recorder of Deeds

Boone County, Missouri
Unofficial Document

BOONE COUNTY MO JUN 14 2013

constitute the GRANTOR or GRANTEE, the words GRANTOR and GRANTEE will be construed to read GRANTORS and GRANTEES whenever the sense of this Deed requires

IN WITNESS WHEREOF. The GRANTOR has hereunto executed this instrument on the day and year above written

Kevin Bergkoetter
Kevin Bergkoetter

Carla G. Bergkoetter
Carla G. Bergkoetter

State of MISSOURI)
County of St. Louis) ss

On this day of June, 2013, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Kevin Bergkoetter and Carla G. Bergkoetter, husband and wife to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed

Witness my hand and Notary Seal subscribed and affixed in said County and State, the day and year in this certificate above written

Christy Chase
Notary Public Christy Chase

My Term Expires July 25, 2016

CHRISTY CHASE
Notary Public - Notary Seal
State of Missouri
Commissioned for St. Louis County
My Commission Expires July 25, 2016
12372554

CERTIFIED COPY OF ORDER

STATE OF MISSOURI }
County of Boone } ea.

July Session of the July Adjourned

Term. 20 15

In the County Commission of said county, on the 6th day of July 20 15

the following, among other proceedings, were had, viz:

Now on this day the County Commission of the County of Boone does hereby authorize the Presiding Commissioner to sign the attached Finding of Public Nuisance and Order for Abatement of a public nuisance located at 2413 E. Alan Circle, parcel #12-415-20-01-087.00 01.

Done this 6th day of July, 2015.

ATTEST:

Wendy S. Noren
Wendy S. Noren
Clerk of the County Commission

Daniel K. Atwill

Daniel K. Atwill
Presiding Commissioner

Karen M. Miller

Karen M. Miller
District I Commissioner

Janet M. Thompson

Janet M. Thompson
District II Commissioner

**BEFORE THE COUNTY COMMISSION OF
BOONE COUNTY, MISSOURI**

In Re: Nuisance Abatement	)	July Session
2413 E. Alan Circle	)	July Adjourned
Columbia, MO 65202	)	Term 2015
	)	Commission Order No. <u>283-2015</u>

FINDING OF PUBLIC NUISANCE AND ORDER FOR ABATEMENT

NOW on this 6th day of July 2015, the County Commission of Boone County, Missouri met in regular session and entered the following findings of fact, conclusions of law and order for abatement of nuisance:

Findings of Fact and Conclusions of Law

The County Commission finds as fact and concludes as a matter of law the following:

1. The Boone County Code of Health Regulations (the "Code") are officially noticed and are made a part of the record in this proceeding.
2. The City of Columbia/Boone County Health Department administrative record is made a part of the record in this proceeding and incorporated herein by reference. In addition, any live testimony of the official(s) of the department and other interested persons are made a part of the record in this proceeding.
3. A public nuisance exists described as follows: growth of weeds in excess of twelve inches high on the premises.
4. The location of the public nuisance is as follows: 2413 E. Alan Circle, a/k/a parcel# 12-415-20-01-087.00 01, Section 20, Township 49, Range 12 as shown in deed book 0927 page 0119, Boone County.
5. The specific violation of the Code is: growth of weeds in excess of twelve inches high in violation of section 6.7 of the Code.
6. The Health Director's designated Health Official made the above determination of the existence of the public nuisance at the above location. Notice of that determination and the requirement for abatement was given in accordance with section 6.10.1 of the Code on the 3rd day of June to the property owner.
7. The above described public nuisance was not abated. As required by section 6.10.2 of the Code, the property owner was given notice of the hearing conducted this date before the Boone County Commission for an order to abate the above nuisance at government expense with the cost and expense thereof to be charged against the above described property as a special tax bill and added to the real estate taxes for said property for the current year.
8. No credible evidence has been presented at the hearing to demonstrate that no public nuisance exists or that abatement has been performed or is unnecessary; accordingly, in accordance with section 6.10.2 of the Code and section 67.402, RSMo, the County Commission finds and determines from the credible evidence presented that a public nuisance exists at the above location which requires abatement and that the parties

responsible for abating such nuisance have failed to do so as required by the Health Director or Official's original order referred to above.

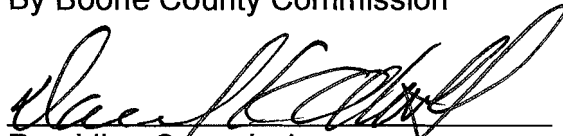
Order For Abatement Chargeable As a Special Assessment To The Property

Based upon the foregoing, the County Commission hereby orders abatement of the above described public nuisance at public expense and the Health Director is hereby authorized and directed to carry out this order.

It is further ordered and directed that the Health Director submit a bill for the cost and expense of abatement to the County Clerk for attachment to this order and that the County Clerk submit a certified copy of this order and such bill to the County Collector for inclusion as a special assessment on the real property tax bill for the above described property for the current year in accordance with section 67.402, RSMo.

WITNESS the signature of the presiding commissioner on behalf Boone County Commission on the day and year first above written.

Boone County, Missouri
By Boone County Commission



Presiding Commissioner

ATTEST:



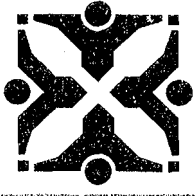
Boone County Clerk

Photographs taken 6/22/15 @ ~ 11:00 am
2413 E. Alan Circle



Ladean M. Blakley (Crowley)
2413 E. Alan Circle
Health Department nuisance notice - timeline

- 05/11/15: citizen complaint received
- 05/11/15: initial inspection conducted
- 05/12/15: notice of violation sent to owner via certified mail, return receipt requested – owner never signed for notice
- 06/03/15: notice posted in newspaper
- 06/22/15: reinspection conducted –violation not abated - photographs taken
- 06/23/15: hearing notice sent to owner



CITY OF COLUMBIA/BOONE COUNTY, MISSOURI



DEPARTMENT OF PUBLIC HEALTH AND HUMAN SERVICES

HEARING NOTICE

DIVISION OF ENVIRONMENTAL HEALTH

Ladean M. Blakley (Crowley)
2413 E. Alan Circle
Columbia, MO 65202

An inspection of the property you own located at 2413 E. Alan Circle (parcel # 12-415-20-01-087.00 01) was conducted on May 11, 2015 and revealed growth of weeds in excess of twelve inches high on the premises. This condition was declared to be a nuisance and a violation of Boone County Public Nuisance Ordinance Section 6.7.

You are herewith notified that a hearing will be held before the County Commission on Monday, July 6, 2015 at 9:30 a.m. in the County Commission Chambers at the Boone County Government Center, 801 E. Walnut Street, Columbia, Missouri. The purpose of this hearing will be to determine whether a violation exists. If the County Commission determines that a violation exists, it will order the violation to be abated.

If the nuisance is not removed as ordered, the County Commission may have the nuisance removed. All costs of abatement, plus administrative fees, will be assessed against the property in a tax bill. **If the above nuisance condition has been corrected prior to the hearing, you do not have to appear for the hearing.**

The purpose of these ordinances is to create and maintain a cleaner, healthier community. If you have any questions, please do not hesitate to contact our office. If you are not the owner or the person responsible for the care of this property, please call our office at the number listed at the bottom of this letter.

