

FILED
CUMBERLAND COUNTY NC
J. LEE WARREN, JR.
REGISTER OF DEEDS

FILED Dec 21, 2023
AT 03:17:14 pm
BOOK 11880
START PAGE 0263
END PAGE 0264
INSTRUMENT # 39148
RECORDING \$26.00
EXCISE TAX (None)

MA

AN ORDINANCE OF THE CITY COUNCIL
OF
FAYETTEVILLE, NORTH CAROLINA

Requiring the City Building Inspector
to correct conditions with respect to,
or to demolish and remove a structure
pursuant to the

Dwellings and Buildings Minimum Standards
Code of the City of Fayetteville, NC

NS2023-030

The City Council of Fayetteville, North Carolina, does ordain:

RETURN: CITY OF FAYETTEVILLE

The City Council finds the following facts:

- (1) With respect to Chapter 14 of the Dwellings and Buildings Minimum Standards Code of the City of Fayetteville, NC, concerning certain real property described as follows:

901 Person Street
PIN 0447-12-2490-

LEGAL: BEGINNING at a P.K. nail at the northeast intersection of Person Street and N. Racepath Street, and runs thence with the eastern margin of said N. Racepath street (60' R/W) North 00 degrees 16 minutes 23 seconds East 170.00 feet to an iron rod; thence South 89 degrees 33 minutes 37 seconds East 163.17 feet to an iron rod; thence South 170.00 feet to an iron rod in the northern margin of Person Street (66' R/W); thence with said street margin North 89 degrees 33 minutes 43 seconds West 163.98 feet to the BEGINNING. Containing 0.638 acres more or less; for Deed Reference see Deed Book 441, Page 327 and Deed Book 442, Page 228, Cumberland County Registry. And being the same property conveyed to Clara K. Hollinshed by Deed recorded in Book 3789, Page 695, Cumberland County Registry. See also the Estate of Clara K. Hollinshed, file number 93-E-918, in the office of Clerk of Superior Court of Cumberland County.

The owner(s) of and parties in interest in said property are:

Sharon Melvin
2141 Fargo Drive
Fayetteville, NC 28306

- (2) All due process and all provisions of the Dwellings and Buildings Minimum Standards Code of the City of Fayetteville, NC having been followed, the Hearing Official duly issued and served an order requiring the owners of said property to complete certain repairs or demolish the structure on or before July 4, 2023.
- (3) And said owners without lawful cause, failed or refused to comply with said order; and the Code Enforcement Official is authorized by said Code, and the North Carolina General Statutes § 160D-1203(5),

when ordered by Ordinance of the City Council, to do with respect to said property what said owners were so ordered to do, but did not.

- (4) The City Council has been provided information regarding the entire record of said Hearing Official, and finds, that all findings of fact and all orders of said Hearing Official are true and authorized.
- (5) That pursuant to the North Carolina General Statutes § 160D-1203(7), the cost of the demolition shall be a lien against the real property upon which the cost was incurred.

Whereupon, it is ordained that:

SECTION 1

The Code Enforcement Official is ordered forthwith to accomplish, with respect to said property, precisely and fully what was ordered by said Hearing Official as set forth fully above, except as modified in the following particulars:

This property is to be demolished and all debris removed from the premises, and the cost of said removal shall be a lien against the real property as described herein.

SECTION 2

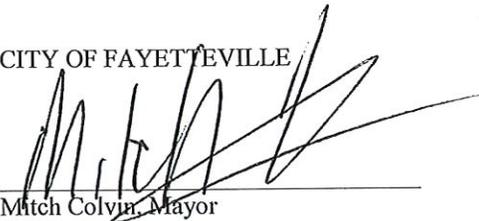
The lien as ordered herein and permitted by the North Carolina General Statutes § 160D-1203(7), shall be effective from and after the date the work is completed and shall have priority as provided by law, and a record of the same shall be available in the office of the City of Fayetteville Finance Department, Collections Division, 2nd Floor - City, 433 Hay Street, Fayetteville, NC 28301.

SECTION 3

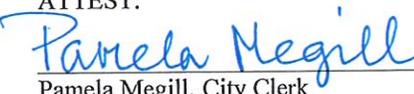
This ordinance shall be in full force and effect from and after its adoption.

Adopted this 27th day of November, 2023.

CITY OF FAYETTEVILLE


Mitch Colvin, Mayor

ATTEST:


Pamela Megill, City Clerk

