

**Chief Craig Bucheit**  
 Board Member

**Chief Steven Dawson**  
 Board Member

**Lorie DiStaola**  
 Board Member

**Myra Hargrove**  
 Board Member

**Eugene Scharf**  
 Secretary

**J. Scott Scrimizzi**  
 Chairperson

**Member**  
 Board Member

**Roll Call:**

Bucheit	Dawson	DiStaola		Scharf	Scrimizzi	

**Approval of Investment Property Owner Association Representative Myra Hargrove**

Bucheit	Dawson	DiStaola		Scharf	Scrimizzi	

**Swearing in of Those Providing Testimony to the Nuisance Appeal Board:**

Kathy Dudley, Assistant Law Director

**Old Business:**

1. Approval of the Meeting Schedule through 2016.

Bucheit	Dawson	DiStaola	Hargrove	Scharf	Scrimizzi	

2. Chamber of Commerce Representation

**New Business:**

**Agenda Item #1- 724 S. 9<sup>th</sup> Street – Kenneth C. Johnson (Deceased)**

Accepting the Health Commissioner’s Report declaring 724 S. 9<sup>th</sup> Street, Parcel Number P6441-0390000073, a Public Nuisance under the City’s Codified Ordinance 1709.35

Staff: Health Commissioner Farrar, RN  
 Cindy Hogg, R.S.

Bucheit	Dawson	DiStaola	Hargrove	Scharf	Scrimizzi	



**Agenda Item #2 - 707 Belle Avenue – Cornelia Medina**

Accepting the Health Commissioner’s Report declaring 707 Belle Avenue, Parcel Number P6461-040000020, a Public Nuisance under the City Codified Ordinance 1709.35

Staff: Health Commissioner Farrar, RN  
Cindy Hogg, R.S.

Buchheit	Dawson	DiStaola	Hargrove	Scharf	Scrimizzi	

**Acceptance of Health Commissioner Nuisance Declaration Report**

1. None

**Adjournment:**

The City of Hamilton is pleased to provide accommodations to disabled individuals and encourage their participation in city government. Should special accommodations be required, please contact Community Development's office at 513-785-7350 (24) hours before the scheduled meeting.



# Public Nuisance Report 6/3/16

724 S 9<sup>th</sup> St



## Back ground Information 724 S 9<sup>th</sup> St

The 1920 one and half story asbestos shingled single family dwelling is located at 724 S 9<sup>th</sup> St, Hamilton Oh 45011, lot 3425, Parcel P6441039000073. There are five (5) rooms which include two (2) bedrooms and one half bath room. The total living space is 1,024 sq. ft. The lot size is .0944 acres. There is a detached garage located on the property.

There have been 29 complaints associated with this property. These include tall grass, rubbish on property, securing dwelling, exterior repairs to the dwelling and garage, interior repairs and rehabilitation or demolition orders. The Health Division has had to hire contractors to remove the nuisance situations. On 10-26-2014, the owner, Kenneth Charles Johnson passed away. The City of Hamilton has maintained this property to a total cost of \$936.11.

The responsible party, Kenneth Charles Johnson, passed away on 10-26-2014. There has been no estate filed and no transfer of property to any heirs. This structure continues to be a health hazard. In its present condition, the structure has a blighting influence on the community (HCO 1701.01)

PARID: P6441039000073  
 JOHNSON KENNETH C

724 S NINTH ST

Parcel

Parcel Id	P6441039000073
Address	724 S NINTH ST
Class	RESIDENTIAL
Land Use Code	510, R - SINGLE FAMILY DWELLING, PLATTED LOT
Neighborhood	00012018
Total Acres	.0944
Taxing District	P64
District Name	HAMILTON C HAM CSD
Gross Tax Rate	72.59
Effective Tax Rate	55.914631
Non Business Credit	.1
Owner Occupied Credit	N/A

CAUV & Agricultural District [What is this?](#)

CAUV	NO
Agricultural District	NO

Current Year Real Estate Taxes

TAX TYPE	Prior Year	First Half Tax	Second Half Tax	Total
Real Estate	0.00	88.02	80.02	168.04
Special Assessments	181.65	174.08	158.24	513.97
Total:	181.65	262.10	238.26	682.01

Owner and Legal

Owner 1	JOHNSON KENNETH C
Owner 2	
Legal 1	3425 ENT
Legal 2	
Legal 3	

Taxbill Mailing Address [Can I change my mailing address?](#)

Mailing Name 1	KENNETH C JOHNSON
Mailing Name 2	
Address 1	724 S 9TH ST
Address 2	
Address 3	HAMILTON OH 45011 3721

Sales

Sale Date	Sale Amount
25-SEP-01	\$0

Dwelling

Stories	1.5
Gross Living Area	1,024
Construction	FRAME
Total Rooms	5
Bedrooms	2
Year Built	1920
Finished Basement	0

Current Value

Land (100%)		\$2,880
Building (100%)		\$6,200
Total Value (100%)		\$9,080
CAUV		\$0
Assessed Tax Year	2015	
Land (35%)		\$1,010
Building (35%)		\$2,170
Assessed Total (35%)		\$3,180

Incentive District Parcels [What is this?](#)

Parcel identifier	Value Type	value
P6441039000073	Base Parcel	9,080
	Total Value	9,080

Homestead Credits [How do I qualify?](#)

Homestead Exemption	NO
Owner Occupied Credit	NO
100% Disabled Veteran Exemption	NO