Sincerely,

Kristine Vellema
Environmental Health Specialist

This notice deposited in the U.S. Mail, first class postage paid on the 23rd day of June 2015 by MD

AFFIDAVIT OF PUBLICATION

STATE OF MISSOURI) ss.
County of Boone)

I, Candra Galiley, being duly sworn according to law, state that I am one of the publishers of the Columbia Daily Tribune, a daily newspaper of general circulation in the County of Boone, State of Missouri, where located; which newspaper has been admitted to the Post Office as periodical class matter in the City of Columbia, Missouri, the city of publication; which newspaper has been published regularly and consecutively for a period of three years and has a list of bona fide subscribers, voluntarily engaged as such, who have paid or agreed to pay a stated price for a subscription for a definite period of time, and that such newspaper has complied with the provisions of Section 493.050, Revised Statutes of Missouri 2000, and Section 59.310, Revised Statutes of Missouri 2000. The affixed notice appeared in said newspaper on the following consecutive issues:

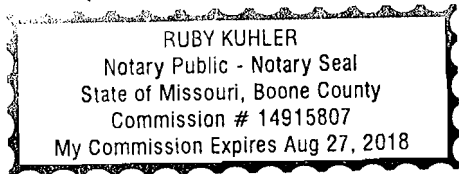
- 1st Insertion _____ June 3, 2015
- 2nd Insertion _____
- 3rd Insertion _____
- 4th Insertion _____
- 5th Insertion _____
- 6th Insertion _____
- 7th Insertion _____
- 8th Insertion _____
- 9th Insertion _____
- 10th Insertion _____
- 11th Insertion _____
- 12th Insertion _____
- 13th Insertion _____
- 14th Insertion _____
- 15th Insertion _____
- 16th Insertion _____
- 17th Insertion _____
- 18th Insertion _____
- 19th Insertion _____
- 20th Insertion: _____
- 21st Insertion: _____
- 22nd Insertion: _____

\$63.79
Printer's Fee

By: Candra Galiley
Candra Galiley

Subscribed & sworn to before me this 3 day of June, 2015

[Signature]
Notary Public



NOTICE OF DECLARATION OF PUBLIC NUISANCE AND ORDER OF ABATEMENT

To: Ladean M. Blakley (Crowley)
2413 E. Alan Circle
Columbia, MO 65202

In accordance with section 67.402 RSMo and section 6.10, Boone County Code of Health Regulations, the undersigned gives notice to the above named persons or entities that the following described real property is hereby declared to contain the following described public nuisance which is ordered abated within 15 days of the date of this notice, and that if such abatement does not occur, then such nuisance may be ordered abated by action of the Columbia/Boone County Department of Public Health, with the cost thereof to be the subject of a special tax bill against the property subject to abatement.

Property Description: Gregory Heights Addition #3, Replat 1, Lot 107, a/k/a 2413 E. Alan Circle as shown by deed book 0927 page 0119

Type of Nuisance: Growth of weeds in excess of twelve inches high on the premises

The above named persons are further notified that if they fail to abate such nuisance within the time specified in this notice, or fail to appeal this declaration of public nuisance and order of abatement within the time permitted for abatement specified in this notice, then a public hearing shall be conducted before the Boone County Commission, Commission Chambers, 801 E. Walnut, Columbia MO 65201, at a time and date determined by the Commission, and the County Commission will make findings of fact, conclusions of law and a final decision concerning the public nuisance and order of abatement set forth herein. For information concerning these proceedings, contact the Columbia/Boone Department of Public Health, 1005 W. Worley Street, Columbia, MO 65203.

Date of Declaration, Order and Publication: Stephanie Browning, Director, Columbia/Boone County Department of Public Health

INSERTION DATE: June 3, 2015.

File Edit Commands Help
SARGARD PUBLIC SECTOR
NavLine

6266

- Events
- Email log
- Reminders
- Workrequests

Call Information
Call ID: 6266 Status: Open Entity: City of Columbia
Description: Kent Dr. & Allen Cir.
Comments
Multiple properties on those 2 roads. Tall weeds and grass. Julia 808 6044

Call Details
Call type: CE-County Nuisance
Entry date/time: 05/11/2015 09:41:47
Entry user ID: Niles, Michelle M Health
Origin:
Work group: Environmental Health

Contact Information
Contact ID: 154830
Contact name: Undefined
Home phone: (573) 999-9999
Customer:
Location:
Service:

Call Assignment/Notification
Contact notification: Call back
Notification date:
Email updates: No
Notification user:
Forward to user: Vellema, Kristine - Health B

Close Information
Close date/time: 00:00:00
Close user:
Elapsed time:
Action taken:

Print
Cancel
Exit
Refresh
Toggle Inform...
Contact Inquiry



Boone County Assessor

Boone County Government Center
 801 E. Walnut, Room 143
 Columbia, MO 65201-7733

Office (573) 886-4270
 Fax (573) 886-4254

Parcel 12-415-20-01-087.00 01

Property Location 2413 E ALAN CIR

City **COLUMBIA** Road **COMMON ROAD DISTRICT (CO)** School **COLUMBIA (C1)**
 Library **BOONE COUNTY (L1)** Fire **BOONE COUNTY (F1)**

Owner **BLAKLEY LADEAN M(CROWLEY)**
 Address **2413 E ALAN CIRCLE**
 City, State Zip **COLUMBIA, MO 65202**

Subdivision Plat Book/Page **0010 0037**

Section/Township/Range **20 49 12**

Legal Description **GREGORY HGTS ADDN #3 REPLAT 1 LOT 107**

Lot Size **48.40 x 164.60**

Irregular shape **Y**

Deed Book/Page **0927 0119** **0701 0933**

Current Appraised				Current Assessed			
Type	Land	Bldgs	Total	Type	Land	Bldgs	Total
RI	11,700	58,300	70,000	RI	2,223	11,077	13,300
Totals	11,700	58,300	70,000	Totals	2,223	11,077	13,300

Most Recent Tax Bill(s)

Residence Description

Year Built **1972 (ESTIMATE)**

Use **SINGLE FAMILY (101)**

Basement **PARTIAL (3)**

Attic **NONE (1)**

Bedrooms **3**

Main Area **1,060**

Full Bath **1**

Finished Basement Area **264**

Half Bath **1**

Total Rooms **5**

Total Square Feet **1,324**

Boone County, Missouri
Unofficial Document

223132
Boone County, Missouri
Recorder of Deeds

Filed for record on September 21 1992 at 4:41:41 P M in Boone Co. Mo.
Document No. 21189 recorded in Book 227 page 119 Betty Johnson, Recorder of Deeds

119

I, William H. Monroe, Jr., give my part to LaDean M. Crowley of the
aka Willard H. Monroe, Jr. 2413 Allen Circle Columbia, Mo. 65202

home and lot at One Hundred Seven (107) in Gregory Heights Subdivision

addition No. 3 replat No. 1 as shown by the plat recorded in plat book

100, page 37, records of Boone County.

I, William H. Monroe, Jr., willing give up all my family rights and

aka Willard H. Monroe, Jr. all my children rights to the home and lot at One Hundred Seven (107)

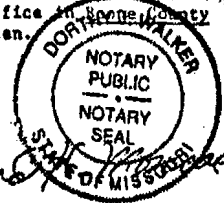
in Gregory Heights Subdivision addition No. 3 replat No. 1 as shown

by the plat recorded in plat book 100, page 37, records of Boone County.

State of Missouri On this 21st day of September, 1992
County of Boone before me personally appeared Willard H Monroe and
La Dean M Crowley to me known to be the persons described in and who executed
the foregoing instrument, and acknowledged that they executed the same as their
free act and deed.

In Testimony Whereof, I have hereunto set my hand and
affixed my official seal, at my office in Boone County
the day and year first above written.

