

FILED	
CUMBERLAND COUNTY NC	
ANDRA S. BREWINGTON	
REGISTER OF DEEDS	
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EXCISE TAX	(None)
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*Return to: Jacqueline Haggerty*

**AN ORDINANCE OF THE CITY COUNCIL  
OF  
FAYETTEVILLE, NORTH CAROLINA**

**Requiring the City Building Inspector  
to correct conditions with respect to,  
or to demolish and remove a structure  
pursuant to the  
Dwellings and Buildings Minimum Standards  
Code of the City of Fayetteville, NC**

*NS2024-007*

The City Council of Fayetteville, North Carolina, does ordain:

The City Council finds the following facts:

- (1) With respect to Chapter 14 of the Dwellings and Buildings Minimum Standards Code of the City of Fayetteville, NC, concerning certain real property described as follows:

215 S. King Street  
PIN 0447-01-7210-

LEGAL: BEGINNING at a point in the east margin of Third or King Street, in Campbellton, or Lower Fayetteville, at the intersection of the north margin of the first street South from Potts Burying Ground, same being Chestnut Street, and running thence with the east margin of King Street North 5 degrees East 66 feet to a stake; thence South 85 degrees East 140 feet to a stake in the old line of the tract of which this is a part; thence South 5 degrees West 66 feet to a corner in the North margin of Chestnut Street thence with the north margin of said Chestnut Street, North 85 degrees West 140 feet to the beginning, same being the western portion of Lot No. 71 of Potts' plan of Campbellton.

The owner(s) of and parties in interest in said property are:

Yvenet Cadestin and Gerline Cadestin Tanis  
4000 N Walnut Street  
Lumberton, NC 28358

- (2) All due process and all provisions of the Dwellings and Buildings Minimum Standards Code of the City of Fayetteville, NC having been followed, the Hearing Official duly issued and served an order requiring the owners of said property to complete certain repairs or demolish the structure on or before January 27, 2024.
- (3) And said owners without lawful cause, failed or refused to comply with said order; and the Code Enforcement Official is authorized by said Code, and the North Carolina General Statutes § 160D-1203(5), when ordered by Ordinance of the City Council, to do with respect to said property what said owners were so ordered to do, but did not.

- (4) The City Council has been provided with information regarding the entire record of said Hearing Official, and finds, that all findings of fact and all orders of said Hearing Official are true and authorized.
- (5) That pursuant to the North Carolina General Statutes § 160D-1203(7), the cost of the demolition shall be a lien against the real property upon which the cost was incurred.

Whereupon it is ordained that:

SECTION 1

The Code Enforcement Official is ordered forthwith to accomplish, with respect to said property, precisely and fully what was ordered by said Hearing Official as set forth fully above, except as modified in the following particulars:

This property is to be demolished, and all debris removed from the premises, and the cost of said removal shall be a lien against the real property as described herein.

SECTION 2

The lien as ordered herein and permitted by the North Carolina General Statutes § 160D-1203(7), shall be effective from and after the date the work is completed and shall have priority as provided by law, and a record of the same shall be available in the office of the City of Fayetteville Finance Department, Collections Division, 2nd Floor - City, 433 Hay Street, Fayetteville, NC 28301.

SECTION 3

This ordinance shall be in full force and effect from and after its adoption.

Adopted this 25<sup>th</sup> day of November 2024.

CITY OF FAYETTEVILLE

Mitch Colvin, Mayor



ATTEST:

Pamela Megill, City Clerk