PARID: P6441039000073  
JOHNSON KENNETH C

724 S NINTH ST

Sales

Sale Date	Sale Type	Sale Amount	Trans #	Seller	Buyer
25-SEP-01	LAND & BUILDING	\$.00	-4238	PHILLIPS CECIL	JOHNSON KENNETH C

PARID: P6441039000073  
 JOHNSON KENNETH C

724 S NINTH ST

Building	
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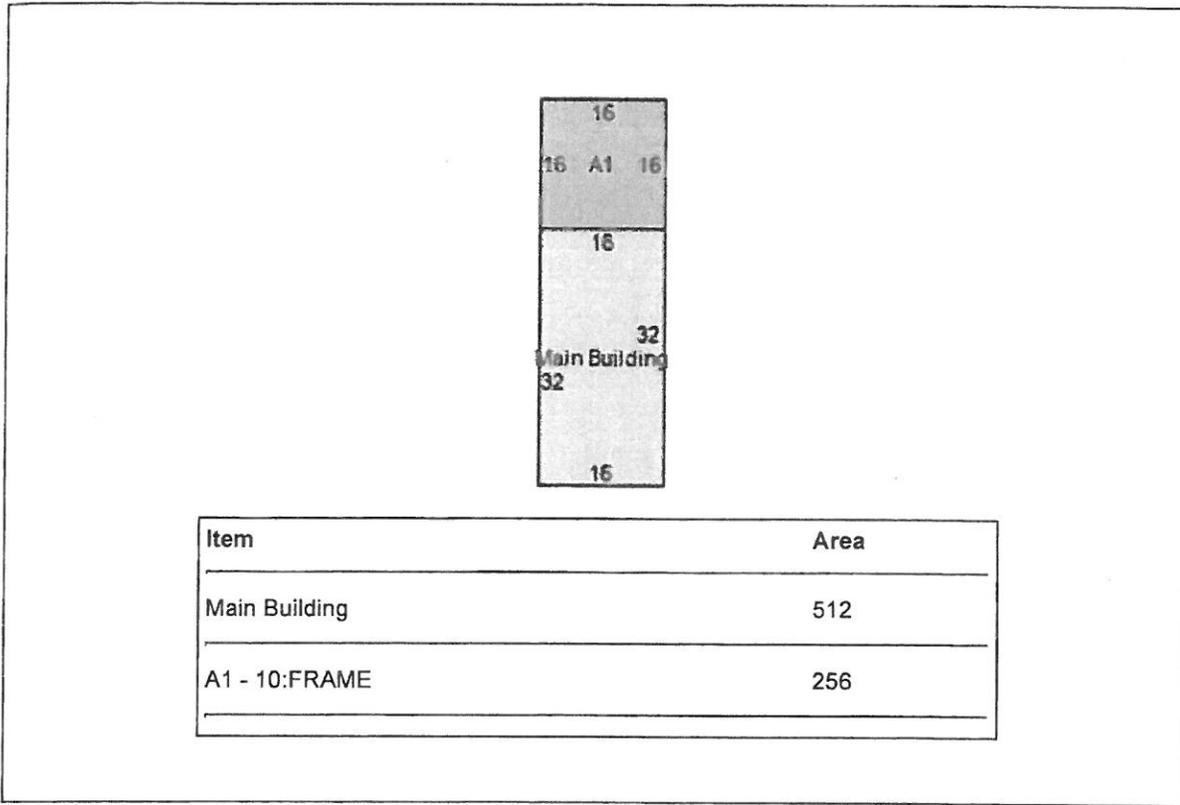
Card	1
Stories	1.5
Construction	FRAME
Style	OLD STYLE 1.5 STORY
Gross Living Area	1,024
Basement	NONE
Rec Room	
Physical Condition	
Attic	NONE
Year Built	1920
Effective Year	
Year Remodeled	
Total Rooms	5
Bedrooms	2
Full Baths	0
Half Baths	1
Family Rooms	0
Additional Fixtures	2
Unfinished Area	
Finished Basement	0
WBFP Stacks	
Fireplace Openings	
Prefab Fireplace	
Heat System	BASIC
Fuel Type	GAS
Int vs Ext Condition	SAME

Factors	
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Topography 1	LEVEL
Topography 2	
Topography 3	
Utility 1	ALL PUBLIC
Utility 2	NONE
Utility 3	NONE
Traffic 1	LIGHT
Fronting	RESIDENTIAL STREET

PARID: P6441039000073  
JOHNSON KENNETH C

724 S NINTH ST



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BADEN & JONES CO., L.P.A.  
ATTORNEYS AND COUNSELORS AT LAW

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PAUL A. BADEN (1904-1971)  
THOMAS W. BADEN (1931-1986)  
CHARLES H. JONES (1918-2011)

April 8, 2016

Ms. Kathy Dudley  
City of Hamilton, Ohio  
Community Development Division  
345 High Street  
Hamilton, OH 45011

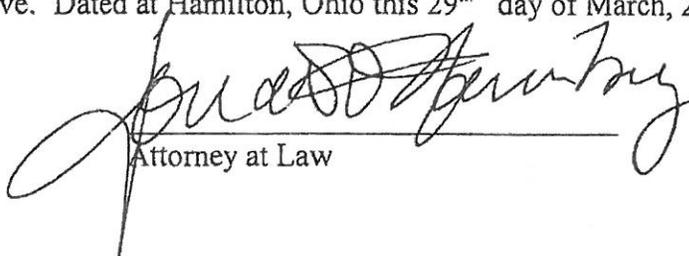
Re: 724 S. Ninth Street, Hamilton, OH 45011

Dear Ms. Dudley:

The undersigned hereby certifies that he has made a thorough examination of the records of Butler County, Ohio as disclosed by the public indexes in accordance with the Ohio Marketable Title Act, relating to the premises hereinafter described at Item 1.

