

**NOTICE REGARDING ADMINISTRATIVE REMOVAL OF DANGEROUS
RESIDENTIAL STRUCTURES.**

PROPERTY ADDRESS: 221 4th St NW, Oelwein, Iowa 50662

Described legally as:

THE WEST ONE-THIRD OF LOTS 19, 20, AND 21, BENTLEY'S SUBDIVISION OF BLOCK 9, MARTIN'S THIRD ADDITION, CITY OF OELWEIN, FAYETTE COUNTY, IOWA.

TO: Delphina Land Holdings, LLC 13575 Lynam Dr Omaha, NE 68138

Fayette County Treasurer- 114 North Vine Street West Union, Iowa 52175

Via personal service or restricted receipt deliver mail and posting upon the property.

LIEN SEARCH DATE: August 21, 2020

HOUSING APPEAL BOARD DATE: September 14, 2020 at 4:00 PM at the Oelwein Community Plaza.

(a) The structure is a public nuisance threatening to the health, safety, or welfare of the public which **must be removed and the ground upon which it stands leveled;**

Action must be taken by the owner within 10 days of receiving this notice.

If the structure is not removed and the ground leveled within such time period, the matter of its removal will be heard, by the Housing Appeals Board on a date stated in the notice.

If an owner or other person with a property interest wishes to contest the Code Enforcement Officer's determination or to otherwise contest the intended action at the hearing, the person must file a written statement with the city clerk within five days of receipt of the notice, setting forth the reasons why the action should not be ordered by the Housing Appeals Board. The city clerk shall distribute this filing to the Housing Appeals Board, the city manager, and the city attorney before the date of such hearing. Failure to file a statement shall be deemed a waiver of the right to present evidence in opposition to the Code Enforcement Officer's determination, or to otherwise contest such action.

If the Housing Appeals Board finds that a public nuisance exists and confirms the action of the Code Enforcement Officer, it may:

- (1) Order prompt demolition, removal and the leveling of the property and direct that all costs attendant to the action, including administrative costs, be either assessed against the property or collected from the owner thereof;
- (2) Extend the time for the owner to demolish and remove the structure and level the property;
- (3) Direct that the legal department file an action in district court to secure an order directing the abatement of the nuisance; or
- (4) Determine that such property should not be demolished and direct such other action as it finds appropriate.



Patrick B Dillon AT0001973
Dillon Law PC
209 E 1st Street,
Sumner, Iowa 50674
Ph: 563 578 1850
Fax: 563 578 1312
patdillon@dillonlawpc.com
Attorney for City of Oelwein