

**THE PERSON RECEIVING THE NOTICE SHALL ABATE THE
NUISANCE BEFORE THE 31st DAY AFTER THE DATE ON WHICH
THE NOTICE IS SERVED**

Failure to abate the nuisance may result in the following:

1. Abatement by Johnson County;
2. Assessment of costs by Johnson County to the person responsible for causing the nuisance when that person can be identified: and
3. A lien against the property by Johnson County on which the nuisance exists, if the person responsible for causing the nuisance has an interest in the property.

HEARING

A hearing will be held on April 13, 2015, at 9:00 o'clock A.M. in the Commissioner's Courtroom on the second floor of the Johnson County Courthouse located at 2 North Main Street, Cleburne, Johnson County, Tx. [A date of a regularly scheduled Commissioner's Court meeting not less than 31 days following the date the person was served with the notice to abate the nuisance.] The hearing may be continued or reset to another date by the County Judge, or in his absence, by any Johnson County Commissioner.

The Johnson County Commissioners Court will hold a public hearing to determine if a Public Nuisance should be abated. Upon a finding that a Public Nuisance exists and has not been timely abated, Johnson County may:

- A. Access the cost of abating the nuisance, the cost of legal notification by publication, and an administrative fee of not more than \$100.00 on the person receiving notice under Section 343.022 of the Texas Health & Safety Code; or
- B. By resolution or order of Commissioners Court, access the cost of abating the nuisance, the cost of legal notification, and an administrative fee of not more than \$100.00 against the property on which the nuisance exists.

Johnson County is entitled to accrue interest beginning on the thirty-first (31st) day after the date of the assessment against the property at a rate of ten percent (10%) per year.

A Johnson County official, agent, or employee charged with the enforcement of health, environmental, safety, or fire laws may enter any premises in the unincorporated area at a reasonable time to inspect, investigate, or abate a nuisance or to enforce these procedures.

A court of competent jurisdiction in Johnson County, Texas, may issue any order necessary to enforce these procedures authorized pursuant to Chapter 343 of the Texas Health & Safety Code.

Date: 02/12/2015



Signature of Officer Serving Notice

Det. Steve Shaw, CFEI
Johnson County Sheriff's Office
1102 E. Kilpatrick
Cleburne, Tx. 76031
(817) 556-6058, ext - 237

NOTICE OF NUISANCE

OFFICER'S RETURN

Come to hand on February 12, 2015 and executed on the 17th day of February, 2015, and served by giving the above notice to BANK OF AMERICA (Attn.: Code Violations) and BANK OF AMERICA, c/o CT CORPORATION SYSTEM by the method or methods described and selected below (*select the following as applicable*):

_____ Service in person at _____
(address or location where served)

X By registered or certified mail, return receipt requested with delivery to BANK OF AMERICA, c/o Code Violations, 7105 Corporate Dr., PTX B 35, Plano, Tx. 75024 (address to which notice was mailed).
Received by

X By registered or certified mail, return receipt requested with delivery to BANK OF AMERICA, c/o CT CORPORATION SYSTEM, 1999 Bryan St., Ste. 900, Dallas, Tx. 75201 (address to which notice was mailed).
Received by

X By E-Mail to Bank of America at karina.vasquez@bankofamerica.com

(Use the following if personal service cannot be obtained or the address of the person to be notified is unknown),

_____ By posting a copy of the notice on the premises on which the nuisance exists and by publishing the notice in *The Cleburne Times Review*, a newspaper with general circulation in Johnson County two (2) times within ten (10) consecutive days. *The second publication should be more than 31 days prior to the date set for the hearing. If this method is utilized, a copy of the notice clipped from the newspaper and attached to a Publisher's Affidavit should be returned and made a part of the file.*

Other (explain) _____

Date February 20, 2015

Signature of Officer Serving
Notice

Det. Steve Shaw, CFEI
Printed Name of Officer
Serving Notice