This certificate does not purport to cover matters not of record in said County, including rights of persons in possession, questions which a correct survey or inspection would disclose, rights to file mechanics' liens, special taxes and assessments not shown by the county treasurer's records, or zoning and other governmental regulations, or liens asserted by the United States or State of Ohio, their agencies and officers under the Ohio Solid Hazardous Waste Disposal Act, Federal Super Fund amendments, and under Racketeering Influence Corrupt Organization Acts and Receivership Liens, unless the lien is filed in the public records of the county in which the property is located.

The undersigned hereby certifies that in his opinion, based upon said records, the fee simple title to said premises is vested in Kenneth C. Johnson by a warranty deed recorded at Volume 6679, Page 1099, Butler County, Ohio Official Records; and that, as appears from said County records, title to said real estate is marketable and free from encumbrances except and subject to the matters set forth herein at Items 2 through 5, inclusive. Dated at Hamilton, Ohio this 29<sup>th</sup> day of March, 2016.

  
Attorney at Law

Item 1. Street Address - 724 S. Ninth Street, Hamilton, OH 45011  
Tax valuation - Land \$1,010.00; Building \$2,170.00; Total \$3,180.00

One-half year's taxes (including roll back)	\$ 80.02
Assessments	\$158.24
Delinquency total	\$443.75

Parcel No. P6441.039.000.073

Legal Description

See attached Exhibit A.

Item 2.

There are no open mortgages of record encumbering said real estate.

Item 3.

Said real estate is subject to delinquent real estate taxes in the amount stated above. Said real estate is subject to real estate taxes and assessments for the second half of 2015 to date, although not due and payable, are nevertheless a lien on the real estate.

Item 4.

Said real estate is subject to the right of way of S. Ninth Street.

Item 5.

Said real estate is subject to assessments for Hamilton City Weed Assessment; Miami Conservancy District and Dam Safety Initiative.

# General Warranty Deed

O.R. 6679 PAGE 1099

Cecil Phillips, unmarried,  
of Butler County, Ohio, for valuable consideration paid, grant(s), with general warranty covenants to  
Kenneth C. Johnson, 724 S. Ninth Street, Hamilton, OH 45011  
whose tax-mailing address is:

200100069949  
Filed for Record in  
BUTLER COUNTY, OHIO  
DANNY N CRANK  
09-25-2001 12:52:46 pm.  
DEED 14.00  
OR Book 6679 Page 1099 - 1099

the following REAL PROPERTY:

Lot Number Thirty-four Hundred Twenty-five (3425), as said lot is known and designated upon the revised list of lots in the Fourth Ward, City of Hamilton, Butler County, Ohio, subject to conditions and restrictions of record.

Being the same premises conveyed to the Grantors herein by deed recorded in volume 622, page 63 of the deed records of Butler County, Ohio.

Also known as 724 S. Ninth Street, Hamilton, OH 45011

PARCEL NO. P6441-039-000-073

DATE 9-26-2001 **TRANSFERRED**  
CONVEYANCE # -19-  
FEES 14.00  
EXEMPT Yes

Kay Rogers, Butler Co. Auditor

This conveyance has been examined and the grantor has complied with section 319.202 of the revised code.

Grantee(s) assume and agree to pay as part of the consideration hereof all payments of taxes and assessments due and payable now and hereafter.

Prior Instrument Reference: Vol. 842 Page 551 of the Deed Records of Butler County, Ohio.

WITNESS her hand this 25th day of September, 2001.

Cecil Phillips  
Cecil Phillips

Signed and acknowledged in the presence of:

Gerald G. Frosike  
Tarana R. Erwin

STATE OF OHIO

COUNTY OF BUTLER,

SS.

The foregoing instrument was acknowledged before me this 25th day of September, 2001, by Cecil Phillips, an unmarried woman.

This Instrument Prepared By:  
Gerald G. Frosike, Attorney  
6 S. Second St., Ste. 315  
Hamilton, OH 45011  
Tel (513) 863-0083



