

my copy

**CITY OF FINCASTLE  
P O BOX 22052  
LOUISVILLE KY 40252-0052**

May 15, 2026

**LIEN NOTICE**

Mr. Allen Zoeller  
4400 Amelia Ct  
Louisville KY 40241-1831  
Parcel ID # 21-1595-0009-0000

Dear Mr. Zoeller,

The City of Fincastle is sending this letter to you as property owner having received a final order from the Code Enforcement Board findings of fact, conclusions of law and order for violations on your property ( case No. 2, see attached, issued March 12, 2026).

There has been no attempt to pay these civil fines, therefore, a lien will be placed on your property.

The lien will be released upon payment in full of fine(s) of \$600, lien fees of \$46 and applicable interest as allowed by law until paid in full. You can pay by check or money order to:

City of Fincastle  
P O Box 22052  
Louisville KY 40252-0052

If you have any questions or concerns, contact me at 502-821-1185 or [city.clerk@cityoffincastle.com](mailto:city.clerk@cityoffincastle.com)

Thank you for your attention to this matter.

Sincerely,

Jean Reid  
City Clerk/Treasurer  
City of Fincastle

cc: Mayor John Bell  
Code Enforcement Board Chairman James Holt

**CITY OF FINCASTLE, KENTUCKY  
P.O. BOX 22052, LOUISVILLE, KY 40252-0052**

**NOTICE OF CITY CODE ENFORCEMENT LIEN**

The City of Fincastle hereby gives notice of and asserts a lien against the property described below, pursuant to the Local Government Code Enforcement Board Act, KRS 65.8801 to 65.8839 (the "Act"), Ordinance, No. 1, Series 2026, and the ordinance(s) cited below, for civil fines assessed for violation(s) of the ordinance(s) identified below.

Property Owner(s):	Allen Zoeller, 4400 Amelia Court, Louisville, KY 40241
Parcel Number:	21-1595-0009-0000
Property Address:	4400 Amelia Court, Louisville, KY 40241
Date(s) of Citation:	January 21, 2026; February 2, 2026; February 19, 2026
Citation Number(s):	No. 799; No. 787; No. 777
Ordinance Violation(s):	Ordinance No. 3, Series 2026, Property Maintenance Standards, Section 2(H) - Hole in roof/soffit damage/exposed wood. Same violation for all citations.
Amount at Filing	\$646.00: consisting of \$600.00 in civil fines and \$46.00 filing/recording fee

Each citation gave notice of the right to request a hearing before the Code Enforcement Board and the consequences of failing to timely pay or contest. The property owner(s) did not request a hearing or pay the fines. Therefore, pursuant to KRS 65.8825 and City Ordinance No. 1, Series 2026, the determination that the violation(s) were committed became final and each citation became a final non-appealable order determining that the violations were committed and imposing the civil fines set forth therein. Under KRS 65.8835 and City Ordinance No. 1, Series 2026, the City possesses a lien against the property described above for the unpaid civil fines together with charges and fees permitted by law and accruing interest.

The undersigned City Clerk/Treasurer and Code Enforcement Board Secretary for the City of Fincastle do hereby certify that the foregoing is a true and correct statement.

Date: June 11, 2026 Don Heath Jean Reid  
 Don Heath, Code Enforcement Board Secretary      Jean Reid, City Clerk/Treasurer

STATE OF KENTUCKY    )  
   ) SS

COUNTY OF JEFFERSON )

Sworn to and subscribed before me by Jean Reid, City Clerk/Treasurer, and Don Heath, Code Enforcement Board Secretary, this 11 day of JUNE, 2026.

My Commission Expires: NOV 22, 2027  
 My Notary Number: KYNT 40079 Wynfel V. Adams  
 NOTARY PUBLIC

This instrument prepared by:  
Jean Reid  
 Jean Reid, City Clerk/Treasurer  
 City of Fincastle  
 P.O. Box 22052  
 Louisville, KY 40252-0052  
 502-821-1185

**CODE ENFORCEMENT BOARD**  
**CITY OF FINCASTLE, KENTUCKY**  
**FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER**

**CASE NO: 2**

**RE: VIOLATION(S) OF ORDINANCE NO(S):** Ordinance 3, Series 2026, Section 2,  
2 x Ordinance 3, Series 2026, Section 2 S.1

