

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

FILED	Jul 14, 2022
AT	03:01:41 pm
BOOK	11522
START PAGE	0258
END PAGE	0259
INSTRUMENT #	28549
RECORDING	\$26.00
EXCISE TAX	(None)

BLF

Return City of Fayetteville Jacqueline Haggerty

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

NS 2022-024

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

The City Council finds the following facts:

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

912 Ramsey Street
PIN 0437-69-3458-

LEGAL: Beginning at a stake in the eastern margin of Ramsey Street at the northwest corner of Miss Georgia Hicks lot and runs thence with Ramsey Street North 12 degrees West 70 feet thence North 82 degrees 05 minutes East 225 feet to a stake on the West bank of a ditch thence with said ditch South 14 Degrees East 56 feet to a Chinaberry Street and the North margin of the ACL Railroad thence with said right of way South 40 degrees 35 minutes West 95 feet to an ACL Marker thence South 87 degrees 40 minutes West 47 feet thence North 11 degrees West 58 feet thence South 81 degrees West 114 feet to the beginning and being the same land described in a deed recorded in Deed Book 2045, Page 407 Cumberland County Registry.

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

Minh Courtney
5311 Yadkin Road
Fayetteville, NC 28303

- (2) All due process and all provisions of the Dwellings and Buildings Minimum Standards Code of the City having been followed, the Hearing Official duly issued and served an order requiring the owners of said property to: repair or demolish the structure on or before May 28, 2022.
- (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 NC General Statute 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 fully reviewed the entire record of said Hearing Official thereon, and finds, that all findings of fact and all orders therein of said Hearing Official are true and authorized except: None.
- (5) That pursuant to NC General Statute 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 NC General Statute 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 _____ June _____, 2022.

CITY OF FAYETTEVILLE

BY: 
Mitch Colvin, Mayor

ATTEST:


Pamela Megill, City Clerk