Tarana R. Erwin  
Notary Public

TARANA R. ERWIN  
Notary Public, State of Ohio  
My Comm. Expires 12/31/2003

CERTIFICATE OF DEATH

Registrar's No. 2014-000747

Type or print in permanent blue or black ink

1. Decedent's Legal Name (Include AKA's if any) (First Middle, LAST, suffix) <b>KENNETH CHARLES JOHNSON</b>						2. Sex <b>Male</b>	3. Date of Death (Mo/Day/Year) <b>October 26, 2014</b>
4. Social Security Number <b>20036-0221</b>	5a. Age (Years) <b>74</b>	5b. Under 1 Year Months	5c. Under 1 day Hours	5d. Under 1 day Minutes	6. Date of Birth (Mo/Day/Year) <b>June 09, 1940</b>	7. Birthplace (City and State or Foreign Country) <b>HAMILTON, OHIO</b>	
8a. Residence State <b>OHIO</b>		8b. County <b>BUTLER</b>			8c. City or Town <b>FAIRFIELD</b>		8d. Street and Number <b>4971 Pleasant Avenue</b>
8e. Apt. No. <b>LOT 7</b>		8f. Zipcode <b>45014</b>		8g. Inside City Limits? <b>Yes</b>			
9. Ever in US Armed Forces? <b>No</b>	10. Marital Status at Time of Death <b>Divorced (and not remarried)</b>			11. Surviving Spouse's Name (If wife, give name prior to first marriage)			
12. Decedent's Education <b>9TH THRU 12TH GRADE; NO DIPLOMA</b>		13. Decedent of Hispanic Origin <b>No</b>		14. Decedent's Race <b>White</b>			
15. Father's Name <b>ERNEST JOHNSON</b>				16. Mother's Name (prior to first marriage) <b>CECIL WARFIELD</b>			
17a. Informant's Name <b>LETHA JANE BUNCH</b>				17b. Relationship to Decedent <b>Sister</b>		17c. Mailing Address (Street and Number, City, State, Zip Code) <b>6398 Kimberly Drive FAIRFIELD TOWNSHIP, OHIO 45011</b>	
18a. Place of Death <b>NonHospital - Hospice Facility</b>				18b. Facility Name (if not institution, give street & number) <b>HOSPICE OF HAMILTON</b>		18c. City or Town, State and Zip Code <b>HAMILTON, OH 45013</b>	
18d. County of Death <b>BUTLER</b>				19. Signature of Funeral Service Licensee or Other Agent <i>[Signature]</i>			
20. License Number (of licensee) <b>008285</b>				21. Name and Complete Address of Funeral Facility <b>WEBB NOONAN KIDD FUNERAL HOME 240 ROSS AVE HAMILTON, OH 45013</b>			
22a. Method of Disposition <b>Burial</b>				22b. Date of Disposition <b>October 29, 2014</b>		22c. Place of Disposition (Name of Cemetery, Crematory, or other place) <b>Hickory Flat</b>	
22d. Location (City/Town and State) <b>OVERPECK, OH</b>				23. Registrar's Signature <i>[Signature]</i>			
24. Date Filed <b>October 30, 2014</b>				25a. Name of Person Issuing Burial Permit <b>CONING, KIMBERLY</b>			
25b. District No. <b>0901</b>				25c. Date Burial Permit Issued <b>October 28, 2014</b>			
26a. Certifier (Check only one) <input checked="" type="checkbox"/> Certifying Physician To the best of my knowledge, death occurred at the time, date, and place; and due to the cause(s) and manner stated. <input type="checkbox"/> Coroner On the basis of examination and/or investigation, in my opinion, death occurred at the time, date, and place; and due to the cause(s) and manner stated.				26b. Time of Death <b>9:14 AM</b>			
26c. Date Pronounced Dead (Mo/Day/Year) <b>October 26, 2014</b>				26d. Was case referred to coroner? <b>No</b>			
26e. Signature and Title of Certifier <i>[Signature]</i> <b>DO</b>				26f. License number <b>34.007615</b>		26g. Date Signed <b>10/28/14</b>	
27. Name (Last, First, Middle) and Address of Person who Completed Cause of Death <b>WINTERS, JENNIFER BETH, 855 Eaton Avenue HAMILTON, OH 45013</b>							
28. Part I. Enter the disease, injuries, or complications that caused the death. Do not enter the mode of dying, such as cardiac or respiratory arrest, shock, or heart failure. List only one cause on each line. Type or print in permanent blue or black ink.							
Immediate Cause (Final disease or condition resulting in death)		a. <b>Cerebral Vascular Accident</b>				Approximate Interval Between Onset and Death <b>8 MW</b>	
Sequentially list conditions, if any, leading to immediate cause.		b. Due to (or as Consequence of) <b>MYELOSPASTIC SYNDROME</b>				<b>8 weeks</b>	
Enter Underlying Cause (Disease or injury that initiated events resulting in a death)		c. Due to (or as Consequence of)					
		d. Due to (or as Consequence of)					
Part II. Other significant conditions contributing to death but not resulting in the underlying cause given in Part I. <b>PVD TB 13/14</b>							
30. Did Tobacco Use Contribute to Death? <input type="checkbox"/> Yes <input type="checkbox"/> Unknown <input checked="" type="checkbox"/> No <input type="checkbox"/> Probably				31. If Female, Pregnancy Status <input type="checkbox"/> Not pregnant within past year <input type="checkbox"/> Pregnant at time of death <input type="checkbox"/> Not pregnant, but pregnant within 42 days of death <input type="checkbox"/> Not pregnant, but pregnant 43 days to 1 year before death <input type="checkbox"/> Unknown if pregnant within the past year		29a. Was An Autopsy Performed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
				32. Manner of Death <input checked="" type="checkbox"/> Natural <input type="checkbox"/> Homicide <input type="checkbox"/> Accident <input type="checkbox"/> Pending Investigation <input type="checkbox"/> Suicide <input type="checkbox"/> Could not be determined		29b. Were Autopsy Findings Available Prior To Completion Of Cause of Death? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not Applicable	
33a. Date of Injury (Mo/Day/Year)		33b. Time of Injury		33c. Place of Injury (e.g., Decedent's home, construction site, restaurant, wooded area)		33d. Injury at Work? <input type="checkbox"/> Yes <input type="checkbox"/> No	
33e. Location of Injury (Street and Number or Rural Route Number, City or Town, State)							
33f. Describe How Injury Occurred:						33g. If Transportation Injury, Specify: <input type="checkbox"/> Driver/Operator <input type="checkbox"/> Pedestrian <input type="checkbox"/> Passenger <input type="checkbox"/> Other	