My term expired
Dorothy G. Walker



LORI ANN HINZ
NOTARY PUBLIC, STATE OF MISSOURI
COUNTY OF BOONE
My Commission Expires 2-16-93

Willard H Monroe
Notary Public
BOONE COUNTY, STATE OF MISSOURI
MY COMMISSION EXPIRES FEB. 22, 1994
Willard H Monroe

Date 7/31/91 Time 9:38 a.m

State of Missouri
County of Boone

Subscribed and sworn to me, a
notary public, this 31st day of
July, 1991.

Witness Lori Ann Hinz
Lori Ann Hinz
Date 7-31-91 Time 9:35 am

Signature La Dean M Crowley

La Dean M Crowley

Date 7-31-91 Time 9:39 a.m



STATE OF MISSOURI)
COUNTY OF BOONE) ss.
I, the undersigned Recorder of Deeds for said county and state do
hereby certify that the foregoing instrument of writing was filed for record
in my office on the 21st day of September, 1992 at 4 o'clock and 49:41
minutes PM and is truly recorded in Book 227 Page 119.

Document No. 21189

Witness my hand and official seal on the day and year aforesaid.

BETTY JOHNSON, RECORDER OF DEEDS
by Betty Johnson deputy

CERTIFIED COPY OF ORDER

STATE OF MISSOURI }
County of Boone } ea.

July Session of the July Adjourned

Term. 20 15

In the County Commission of said county, on the 6th day of July 20 15

the following, among other proceedings, were had, viz:

Now on this day the County Commission of the County of Boone does hereby authorize the Presiding Commissioner to sign the attached Finding of Public Nuisance and Order for Abatement of a public nuisance located at 900 E. Colchester Road, parcel #11-303-11-05-017.00 01.

Done this 6th day of July, 2015.

ATTEST:

Wendy S. Noren
Wendy S. Noren
Clerk of the County Commission

Daniel K. Atwill
Daniel K. Atwill
Presiding Commissioner

Karen M. Miller
Karen M. Miller
District I Commissioner

Janet M. Thompson
Janet M. Thompson
District II Commissioner

900 Colchester
Front Yard



900 Colchester
Back Yard



**BEFORE THE COUNTY COMMISSION OF
BOONE COUNTY, MISSOURI**

In Re: Nuisance Abatement	)	July Session
900 E Colchester Rd	)	July Adjourned
Columbia, MO 65202	)	Term 2015
	)	Commission Order No. <u>284-2015</u>

FINDING OF PUBLIC NUISANCE AND ORDER FOR ABATEMENT

NOW on this 6th day of July 2015, the County Commission of Boone County, Missouri met in regular session and entered the following findings of fact, conclusions of law and order for abatement of nuisance:

Findings of Fact and Conclusions of Law

The County Commission finds as fact and concludes as a matter of law the following:

1. The Boone County Code of Health Regulations (the "Code") are officially noticed and are made a part of the record in this proceeding.
2. The City of Columbia/Boone County Health Department administrative record is made a part of the record in this proceeding and incorporated herein by reference. In addition, any live testimony of the official(s) of the department and other interested persons are made a part of the record in this proceeding.
3. A public nuisance exists described as follows: weeds in excess of 12" high or higher
4. The location of the public nuisance is as follows: 900 W Colchester Rd. County Downs SD BLK I, Lot 3 (a/k/a parcel #11-303-11-05-017.00 01) Section 11, Township 49, Range 13 as shown by deed book 4413 page 0158, Boone County
5. The specific violation of the Code is: weeds taller than 12" high in back yard and side yard is in violation of sections 6.7 of the Code. The Health Director's designated Health Official made the above determination of the existence of the public nuisance at the above location. Notice of that determination and the requirement for abatement was given in accordance with section 6.10.1 of the Code on the 15 day of September, 2014, to the property owner, occupant, and any other applicable interested persons.
7. The above described public nuisance was not abated. As required by section 6.10.2 of the Code, the property owner, occupant, and any other applicable interested persons were given notice of the hearing conducted this date before the Boone County Commission for an order to abate the above nuisance at government expense with the cost and expense thereof to be charged against the above described property as a special tax bill and added to the real estate taxes for said property for the current year.
8. No credible evidence has been presented at the hearing to demonstrate that no public nuisance exists or that abatement has been performed or is unnecessary; accordingly, in accordance with section 6.10.2 of the Code and section 67.402, RSMo, the County

Commission finds and determines from the credible evidence presented that a public nuisance exists at the above location which requires abatement and that the parties responsible for abating such nuisance have failed to do so as required by the Health Director or Official's original order referred to above.

Order For Abatement Chargeable As a Special Assessment To The Property

Based upon the foregoing, the County Commission hereby orders abatement of the above described public nuisance at public expense and the Health Director is hereby authorized and directed to carry out this order.

It is further ordered and directed that the Health Director submit a bill for the cost and expense of abatement to the County Clerk for attachment to this order and that the County Clerk submit a certified copy of this order and such bill to the County Collector for inclusion as a special assessment on the real property tax bill for the above described property for the current year in accordance with section 67.402, RSMo.

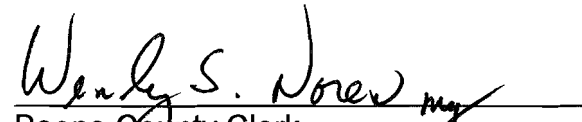
WITNESS the signature of the presiding commissioner on behalf Boone County Commission on the day and year first above written.

Boone County, Missouri
By Boone County Commission



Presiding Commissioner

ATTEST:



Boone County Clerk

Off Wade School

Check June 9

across from 815

next to 804

May 14, 2015 4:36:09 PM CDT
File Edit Commands Help
SUMMARY PUBLIC SECTOR
NavLine

6275
 Events
 Email log
 Reminders
 Work requests

Call Information
Call ID: 6275 Status: Open Entity: City of Columbia
Description: W. Colchester Dr.
Comments
Foreclosed home with tall grass

Call Details
Call type: CE-County Nuisance
Entry date/time: 05/13/2015 11:01:07
Entry user ID: Niles, Michelle M Health
Origin: Environmental Health
Work group: Environmental Health

Contact Information
Contact ID: 154830
Contact name: Undefined
From phone: (573) 555-5555
Customer:
Location:
Service:

Call Assignment/Notification
Contact notification: Call back
Notification date:
Email updates: No
Notification user:
Forward to user: Dewrock, Britni H - HL Env. I

Close Information
Close date/time: 00:00:00
Close user:
Elapsed time:
Action taken:

Print
Cancel
EXIT
Refresh
Toggle Inform...
Contact inquiry

Wade School

900 W Colchester Rd.

Secretary of Housing and Urban Development

ACTIVITY LOG

05/14/2015	citizen complaint received
05/15/2015	complaint investigated – weeds exceed 12” in front and back yard
05/21/2015	notice of violation sent via Certified Mail
05/26/2015	Certified letter signed for by K. Gulley
06/17/2015	reinspection conducted – violation still present
06/18/2015	hearing notice sent via First Class Mail
07/01/2015	pictures taken



Boone County Assessor

Boone County Government Center
801 E. Walnut, Room 143
Columbia, MO 65201-7733

Office (573) 886-4270
Fax (573) 886-4254

Parcel 11-303-11-05-017.00 01

Property Location 900 W COLCHESTER RD

City _____ **Road** COMMON ROAD DISTRICT (CO) **School** COLUMBIA (C1)
Library BOONE COUNTY (L1) **Fire** BOONE COUNTY (F1)

Owner SECRETARY OF HOUSING AND URBAN DEVELOPMENT
Address 4400 WILL ROGERS PKWY
Care Of C/O MICHAELSON,CONNOR,BOUL
City, State Zip OKLAHOMA CITY, OK 73108