The code enforcement board, having met at a public hearing held March 12, 2026, and based on the evidence presented, enters the following **FINDINGS OF FACT, CONCLUSIONS OF LAW and FINAL ORDER.**

**FINDINGS OF FACT**

- Citation 777: Property Maintenance: Exposed wood; not weatherproof: Ordinance 3, Series 2026 Property Maintenance Standards, Section 2 2-19-26
- Citation 787: Property Maintenance: Damaged roof; hole in roof: Ordinance 3, Series 2026 Property Maintenance Standards 2-2-26
- Citation 799: Property Maintenance: Roof and soffit damage Ordinance 3, Series 2026 Property Maintenance Standards, Section 2.H 1-21-26
- No reply was made within 7 days of the citation issuance, to request a hearing before the Code Enforcement Board of the City of Fincastle

**CONCLUSIONS OF LAW**

If you wished to contest these citations, you needed to reply within 7 days of citation issuance, to request a hearing before the Code Enforcement Board of the City of Fincastle.

Citation 777: \$300.00  
Citation 787: \$200.00  
Citation 799: \$100.00  
Total: \$600.00

**FINAL ORDER**

Therefore, per **ORDINANCE NO. 1, SERIES 2026, SECTION 8. (G)**, as property owner, Allen Zoeller, has failed to respond to citation(s) by paying fine or request of hearing, property owner shall be deemed to have waived the right to a hearing to contest the citation and the determination that a violation was committed, imposing the civil fine set forth in the citation shall be the final order. The property owner shall be deemed to have waived the right to appeal the final order to District Court.

It is hereby ordered by this board that property owner, Allen Zoeller, shall pay a civil fine to the city in the amount of \$600.00 by April 3, 2026.

You are responsible for the issued fine(s) and must still bring the property into compliance by correcting the violation.

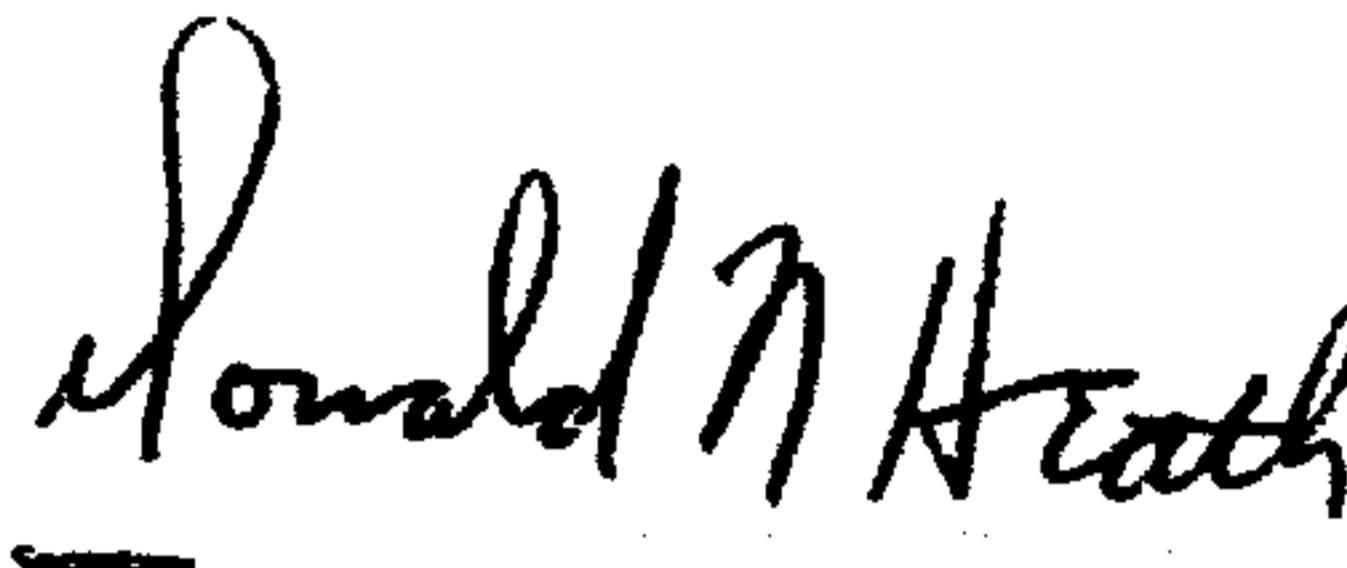
Send check or money order made payable to the City of Fincastle, mailed to:  
City of Fincastle  
P O Box 22052  
Louisville, KY 40252-0052

DONE AND ORDERED THIS 12th day of March, 2026.