DECEDENT

DISPOSITION

REGISTRAR

CERTIFIER

CAUSE OF DEATH

888743

2014092964

2014092964

USE ONLY

SERVICE REQUEST FOR APPLICATION TO NUISANCE APPEALS BOARD

TO: KIM PRESTON

DATE OF HEARING: 6/9/16 @ 1:30

PROPERTY: 724 S. NINTH ST., HAMILTON, OH 45011

PERSONS AND ADDRESSES TO BE SERVED:

OWNER: UNKNOWN HEIRS OF KENNIETH C. JOHNSON

LIENHOLDERS: NOT APPLICABLE

\_\_\_\_\_

METHOD OF SERVICE: PUBLICATION

# 2

# Public Nuisance Report 6/3/16

707 Belle Ave



## Background Information 707 Belle Ave Hamilton Oh 45015

The 1931 two story aluminum/vinyl single family dwelling with a full basement is located at 707 Belle Ave, Hamilton Oh 45015, lot #9893, Parcel P6461040000020. There are seven (7) rooms which include three (3) bedrooms and two (2) full bathrooms. The total living area is 1,749 sq. ft. There is an open masonry front porch. There is a detached garage located on the property. The lot size is .1377 acres.

On January 5, 2015, a fire occurred on the second floor and extended into the attic. The estimate cost of damages was \$50,000 per the Hamilton Fire Department. The dwelling was boarded by 1-800-board-up. Utilities have been off since July 30, 2014 due to a tenant moving out. There was no insurance company involved with this property at the time of the fire. There was extensive damage to the interior of the structure and some damage to the exterior.

The Health division has received 8 complaints concerning this property. One of the complaints was to remove trash from the property and other was to paint the garage. Both of these complaints were taken care of by the owner and before the fire occurred. Since the fire, there have been six (6) complaints to secure the structure. The City of Hamilton Health Division has had to hire a contractor to secure the structure twice with a total cost of \$529.64.

The responsible party, Cornelia Medina, has failed to submit proper rehabilitation or demolition proposal as ordered by the Health Division. This structure continues to be a health hazard. In its present condition, the structure has a blighting influence on the community (HCO 1701.01).

PARID: P6461040000020  
 MEDINA CORNELIO

707 BELLE AVE

Parcel

Parcel Id	P6461040000020
Address	707 BELLE AVE
Class	RESIDENTIAL
Land Use Code	510, R - SINGLE FAMILY DWELLING, PLATTED LOT
Neighborhood	00004018
Total Acres	.1377
Taxing District	P64
District Name	HAMILTON C HAM CSD
Gross Tax Rate	72.59
Effective Tax Rate	55.914631
Non Business Credit	.1
Owner Occupied Credit	N/A

CAUV & Agricultural District [What is this?](#)

CAUV	NO
Agricultural District	NO

Current Year Real Estate Taxes

TAX TYPE	Prior Year	First Half Tax	Second Half Tax	Total
Real Estate	0.00	593.82	593.82	1,187.64
Special Assessments	0.00	356.09	356.08	712.17
Tot Payments	0.00	-949.91	0.00	-949.91
Total:	0.00	0.00	949.90	949.90

Owner and Legal

Owner 1	MEDINA CORNELIO
Owner 2	
Legal 1	9893 ENT
Legal 2	
Legal 3	

Taxbill Mailing Address [Can I change my mailing address?](#)

Mailing Name 1	CORNELIO MEDINA
Mailing Name 2	
Address 1	707 BELLE AVE
Address 2	
Address 3	HAMILTON OH 45015 1148

Sales

Sale Date	Sale Amount
18-APR-05	\$77,500

23-AUG-99 \$0  
 23-MAY-95 \$59,500

Dwelling
----------

Stories	2
Gross Living Area	1,749
Construction	ALUM/VINYL
Total Rooms	7
Bedrooms	3
Year Built	1931
Finished Basement	0

Current Value
---------------

Land (100%)	\$9,600
Building (100%)	\$57,840
Total Value (100%)	\$67,440
CAUV	\$0
Assessed Tax Year	2015
Land (35%)	\$3,360
Building (35%)	\$20,240
Assessed Total (35%)	\$23,600

Incentive District Parcels <a href="#">What is this?</a>
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Parcel identifier	Value Type	value
P6461040000020	Base Parcel	67,440
	Total Value	67,440

Homestead Credits <a href="#">How do I qualify?</a>
---

Homestead Exemption	NO
Owner Occupied Credit	NO
100% Disabled Veteran Exemption	NO

PARID: P6461040000020  
MEDINA CORNELIO

707 BELLE AVE

## Sales

Sale Date	Sale Type	Sale Amount	Trans #	Seller	Buyer
18-APR-05	LAND & BUILDING	\$77,500.00	4819	MILLER HERMAN TR	MEDINA CORNELIO
23-AUG-99	LAND & BUILDING	\$.00	-3411	MILLER HERMAN	MILLER HERMAN TR
23-MAY-95	LAND & BUILDING	\$59,500.00	2965	WEBSTER JOHN F	MILLER HERMAN
01-MAR-88	LAND & BUILDING	\$41,100.00			
01-JAN-88	LAND & BUILDING	\$24,000.00			

PARID: P6461040000020  
 MEDINA CORNELIO

707 BELLE AVE

Building
----------

Card	1
Stories	2
Construction	ALUM/VINYL
Style	OLD STYLE TWO STORY
Gross Living Area	1,749
Basement	FULL
Rec Room	
Physical Condition	
Attic	NONE
Year Built	1931
Effective Year	
Year Remodeled	
Total Rooms	7
Bedrooms	3
Full Baths	2
Half Baths	0
Family Rooms	0
Additional Fixtures	2
Unfinished Area	
Finished Basement	0
WBFP Stacks	
Fireplace Openings	
Prefab Fireplace	
Heat System	AIR CONDITIONING
Fuel Type	GAS
Int vs Ext Condition	SAME

