Code Enforcement Case Details: 499 MLK Drive

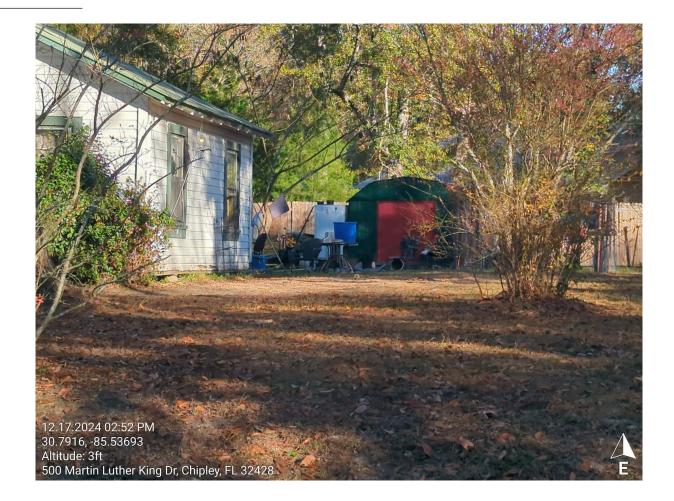


- Property Owner: Estate of Martha Deal Pippin
- Property Address: 499 MLK Drive
- Lien Date: January 3, 2023
- Fine Amount: \$75 per day
- Total Fine as of 01/14/2024: \$28,200









Legal Issues

- Unprobated Estate Unknown Total Heirs
- Home is occupied by one or more presumed heirs
- No public utilities are being accessed this is a public nuisance under statute
- If the property was Homestead of Ms.
 Pippin, foreclosure may not be an option not currently assessed as Homestead *but it* was at her death
- If the property was Homestead, recovery of City's abatement costs may not be possible
- For Unprobated Estate, we have to retain Attorney Ad Litem, add'I legal expenses



Available Options



- Proceed with lien foreclosure, ignoring homestead presumption.
- Proceed in Circuit Court under Chapter 162 nuisance abatement (Court has contempt authority against heirs).
- Take no action and allow fines to accrue.
- Watchful Waiting for tax deed sale this summer.



Potential Next Steps

- Vote to proceed with lien foreclosure as usual
 - Pay outstanding taxes to avoid tax deed sale.
 - Prepare for foreclosure to be halted if the heirs have established homestead
- Vote to proceed with nuisance abatement
 - Pay outstanding taxes to avoid tax deed sale.
 - Obtain contractor quotes for cleanup (for Court).
 - Spend public dollars without any likely recovery of funds
- Take no action and allow fines to continue to accrue.
 - Lien is good for 10 years and may be re-recorded for another 10 years, potentially avoiding homestead protection at some point
- Watch and wait for tax deed sale this summer and see if property gets new owner.