NOTICE OF NUISANCE

State of Texas

)()()(

Date of Notice: 06-17-2016

County of Johnson

NOTICE OF NUISANCE TO BE ABATED PURSUANT TO PUBLIC NUISANCE ABATEMENT PROCEDURES FOR JOHNSON COUNTY. TEXAS

In accordance with Chapter 343 of the Texas Health & Safety Code:

To: Rose Lynn McCullough

You are hereby provided written notice of the following:

You have been identified as the owner, lessee, occupant, agent, or person in charge of the premises located at 925 N. CR-810, Alvarado, Tx. 76009, and the person responsible for causing or maintaining a Public Nuisance on the property.

The specific conditions that constitutes the nuisance on this property are:

- 1) Maintaining the premises at 925 N. CR-810, Alvarado, Tx. 76009, in a manner that creates an unsanitary condition likely to attract or harbor mosquitoes, rodents, vermin, or disease-carrying pests.
- 2) Keeping, storing, or accumulating rubbish, including newspapers, abandoned vehicles, refrigerators, stoves, furniture, tires and cans on premises in a neighborhood, or within 300 feet of a public street for 10 days or more, unless the rubbish or object is completely enclosed in a building or is not visible from a public street.
- 3) Discarding refuse on property that is not authorized for that activity.

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 <u>August 22, 2016</u>, at <u>9:00 o'clock A.M.</u> 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.

NOTICE OF NUISANCE OFFICER'S RETURN

Come to hand on $\frac{\sqrt{20/20/6}}{\sqrt{20/6}}$ and executed on the $\frac{20\%}{\sqrt{20}}$ day of
June 2016, and served by giving the above notice to ROSE LYNN
McCULLOUGH by the method or methods described and selected below (select the
following as applicable):
Service in person at 925 N. CB-810, Alvarado, TX 7600 9 (address or location where served)
By registered or certified mail, return receipt requested with delivery to ROSE LYNN McCULLOUGH, 925 N. CR-810, ALVARADO, TX. 76009 (address to which notice(s) was mailed).
(Use the <u>following</u> 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 <u>and</u> by publishing the notice in <i>The Cleburne Times Review</i> , 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 6/20/2016

Signature of Officer Serving

Notice

Deputy Dana Am Printed Name of Officer

Serving Notice