Factors
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Topography 1	LEVEL
Topography 2	
Topography 3	
Utility 1	ALL PUBLIC
Utility 2	NONE
Utility 3	NONE
Traffic 1	HEAVY
Fronting	

707 Belle Ave Hamilton OH 45015  
Parcel P6461040000020  
Lot 9893 Sixth (North) Ward  
Prepared 5/25/16

Owner of property	Cornelio Medina
Date of purchase	4-18-2005
Utilities off	7-30-2014
Securing cost to City	\$529.64
Estimated Employee	\$445.00
Health Cost to the City	

There are nine (9) complaints regarding this property.

4/27/11 Health Division received complaint concerning rubbish on property

4/28/11 NOV orders sent to remove rubbish, certified letter returned to Health Division

5/18/11 NOV order posted on property, picture taken

5/25/11 property cleaned up

1/30/12 Health Division received complaint concerning painting of garage, NOV orders sent via regular mail with compliance date of 7/30/12

7/31/12 Follow up inspection revealed no work done, NOV sent via certified with compliance date of 1/30/13

11/12/12 garage painted

1/5/15 Date of fire causing \$50, 000 in damage, boarded by 1-800 Board-Up; per HFD

1/5/15 Health Division received complaint property not secured, people going in and out

1/6/15 Notice of violation (NOV) orders sent via certified mail and posted on property to secure structure

1/16/15 Health Division personnel walked through open property with HPD, pictures taken documenting interior damage from fire. Property was not secured, back door was open.

1/20/16 City contractor secured with a cost of \$505.64

1/27/15 NOV orders sent via certified mail to owner for rehabilitation or demolition of property. NOV orders sent to 707 Belle Ave Hamilton Oh 45015 and 1310 Chestnut St Hamilton OH 45011.

2/5/15 Penny Mac withdrew foreclosure due to pending insurance claim

3/3/15 Health Division received complaint concerning house not secured, back door open

3/4/15 NOV orders sent via certified mail and posted to secure back door

3/10/15 Secured by owner

3/19/15 Certified NOV orders for rehabilitation or demolition of structure returned to the Health Division

3/23/15 NOV orders posted on property with 4/23/15 compliance date for submittal of rehabilitation or demolition proposal

4/24/15 Rehabilitation or demolition proposal has not been received.

5/7/15 Health Division received complaint concerning house not secured.

5/8/15 NOV orders sent via certified mailing to secure structure.

6/1/15 follow up inspection showed structure secure

5/7/15 Health Division received complaint concerning rubbish on property, not valid

10/5/15 Health Division received 311 complaint concerning house not secure, back door open

10/6/15 NOV orders sent via certified mailing to secure structure. City contractor secured structure on 10/6/15 with a cost of \$24.00.

5/23/16 Health Division personnel on site and took updated exterior pictures for declaration of a public nuisance.

BADEN & JONES CO., L.P.A.  
ATTORNEYS AND COUNSELORS AT LAW

JONATHON O. NERENBERG (EXT 236)  
jon@badenjones.com

JAMES M. ALLEN, OF COUNSEL

246 HIGH STREET  
HAMILTON, OHIO 45011

TELEPHONE (513) 868-2731  
FAX (513) 868-1190

PAUL A. BADEN (1904-1971)  
THOMAS W. BADEN (1931-1986)  
CHARLES H. JONES (1918-2011)

April 11, 2016

Ms. Kathy Dudley  
City of Hamilton, Ohio  
Community Development Division  
345 High Street  
Hamilton, OH 45011

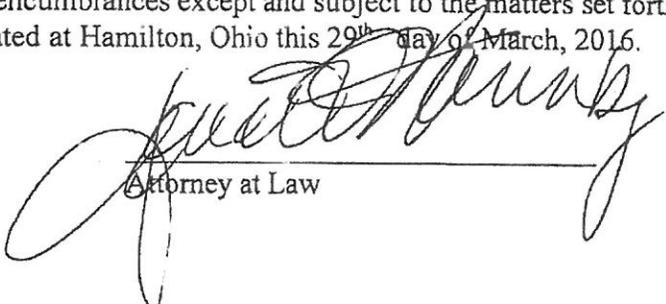
Re: 707 Belle Avenue, Hamilton, OH 45015

Dear Ms. Dudley:

The undersigned hereby certifies that he has made a thorough examination of the records of Butler County, Ohio as disclosed by the public indexes in accordance with the Ohio Marketable Title Act, relating to the premises hereinafter described at Item 1.

This certificate does not purport to cover matters not of record in said County, including rights of persons in possession, questions which a correct survey or inspection would disclose, rights to file mechanics' liens, special taxes and assessments not shown by the county treasurer's records, or zoning and other governmental regulations, or liens asserted by the United States or State of Ohio, their agencies and officers under the Ohio Solid Hazardous Waste Disposal Act, Federal Super Fund amendments, and under Racketeering Influence Corrupt Organization Acts and Receivership Liens, unless the lien is filed in the public records of the county in which the property is located.

The undersigned hereby certifies that in his opinion, based upon said records, the fee simple title to said premises is vested in Cornelio Medina by a warranty deed recorded at Volume 7542, Page 1675, Butler County, Ohio Official Records; and that, as appears from said County records, title to said real estate is marketable and free from encumbrances except and subject to the matters set forth herein at Items 2 through 6, inclusive. Dated at Hamilton, Ohio this 29<sup>th</sup> day of March, 2016.