Subdivision Plat Book/Page **0012 0042**

Section/Township/Range 11 49 13

Legal Description COUNTY DOWNES SD BLK I
LOT 3

Calculated Acreage 1.40

Deed Book/Page **4413 0158** **4350 0064** **3669 0194** **2187 0631**

Current Appraised				Current Assessed			
Type	Land	Bldgs	Total	Type	Land	Bldgs	Total
RI	17,100	67,900	85,000	RI	3,249	12,901	16,150
Totals	17,100	67,900	85,000	Totals	3,249	12,901	16,150

Most Recent Tax Bill(s)

Residence Description

Year Built 1979
Use SINGLE FAMILY
(101)

Basement	FULL (4)	Attic	NONE (1)
Bedrooms	3	Main Area	1,132
Full Bath	1	Finished Basement Area	286
Half Bath	1		
Total Rooms	6	Total Square Feet	1,418

[iRecord](#) > [User Administration](#)User:
BNDEWROC@GOCOLUMBIAMO.COM
[Logout](#)**Nora Dietzel**
Boone County , Missouri - Recorder of Deeds[Click Here To View Document](#)**Boone County Recorder of Deeds**
801 East Walnut, Rm. 132
Columbia, MO 65201-7728**(573) 886-4345 Office**
(573) 886-4359 FaxDocument recording information**Instrument** **WD - WARRANTY DEED**
Document No. **2015004856**
Book **4413**
Page **158**
Recording Date **3/18/2015 11:40:31**
 AM
Dated date **10/7/2014**Referenced By This Document (0)References To This Document (0)Grantor(s) (1)**MATRIX FINANCIAL SERVICES CORP**Grantee(s) (1)**SECRETARY OF HOUSING & URBAN DEVELOPMENT OF WASHINGTON D C**Grantee's Address**4400 WILL ROGERS PARKWAY - SUITE 300**
OKLAHOMA CITY, OK 73108Legal Description(s) (1)**LT 3 BL 1 COUNTY DOWNES SUB**

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CITY OF COLUMBIA/BOONE COUNTY, MISSOURI



HEALTH DEPARTMENT
DIVISION OF ENVIRONMENTAL HEALTH

NOTIFICATION OF DETERMINATION OF PUBLIC HEALTH HAZARD AND/OR NUISANCE AND ORDER FOR ABATEMENT

Secretary of Housing and Urban Development
4400 Will Rogers Pkwy
C/O Michaelson, Connor, Boul
Oklahoma City, OK 73108

An inspection of the property you hold a lien on located at 900 W Colchester Rd. (parcel's # 11-30311-05-017.00 01) was conducted on May 15, 2015 and revealed growth of weeds in excess of twelve inches high on the premises.

This condition is hereby declared to be a nuisance. You are herewith notified that you must begin correcting this condition within 7 days of receipt of this notice and order and that if the above nuisance condition has not been fully corrected within **15 days** after the receipt of this notice, an additional enforcement action will result for violation of Boone County Public Nuisance Ordinance Section 6.7. A reinspection will be conducted at the end of the 15-day period. If the weeds have not been cut by that time, a hearing before the Boone County Commission will be called to determine whether a violation exists. If the County Commission determines that a violation exists and the weeds are not cut and removed as ordered, the County Commission may have the weeds cut and removed with the cost of abatement, plus administrative fees, charged against the property in a tax bill. In addition, a complaint may be filed against you in Circuit Court. **If the weeds are cut within the 15-day period, no further action is necessary.**

The purpose of these ordinances is to create and maintain a cleaner, healthier community. If you have any questions, please do not hesitate to contact our office. If you are not the owner or the person responsible for the care of this property, please call our office at the number listed at the bottom of this letter. Your cooperation is greatly appreciated.

Sincerely,

Britni Hendren
Environmental Public Health Specialist

This notice deposited in the U.S. Mail certified, return receipt requested on the 21st day of May 2015 by MN.

1005 W. Worley • P.O. Box 6015 • Columbia, Missouri 65205-6015
Phone: (573) 874-7346 • TTY: (573) 874-7356 • Fax: (573) 817-6407
www.GoColumbiaMo.com



CITY OF COLUMBIA/BOONE COUNTY, MISSOURI



HEALTH DEPARTMENT
DIVISION OF ENVIRONMENTAL HEALTH

HEARING NOTICE

Secretary of Housing & Urban Development
4400 Will Rogers Pkwy
C/O Michaelson, Connor, Boul
Oklahoma City, OK 73108

An inspection of the property you own located at 900 W Colchester Road. (parcel # 11-303-11-05-017.00 01) was conducted on May 15, 2015 and revealed weeds in excess of 12" high on the premises. This condition is declared to be a nuisance and a violation of Boone County Public Nuisance Ordinance Section 6.7.

You are herewith notified that a hearing will be held before the County Commission on Monday July 6, 2015, at 9:30 am, in the County Commission Chambers at the Boone County Government Center, 801 E. Walnut Street, Columbia, Missouri. The purpose of this hearing will be to determine whether a violation exists. If the County Commission determines that a violation exists, it will order the violation to be abated.

If the nuisance is not removed as ordered, the County Commission may have the nuisance removed. All costs of abatement, plus administrative fees, will be assessed against the property in a tax bill. **If the above nuisance condition has been corrected prior to the hearing, you do not have to appear for the hearing.**

The purpose of these ordinances is to create and maintain a cleaner, healthier community. If you have any questions, please do not hesitate to contact our office. If you are not the owner or the person responsible for the care of this property, please call our office at the number listed at the bottom of this letter.

Sincerely,

Britni Hendren
Environmental Public Health Specialist

This notice deposited in the U.S. Mail, first class postage paid on the 18th day of June 2015 by mn.

1005 W. Worley • P.O. Box 6015 • Columbia, Missouri 65205-6015
Phone: (573) 874-7346 • TTY: (573) 874-7356 • Fax: (573) 817-6407
www.GoColumbiaMo.com

SENDER COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input checked="" type="checkbox"/> <i>V. Gullett</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p>
<p>1. Article Addressed to:</p> <p>Secretary of Housing & Urban Development 4400 Will Rogers Pkwy C/O Michaelson, Connor, Boul Oklahoma City, OK 73108</p>	<p>B. Received by (Printed Name) _____ C. Date of Delivery <u>5-26</u></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 checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Priority Mail Express™ <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> Collect on Delivery</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>2. Article Number (Transfer from service label) <u>7012 2920 0002 4698 2453</u></p>	

PS Form 3811, July 2013 Domestic Return Receipt

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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

OFFICIAL USE

Postage	\$	
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	6.45



Sent To: Secretary of Housing & Urban Development
4400 Will Rogers Pkwy
C/O Michaelson, Connor, Boul
Oklahoma City, OK 73108

PS Form 3800, August 2006 See Reverse for Instructions

7012 2920 0002 4698 2453

CERTIFIED COPY OF ORDER

STATE OF MISSOURI }
 County of Boone } ea.

July Session of the July Adjourned

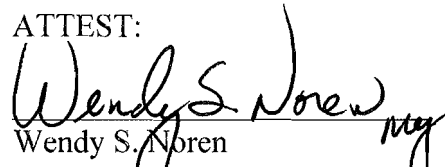
Term. 20 15

In the County Commission of said county, on the 6th day of July 20 15
 the following, among other proceedings, were had, viz:

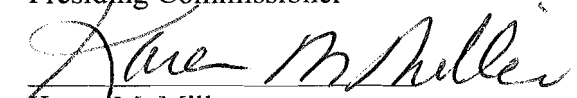
Now on this day the County Commission of the County of Boone does hereby authorize the Presiding Commissioner to sign the attached Finding of Public Nuisance and Order for Abatement of a public nuisance located at 705 N. Wester, parcel #17-314-11-01-046.00 01.