CODE ENFORCEMENT BOARD OF FINCASTLE, KENTUCKY

  
Chairperson

James Holt

  
Secretary

Don Heath

**NOTICE OF VIOLATION**

**CITY OF FINCASTLE**

P.O BOX 22052 LOUISVILLE KY 40252-0052

City.Clerk@cityoffincastle.com

502-821-1185

**799**

Date: 1-21-26

Time: 0930

WARNING

CITATION

Code Enforcement Officer: *[Signature]*

Vehicle Make/Model/Color: nh

License # / State: nh

Property Address: 41400 Amelia Ct Louisville KY 40241

Name/ID#: Allen Zoeller

The following violation was observed: Property Maintenance - Roof & soffit damage -

This citation is issued pursuant to KRS 65.8801 et.seq and City of Fincastle

Ordinance No. #3-2026 2(H)

Fine Payable: \$ 100 by check or money order to City of Fincastle, address above

**IMPORTANT INFORMATION**

If you wish to contest this citation, you may do so by requesting, in writing within 7 days of citation issuance, a hearing before the Code Enforcement Board of the City of Fincastle. Contested citations may result in additional fees.

Failure to pay the applicable civil penalty or request a hearing, in writing, shall constitute a waiver of your right to contest the citation and the determination that a violation was committed shall be final and cannot be appealed to the Code Enforcement Board or district court.

You are responsible for the issued fine and must still bring the property into compliance by correcting the violation.

**NOTICE OF VIOLATION**  
**CITY OF FINCASTLE**  
P.O BOX 22052 LOUISVILLE KY 40252-0052  
City.Clerk@cityoffincastle.com  
502-821-1185

787

Date: 2-2-26

Time: 1130

WARNING

CITATION

Code Enforcement Officer: WASD

Vehicle Make/Model/Color: nh

License # / State: nh

Property Address: 4400 Amelia Ct Louisville KY 40241

Name/ID#: Allen Zoeller

The following violation was observed: Damage Roof-hole in roof - Property Maintenance

This citation is issued pursuant to KRS 65.8801 et.seq and City of Fincastle

Ordinance No. 2026 (3)

Fine Payable: \$200 by check or money order to City of Fincastle, address above

**IMPORTANT INFORMATION**

If you wish to contest this citation, you may do so by requesting, in writing within 7 days of citation issuance, a hearing before the Code Enforcement Board of the City of Fincastle. Contested citations may result in additional fees.

Failure to pay the applicable civil penalty or request a hearing, in writing, shall constitute a waiver of your right to contest the citation and the determination that a violation was committed shall be final and cannot be appealed to the Code Enforcement Board or district court.  
You are responsible for the issued fine and must still bring the property into compliance by correcting the violation.

**NOTICE OF VIOLATION**

**CITY OF FINCASTLE**

P.O BOX 22052 LOUISVILLE KY 40252-0052

City.Clerk@cityoffincastle.com

502-821-1185

**777**

Date: 2-19-26

Time: 0900

WARNING

CITATION

Code Enforcement Officer: [Signature]

Vehicle Make/Model/Color: NH

License # / State: NH

Property Address: 4400 Amelia Ct Louisville KY 40241

Name/ID#: Allen Zosler same

The following violation was observed: Exposed wood - not weather proof

This citation is issued pursuant to KRS 65.8801 et.seq and City of Fincastle

Ordinance No. 3-2026(2)

Fine Payable: \$300 by check or money order to City of Fincastle, address above

**IMPORTANT INFORMATION**

If you wish to contest this citation, you may do so by requesting, in writing within 7 days of citation issuance, a hearing before the Code Enforcement Board of the City of Fincastle. Contested citations may result in additional fees.

Failure to pay the applicable civil penalty or request a hearing, in writing, shall constitute a waiver of your right to contest the citation and the determination that a violation was committed shall be final and cannot be appealed to the Code Enforcement Board or district court.

You are responsible for the issued fine and must still bring the property into compliance by correcting the violation.