  
\_\_\_\_\_  
Attorney at Law

Item 1. Street Address - 707 Belle Avenue, Hamilton, OH 45015

Tax valuation - Land \$3,360.00; Building \$20,240.00; Total \$23,600.00

One-half year's taxes (including roll back)	\$ 593.82
Assessments	\$ 356.08
Delinquency total	\$ 0.00

Parcel No. P6461.040.000.020

Legal Description

See attached Exhibit A.

Item 2.

Said real estate is subject to a Mortgage from Cornelio Medina to MERS as nominee for Countrywide Home Loans dated April 15, 2005 in the face amount of \$76,302.00 and recorded on April 18, 2005 at Volume 7542, Page 1677, Butler County, Ohio Official Records. Assigned to PennyMac Loan Services, Inc. by Assignment recorded at Volume 8693, Page 1588, Butler County, Ohio Official Records. A copy of the Mortgage and the Assignment are attached.

Item 3.

Said real estate is subject to real estate taxes and assessments for the second half of 2015 to date, although not due and payable, are nevertheless a lien on the real estate.

Item 4.

Said real estate is subject to the right of way of Belle Avenue.

Item 5.

Said real estate is subject to assessments for Ham Corp STRT RESURF REPAIR 13 RP and for HAM CITY WEED ASSESSMENT-2015.

Item 6.

Said real estate is currently the subject of a foreclosure action entitled PennyMac Loan Services, Inc vs. Cornelio Medina, et al, Butler County, Ohio Common Pleas Court, Case No. CV2014 05 1309. Judgment has been obtained. A copy of the docket sheet is attached.

05-0172



BK: 7542 PG: 1676

### General Warranty Deed

Herman Miller, Trustee unmarried, for valuable consideration paid, grants with general warranty covenants to Cornelio Medina whose tax mailing address is c/o 707 Belle Avenue, Hamilton, OH 45015, the real property described as follows:

Space Reserved for Recording

Entire Lot Number Nine Thousand Eight Hundred and Ninety-Three (9893) as the same is known and designated on the revised list of lots in the Sixth Ward of the City of Hamilton, County of Butler, State of Ohio.

Commonly known as: 707 Belle Avenue  
Hamilton, Ohio 45015

200500024854  
Filed for Record in  
BUTLER COUNTY, OHIO  
DANNY W CRANK  
04-18-2005 At 08:38:46 am.  
DEED 28.00  
OR Book 7542 Page 1675 - 1676

Auditor's No. P6461-040-000-020

There are excepted from the general warranty covenants and the property is conveyed subject to easements, conditions, public highways, restrictions of record and taxes and assessments not yet due and payable.

Prior Deed Reference: Volume 6398 page 1415 of the Official Records of Butler County, Ohio.

TRANSFERRED  
DATE 4-18-05  
CONVEYANCE# 4879  
FEE \$ 232.50 MDL (27,500.00)

EXEMPT  
Kay Rogers, Butler Co. Auditor  
This conveyance has been examined and the grantor has complied with section 319.202 the revised code.



BK: 7542 PG: 1676

In Witness whereof, Herman Miller, Trustee has hereunto set his/her hand, this  
15th day of April, 2005.

*Herman Miller, Trustee*  
Herman Miller, Trustee

State of Ohio  
County of Hamilton

The foregoing instrument was acknowledged before, me this 15th day of April,  
2005, by Herman Miller, Trustee.



NANCY J. TERESA  
Notary Public  
State of Ohio  
My Comm. Expires May 21, 2007

*Nancy J. Teresa*  
Notary Public  
Comm. Exp. \_\_\_\_\_

Instrument Prepared By:  
James A. Matre, Attorney at Law  
Matre & Matre Co., LPA  
225 Pictoria Drive, Suite 200  
Cincinnati, Ohio 45246  
(513) 671-6333  
SLTA No. 2005030172

**Incident Commander Email Report of Structure Fire (\$5,000.00 minimum) to Construction Services, Health, and Finance Departments**

Address to: Ken Rivera, Crystal Hall, Cindy Hogg, Kay Farrar, Terry Klinzing

Incident date: 1/5/15

Incident address: 707 Belle Ave.

Property owner name: ? Vacant

Property owner phone number: ? Vacant

Dollar damage estimate: \$50,000.00

Insurance company name: ? Vacant

Has the property been released to the owner or occupants? No the property was secured by 1-800 board-up.

Who has taken responsibility for building security? No one has taken responsibility for building security, but it has been boarded up.

Is the cause and origin under investigation? Fire Marshall Trevor Snider is investigating this fire.

Brief description of location and extent of damage: Fire started on second floor and extended into attic area before HFD was able to extinguish.

Mechanical equipment damaged: Gas was locked in the off position by city gas dept. Electric was still live inside structure.

SERVICE REQUEST FOR APPLICATION TO NUISANCE APPEALS BOARD

TO: KIM PRESTON

DATE OF HEARING: 6/9/16 @ 1:30

PROPERTY: 707 BILLIE AVE

PERSONS AND ADDRESSES TO BE SERVED:

OWNER: Cornelia Medina and spouse 1310 Chestnut St., Hamilton Ohio

LIENHOLDERS: Penny Mac Loan Services, Inc. 6101 Concord Drive Moorpark, CA 93021

Craig Thomas, atty for Penny Mac @ LeRoy Sampson & Rothfuss Cincinnati, Ohio  
120 East Fourth St.