Done this 6th day of July, 2015.

ATTEST:


 Wendy S. Noren
 Clerk of the County Commission


 Daniel K. Atwill
 Presiding Commissioner


 Karen M. Miller
 District I Commissioner


 Janet M. Thompson
 District II Commissioner

**BEFORE THE COUNTY COMMISSION OF
BOONE COUNTY, MISSOURI**

In Re: Nuisance Abatement	)	July Session
705 N Wester	)	July Adjourned
Columbia, MO 65202	)	Term 2015
	)	Commission Order No. <u>285-2015</u>

FINDING OF PUBLIC NUISANCE AND ORDER FOR ABATEMENT

NOW on this 6th day of July 2015, the County Commission of Boone County, Missouri met in regular session and entered the following findings of fact, conclusions of law and order for abatement of nuisance:

Findings of Fact and Conclusions of Law

The County Commission finds as fact and concludes as a matter of law the following:

1. The Boone County Code of Health Regulations (the "Code") are officially noticed and are made a part of the record in this proceeding.
2. The City of Columbia/Boone County Health Department administrative record is made a part of the record in this proceeding and incorporated herein by reference. In addition, any live testimony of the official(s) of the department and other interested persons are made a part of the record in this proceeding.
3. A public nuisance exists described as follows: numerous piles of junk and trash
4. The location of the public nuisance is as follows: 705 N Wester Ln. Highfield Acres Lot 47 (a/k/a parcel #17-314-11-01-046.00 01) Section 11, Township 48, Range 12 as shown by deed book 0010 page 0008, Boone County
5. The specific violation of the Code is: large piles of trash/junk is in violation of sections 6.3.6. 6.3.12 of the Code. The Health Director's designated Health Official made the above determination of the existence of the public nuisance at the above location. Notice of that determination and the requirement for abatement was given in accordance with section 6.10.1 of the Code on the 15 day of September, 2014, to the property owner, occupant, and any other applicable interested persons.
7. The above described public nuisance was not abated. As required by section 6.10.2 of the Code, the property owner, occupant, and any other applicable interested persons were given notice of the hearing conducted this date before the Boone County Commission for an order to abate the above nuisance at government expense with the cost and expense thereof to be charged against the above described property as a special tax bill and added to the real estate taxes for said property for the current year.
8. No credible evidence has been presented at the hearing to demonstrate that no public nuisance exists or that abatement has been performed or is unnecessary; accordingly, in accordance with section 6.10.2 of the Code and section 67.402, RSMo, the County

Commission finds and determines from the credible evidence presented that a public nuisance exists at the above location which requires abatement and that the parties responsible for abating such nuisance have failed to do so as required by the Health Director or Official's original order referred to above.

Order For Abatement Chargeable As a Special Assessment To The Property

Based upon the foregoing, the County Commission hereby orders abatement of the above described public nuisance at public expense and the Health Director is hereby authorized and directed to carry out this order.

It is further ordered and directed that the Health Director submit a bill for the cost and expense of abatement to the County Clerk for attachment to this order and that the County Clerk submit a certified copy of this order and such bill to the County Collector for inclusion as a special assessment on the real property tax bill for the above described property for the current year in accordance with section 67.402, RSMo.

WITNESS the signature of the presiding commissioner on behalf Boone County Commission on the day and year first above written.

Boone County, Missouri
By Boone County Commission

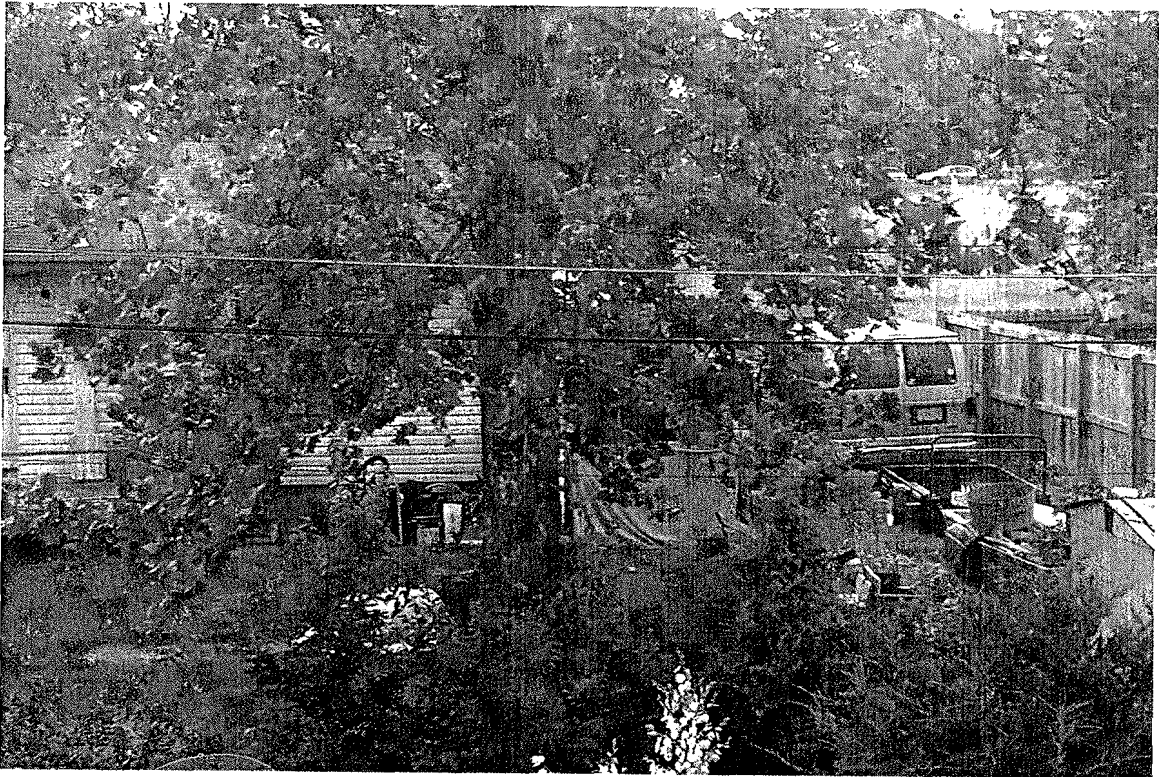
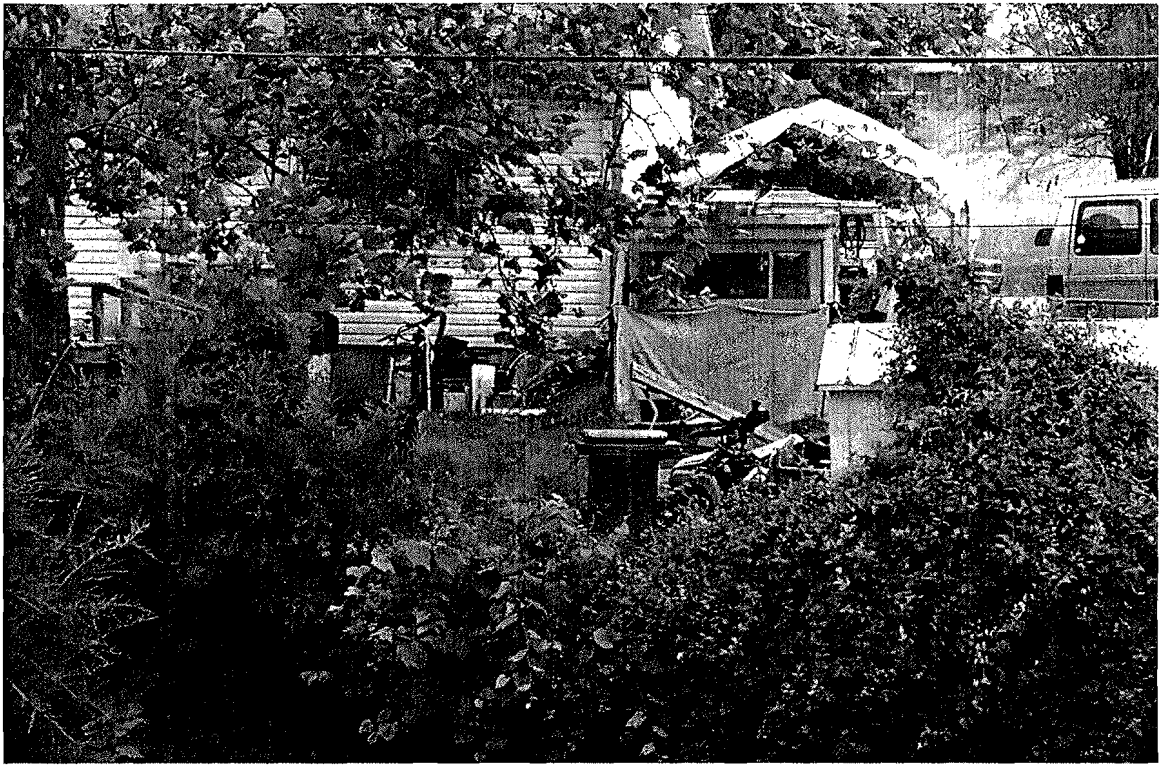