METHOD OF SERVICE: PERSONAL TO OWNER

UPS TO LIENHOLDER & ITS ATTORNEY

NUISANCE APPEALS BOARD  
CITY OF HAMILTON, OHIO

APPLICATION TO ABATE NUISANCE BY DEMOLITION

APPLICANT: \_\_Kay L. Farrar\_\_\_\_\_

TITLE: \_\_Health Commissioner\_\_\_\_\_

WORK ADDRESS: 345 High St. Suite 330, Hamilton, Ohio 45011\_\_

DATE: \_\_5-10-16\_\_\_\_\_

PROPERTY: \_\_707 Belle Ave\_\_\_\_\_

\_\_\_\_Hamilton, Ohio 45015\_  
PARCEL NO. \_\_P6461040000020 \_\_Lot 9893\_\_\_\_\_

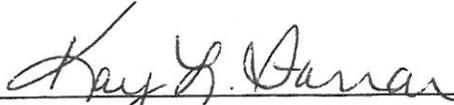
PROPERTY OWNER \_\_Cornelio Medina and spouse \_\_\_\_\_

ADDRESS OF ABOVE: \_\_1310 Chestnut St , Hamilton, Ohio 45011\_\_\_\_\_

LIEN HOLDERS: \_\_Penny Mac Loan Services, Inc. 6101 Condor Dr., Moorpark, CA  
93021\_\_

Craig Thomas, atty for Penny Mac @ Lerner Sampson and Rothfuss, 120 East Fourth  
St, Cincinnati, Ohio

THE HEALTH COMMISSIONER REQUESTS THE NUISANCE APPEAL BOARD  
PERMIT THE ABATEMENT OF A NUISANCE BY DEMOLITION AT THE ABOVE  
LISTED ADDRESS. SAID PROPERTY IN ITS PRESENT CONDITION CONTINUES  
TO BE A NUISANCE AS DEFINED BY CHAPTER 1700 OF THE HAMILTON  
MUNICIPAL ORDINANCES OR OHIO REVISED CODE CHAPTER 3767.

  
\_\_\_\_\_  
KAY FARRAR, HEALTH COMMISSIONER

## NOTICE OF PUBLIC HEARING

THIS APPLICATION WILL BE HEARD BEFORE THE NUISANCE APPEALS BOARD ON \_\_\_\_\_June 9, 2016\_\_\_\_\_, 2016 AT 1:30 P.M. IN THE CITY COUNCIL CHAMBERS, CITY OF HAMILTON, 345 HIGH STREET, 1ST FLOOR, HAMILTON, OHIO 45011.

YOU ARE BEING SERVED A COPY OF THIS APPLICATION AND NOTICE AS YOU MAY HAVE SOME LEGAL INTEREST IN SAID PROPERTY. TO PROTECT SAID INTEREST YOU MAY WISH TO CONSULT LEGAL COUNSEL.

IF YOU HAVE ANY QUESTIONS PLEASE CONTACT

KIM PRESTON, COMMUNITY DEVELOPMENT DEPARTMENT,  
CITY OF HAMILTON, 345 HIGH STREET, 3RD FLOOR,  
HAMILTON OHIO 45011

PHONE NUMBER: 513-785-7025

OR HER EMAIL AT [kimberly.preston@hamilton-oh.gov](mailto:kimberly.preston@hamilton-oh.gov)





## Quantum View Manage - Shipment Detail

**Tracking Number:** 1Z9E42A6A843029999  
**Status:** Delivered  
**Signed By:** MEDINA  
**Delivered To:** DEMETRIO MEDINA  
 1310 CHESTNUT ST  
 HAMILTON, OH, US  
 45011  
**Delivered Date/Time:** 05/11/2016, 5:34 PM  
**Delivery Location:** RESIDENTIAL  
**Shipped or Billed On:** 05/06/2016  
**Service:** UPS Ground  
**Weight:** 1.00 LBS  
**Saturday Delivery:** NO

### Address Information

<b>Shipped From:</b>	<b>Shipped To:</b>
CHHD	CORNELIO MEDINA
CHHD	1310 CHESTNUT ST
345 HIGH ST	HAMILTON, OH, US
HAMILTON, OH, US	45011
45011-6071	

### Additional Shipment Information

<b>Declared Value:</b>	No Value
<b>Direct Delivery Only:</b>	NO
<b>Document:</b>	NO
<b>Handling Units:</b>	1
<b>Infectious Substances Category A:</b>	NO
<b>Hazardous Materials:</b>	NO
<b>Large Package:</b>	NO
<b>Number of Pieces:</b>	1
<b>Package Dimensional Weight:</b>	1.00 LBS
<b>Package Reference No. Type, Value 1:</b>	201500510
<b>Package Reference No. Type, Value 2:</b>	501
<b>Package Release Code Required:</b>	NO
<b>Residential Address:</b>	YES
<b>Return To Sender:</b>	NO
<b>Shipment Reference 1:</b>	201500510
<b>Shipment Reference 2:</b>	501
<b>UPS Premium Care(TM):</b>	NO
<b>UPS Returns Flexible Access:</b>	NO

### Shipment Progress

Location	Date	Local Time	Description
HAMILTON, OH, US	05/11/2016	5:34 PM	Delivered
Hamilton, OH, United States	05/10/2016	5:18 PM	The receiver requested this package to be held for pickup at the UPS facility. / The receiver agreed to pick up the package this evening.
Hamilton OH United		11:26	The receiver was not available at the time of the first delivery attempt A