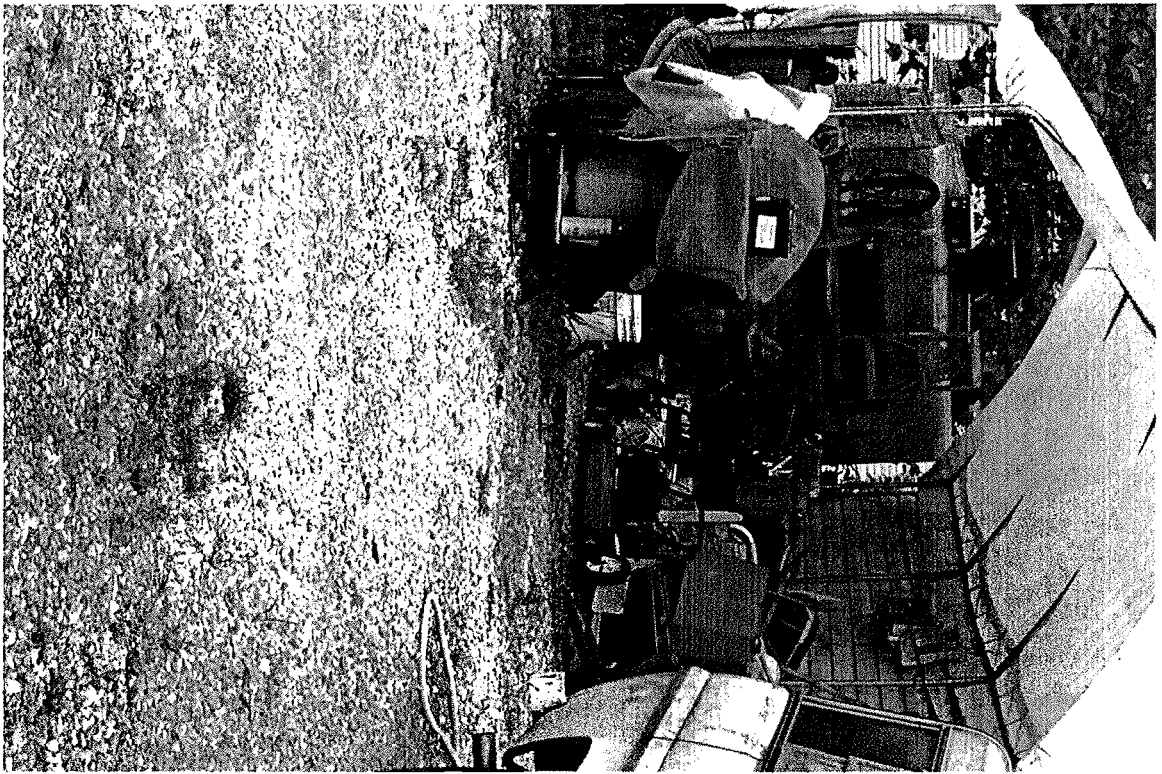
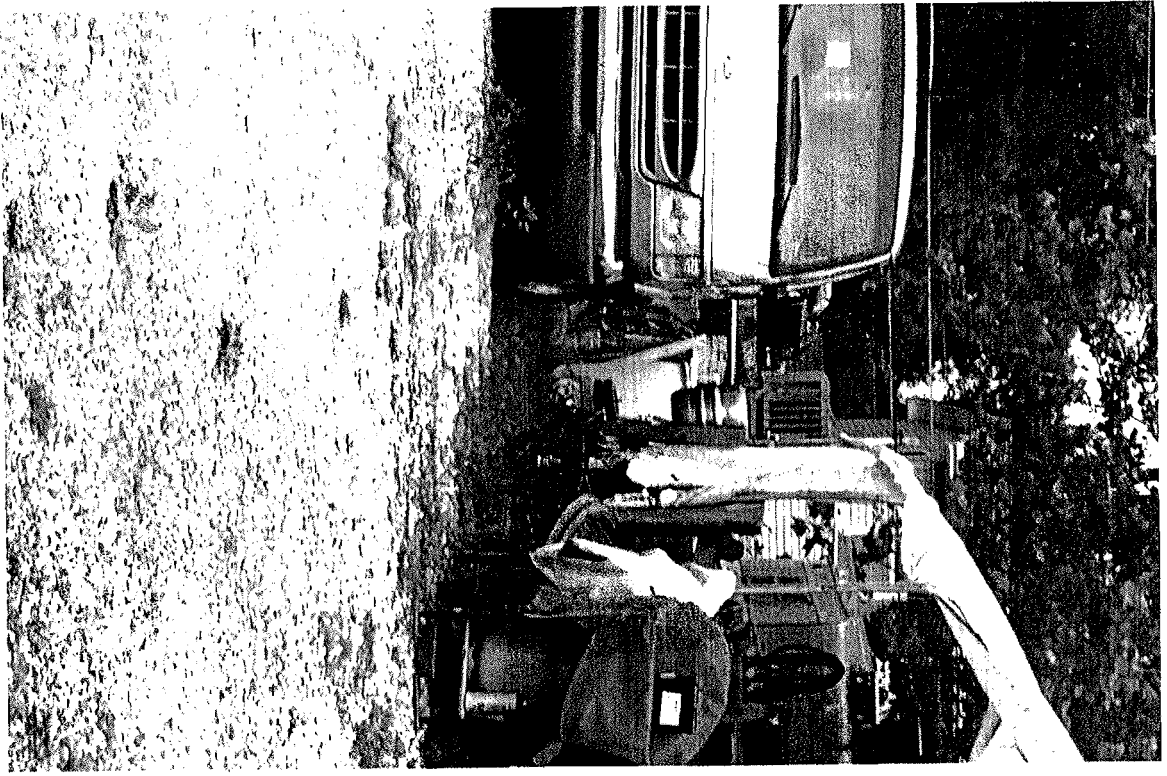
Presiding Commissioner

ATTEST:



Boone County Clerk





Inoperable vehicle
scrap metal
vacuum
fans
tubs in back
walker
wood
appliances

June 2

Wed 9:30-10

Hearing!

Apr 30, 2015 11:51:10 AM CDT
File Edit Commands Help
SUNSHARD PUBLIC SECTOR
NavLine

6244
 Events
 Email log
 Reminders
 Web requests

Call Information
Call ID: 6244 Status: Open Entity: City of Columbia
Description: 705 Wester
Comments
Junk and trash in back yard
*Junk, trash, tarps,
plastic cont.*

Call Details
Call type: CE-County Nuisance
Entry date/time: 04/30/2015 09:32:38
Entry user ID: Niles, Michelle M Health
Origin:
Work group: Environmental Health

Contact Information
Contact ID: 154830
Contact name: Undefined
From phone: (573) 555-5555
Customer:
Location:
Service:

Call Assignment/Notification
Contact notification: Call back
Notification date:
Email updates: No
Notification user:
Forward to user: Dewrock, Britni M - HL Env. I

Close Information
Close date/time: 00:00:00
Close user:
Elapsed time:
Action taken:

Print
Cancel
Exit
Refresh
Toggle Inform...
Contact Inquiry

* Ron 819-7784 - Neighbor

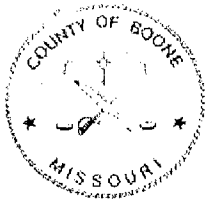
Phillip - owner 573-355-2815

705 N Wester Ln.

Phillip Williams Sr.

ACTIVITY LOG

- 04/30/2015 citizen complaint received
- 05/06/2015 complaint investigated – numerous piles of junk/trash all around property
- 05/08/2015 notice of violation sent via Certified Mail
- 05/18/2015 Certified letter signed for by Phillip Williams
- 05/27/2015 reinspection conducted – violation still present spoke with owner and discussed what he needed to do to clean up the property to be out of violation
- 06/08/2015 Drove by and property still was not cleaned up-no progress was being made
- 06/09/2015 Spoke with Mr. Williams and he informed he wasn't going to clean up the property, there was nothing wrong and that it was harassment. Informed Mr. Williams I would assign a hearing date.
- 06/17/2015 pictures taken
- 06/18/2015 hearing notice sent via First Class Mail



Boone County Assessor

Boone County Government Center
 801 E. Walnut, Room 143
 Columbia, MO 65201-7733

Office (573) 886-4270
 Fax (573) 886-4254

Parcel 17-314-11-01-046.00 01

Property Location 705 N WESTER LN

City *City* Road **COMMON ROAD DISTRICT (CO)** School **COLUMBIA (C1)**
 Library **BOONE COUNTY (L1)** Fire **BOONE COUNTY (F1)**

Owner **WILLIAMS PHILLIP W SR AND ROSE M**
 Address **705 N WESTER LN**
 City, State Zip **COLUMBIA, MO 65201 - 6846**

Subdivision Plat Book/Page **0010 0008**

Section/Township/Range **11 48 12**
 Legal Description **HIGHFIELD ACRES
 LOT 47**

Lot Size **55.00 x 124.20**
 Irregular shape **Y**
 Deed Book/Page

Current Appraised				Current Assessed			
Type	Land	Bldgs	Total	Type	Land	Bldgs	Total
RI	9,400	50,800	60,200	RI	1,786	9,652	11,438
Totals	9,400	50,800	60,200	Totals	1,786	9,652	11,438

Most Recent Tax Bill(s)

Residence Description

Year Built **1972 (ESTIMATE)**
 Use **SINGLE FAMILY
 (101)**

Basement	CRAWL SPACE (2)	Attic	NONE (1)
Bedrooms	3	Main Area	1,025
Full Bath	1	Finished Basement Area	0
Half Bath	0		
Total Rooms	5	Total Square Feet	1,025

[Word](#) [User Administration](#)User:
W4DEWNOC@BOCOLUMBIAMO.COM
[Logout](#)**Nora Dietzel**
Boone County , Missouri - Recorder of Deeds[Click Here To View Document](#)**Boone County Recorder of Deeds**
801 East Walnut, Rm. 132
Columbia, MO 65201-7728**(573) 886-4345 Office**
(573) 886-4359 FaxDocument recording information**Instrument** RL - FULL DEED OF
RELEASE
Document No. 2013029367
Book 4247
Page 159
Recording Date 12/2/2013 4:22:18 PM
Dated date 6/6/2013Referenced By This Document (1)**Book: 2769 Page: 119 DT 07/15/2005**References To This Document (0)Grantor(s) (3)**OCWEN LOAN SERVICING LLC**
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
FIDELITY MORTGAGE OF OHIO INCGrantee(s) (2)**WILLIAMS, PHILLIP W SR**
WILLIAMS, ROSE MLegal Description(s) (1)**LT 47 HIGHFIELD ACRES**

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CITY OF COLUMBIA/BOONE COUNTY, MISSOURI



HEALTH DEPARTMENT
DIVISION OF ENVIRONMENTAL HEALTH

**NOTIFICATION OF DETERMINATION OF PUBLIC HEALTH
HAZARD AND/OR NUISANCE AND ORDER FOR ABATEMENT**

Williams Phillip W Sr and Rose M
705 N Wester Ln.
Columbia, MO 65201-6846

An inspection of the property you own located at 705 N Wester Ln. (parcel # 17-317-11-01-046.00 01) was conducted on May 6, 2015 and revealed large piles of trash/junk on the property.

This condition is hereby declared to be a public nuisance. You are herewith notified that you must begin correcting this condition within 7 days of receipt of this notice and order and that if the above nuisance condition has not been fully corrected within **15 days** after the receipt of this notice, an additional enforcement action will result for violation of Boone County Public Nuisance Ordinance Section 6.3.6, 6.3.12. A reinspection will be conducted at the end of the 15-day period. If the above nuisance condition has not been fully corrected by that time, a hearing before the Boone County Commission will be called to determine whether a violation exists. If the County Commission determines that a violation exists and the nuisance has not been removed as ordered under this notice, the County Commission may have the nuisance removed with the cost of abatement, plus administrative fees, charged against the property in a special tax bill. In addition, a complaint may be filed against you in Circuit Court. **If the above nuisance condition has been corrected within the 15-day period, no further action is necessary.**

The purpose of these ordinances is to create and maintain a cleaner, healthier community. If you have any questions, please do not hesitate to contact our office. If you are not the owner or the person responsible for the care of this property, please call our office at the number listed at the bottom of this letter. Your cooperation is greatly appreciated.

Sincerely,

Britni Hendren

Britni Hendren
Environmental Public Health Specialist

This notice deposited in the U.S. Mail certified, return receipt requested on the 8th day of May 2015 by MD.

1005 W. Worley • P.O. Box 6015 • Columbia, Missouri 65205-6015
Phone: (573) 874-7346 • TTY: (573) 874-7356 • Fax: (573) 817-6407
www.GoColumbiaMo.com



CITY OF COLUMBIA/BOONE COUNTY, MISSOURI



HEALTH DEPARTMENT
DIVISION OF ENVIRONMENTAL HEALTH

HEARING NOTICE

Williams Phillip W Sr. and Rose M
705 N Wester Ln.
Columbia, MO 65201-6846

An inspection of the property you own located at 705 N Wester Ln. (parcel # 17-314-11-01-046.00 01) was conducted on May 6, 2015 and revealed a large piles of trash/junk on the property. This condition is declared to be a nuisance and a violation of Boone County Public Nuisance Ordinance Section 6.5.

You are herewith notified that a hearing will be held before the County Commission on Monday July 6, 2015 at 9:30 am in the County Commission Chambers at the Boone County Government Center, 801 E. Walnut Street, Columbia, Missouri. The purpose of this hearing will be to determine whether a violation exists. If the County Commission determines that a violation exists, it will order the violation to be abated.

If the nuisance is not removed as ordered, the County Commission may have the nuisance removed. All costs of abatement, plus administrative fees, will be assessed against the property in a tax bill. **If the above nuisance condition has been corrected prior to the hearing, you do not have to appear for the hearing.**

The purpose of these ordinances is to create and maintain a cleaner, healthier community. If you have any questions, please do not hesitate to contact our office. If you are not the owner or the person responsible for the care of this property, please call our office at the number listed at the bottom of this letter.

Sincerely,

Britni Hendren

Britni Hendren
Environmental Public Health Specialist

This notice deposited in the U.S. Mail, first class postage paid on the 18th day of June 2015 by MA.

1005 W. Worley ♦ P.O. Box 6015 ♦ Columbia, Missouri 65205-6015
Phone: (573) 874-7346 ♦ TTY: (573) 874-7356 ♦ Fax: (573) 817-6407
www.GoColumbiaMo.com

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee <i>Phillip Williams</i></p> <p>B. Received by (Printed Name) <input type="checkbox"/> Agent <input type="checkbox"/> Addressee <i>Phillip Williams</i></p> <p>C. Date of Delivery <i>5-18</i></p>
<p>1. Article Addressed to:</p> <p style="text-align: center;">Phillip & Rose Williams 705 N. Wester Ln. Columbia, MO 65201-6846</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 checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Priority Mail Express™ <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> Collect on Delivery</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>2. Article Number (Transfer from service label)</p>	<p>7012 2920 0002 4698 2262</p>

PS Form 3811, July 2013 Domestic Return Receipt

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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

Postage	\$	
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	6.48

Sent To: Phillip & Rose Williams

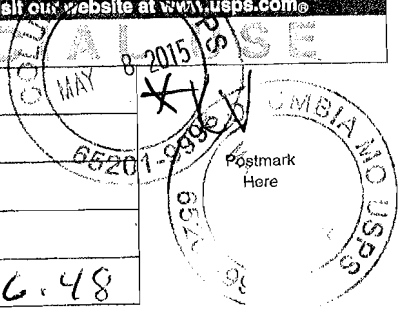
Street, Apt. No., or PO Box No.: 705 N. Wester Ln.

City, State, ZIP+4: Columbia, MO 65201-6846

PS Form 3800, August 2006 See Reverse for Instructions

7012 2920 0002 4698 2262

AHN:
E.H.



CERTIFIED COPY OF ORDER

STATE OF MISSOURI }
County of Boone } ea.

July Session of the July Adjourned

Term. 20 15

In the County Commission of said county, on the

6th

day of July

20 15

the following, among other proceedings, were had, viz:

Now on this day the County Commission of the County of Boone does hereby accept the Child Support Enforcement Indirect Cost Rate Proposal. It is further ordered the Presiding Commissioner is hereby authorized to sign the Certificate of Indirect Costs.

Done this 6th day of July, 2015.

ATTEST:

Wendy S. Noren
Wendy S. Noren
Clerk of the County Commission

Daniel K. Atwill
Daniel K. Atwill
Presiding Commissioner

Karen M. Miller
Karen M. Miller
District I Commissioner

Janet M. Thompson
Janet M. Thompson
District II Commissioner

**BOONE COUNTY, MISSOURI
CHILD SUPPORT ENFORCEMENT
INDIRECT COST RATE PROPOSAL**



**ACTUAL COSTS FOR YEAR ENDING DECEMBER 31, 2014
PROPOSING FINAL 2014 INDIRECT COST RATE
AND PROVISIONAL FY 2016 INDIRECT COST RATE**

BOONE COUNTY, MISSOURI
 INDIRECT COST PROPOSAL
 PROSECUTING ATTORNEY - CHILD SUPPORT ENFORCEMENT UNIT
 ACTUAL COSTS FOR YEAR ENDING DECEMBER 31, 2014

Attachment I

I. Indirect Costs

Central Services	Cost Allocation Plan Reference	Amount
Building Depreciation	Schedule 1.5	\$25,001
Miscellaneous Expenses	Schedule 3.5	1,325
Insurance	Schedule 4.5	535
Human Resources	Schedule 5.5	2,003
Purchasing	Schedule 6.5	102
Facility Maintenance	Schedule 7.5	7,693
County Clerk	Schedule 10.5	461
Information Technology	Schedule 11.5	10,618
Mail Services	Schedule 12.5	155
County Commission	Schedule 13.5	325
County Auditor	Schedule 14.5	6,197
County Treasurer	Schedule 15.5	2,761
Total Indirect		<u>\$57,176</u>

II. Total Direct Costs

From CSE 101 Claim forms \$195,687

III. Indirect Cost Rate (Proposed)

	<u>\$57,176</u>	
	\$195,687	29.22%

Note:

The indirect rate for the PA's Child Support Enforcement office is capped at 8% of total direct costs.

BOONE COUNTY, MISSOURI
INDIRECT COST PROPOSAL
CIRCUIT CLERK - CHILD SUPPORT IV-D
ACTUAL COSTS FOR YEAR ENDING DECEMBER 31, 2014

I. Indirect Costs - To be used for FINAL fiscal year 2014 and for PROVISIONAL thereafter.

Department Indirect (Including Allocated Countywide Indirect Costs to Circuit Clerk))				
Department Indirect	Schedule 17.5	<u>\$18,496</u>		
Total Direct Costs		<u>\$6,794</u>	<table border="1"><tr><td>272.24%</td></tr></table>	272.24%
272.24%				

Note:

The indirect rate for the Circuit Clerk's IV-D program is capped at 8% of total direct costs.

**BOONE COUNTY
INDIRECT COST PROPOSAL
TITLE IV-D PROGRAM
2014 DIRECT COSTS**

Attachment III

From CSE 101 reimbursement claim forms

PROSECUTING ATTORNEY'S OFFICE - CHILD SUPPORT

Salaries and Fringe Benefits	\$178,611
Travel/Training	1,029
Supplies/Materials	2,363
Telephone	2,325
Postage	395
Fees	720
Utilities & Janitorial	3,609
Other	6,635
Total	<u>\$195,687</u>

CIRCUIT CLERK'S OFFICE

Supplies	\$1,983
Printing	319
Telephone	768
Postage	392
Other	3,333
Total	<u>\$6,794</u>

CERTIFIED COPY OF ORDER

STATE OF MISSOURI

July Session of the July Adjourned

Term. 20 15

County of Boone

} ea.

6th

day of July

20 15

In the County Commission of said county, on the

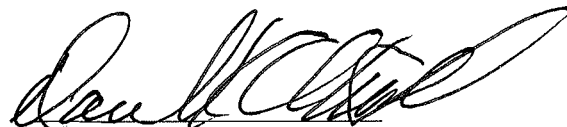
the following, among other proceedings, were had, viz:

Now on this day the County Commission of the County of Boone does hereby approve the Boone County Commission Minutes during the II Quarter, 2015, beginning on 4/06/2015 through 7/02/2015.

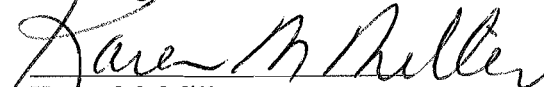
Done this 6th day of July, 2015.

ATTEST:

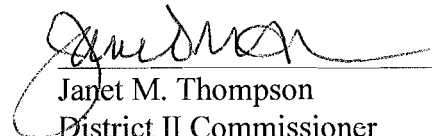
Wendy S. Noren
Wendy S. Noren
Clerk of the County Commission



Daniel K. Atwill
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District I Commissioner



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District II Commissioner