



Anderson Township

7850 Five Mile Road
Anderson Township, Ohio 45230-2356

513.688.8400
AndersonTownshipOH.gov
AndersonCenterEvents.org

Township Trustees

Joshua S. Gerth
J. Lexi Lausten
R. Dee Stone

Fiscal Officer

Brian M. Johnson

Township Administrator

Vicky L. Earhart

Assistant Township Administrator for Human Resources

Suzanne M. Parker

Assistant Township Administrator for Operations

Steve E. Sievers, AICP

Law Director

Margaret W. Comey
513.688.8433

Finance Director

Tammy Disque

Fire Chief

C. Richard Martin, II

Planning & Zoning Director

Paul J. Drury, Jr., AICP

Public Works Director

Eric J. Luginbuhl

District 5 Commander

Lt. Dave Downing
Hamilton Co. Sheriff's Office
513.474.5770

EXHIBIT A

LEGAL NOTICE

By Certified Mail, Return Receipt Requested

To: Property Owner:
Paula Smith
6302 Birchdale Court
Anderson Township, OH 45230

And Lienholders of Record:

Hon. Jessica E. Miranda, Hamilton County Auditor
County Administration Building
138 East Court Street
Cincinnati, OH 45202

Hon. Jill A. Schiller, Hamilton County Treasurer
County Administration Building #402
138 E. Court Street
Cincinnati, OH 45202

MERS Inc. as Nominee for Countrywide Mortgage Ventures, LLC,
DBA Citywide Mortgage Services
27001 Agoura Road, Suite 200
Calabasas, CA 91301

Re: Removal of Junk Vehicle
6302 Birchdale Court
Cincinnati, OH 45230

Hamilton County Auditor's Tax ID Parcel
No. 500-0410-0083-00

Resolution Date: December 18, 2025

Notice Date: December 29, 2025

You are hereby notified that the Board of Township Trustees of Anderson Township ("Board") has passed the enclosed Resolution and has deemed the following described motor vehicle to be a Junk Motor Vehicle within the meaning of Sections

505.173 and 505.871 of the Ohio Revised Code: a rusted, white International Harvester pick-up truck, located in the driveway of 6302 Birchdale Court, Cincinnati, OH 45230, as shown in Attachment I to this Legal Notice.

Further, the Board has provided for this written notice to you to notify you that if within 14 days of your receipt of this Legal Notice, or if you refuse or fail to claim this Legal Notice, within 14 days of the date of publication of this Legal Notice by posting on Anderson Township's website [andersontownshipoh.gov] and on the social media account of Anderson Township, you have not parked the Junk Vehicle in a completely enclosed accessory building or garage, as required by the Township's Zoning Resolution, then this Board will cause the removal and disposal of the Junk Vehicle pursuant to Section 505.871 of the Ohio Revised Code.

Any expenses incurred by the Board in removing or causing the removal of the Junk Vehicle from 6302 Birchdale Court in the Township will be certified to the Hamilton County Auditor and will be entered upon the tax duplicate and become a lien upon the land upon which the Junk Vehicle is located from the date of entry.

By Order of the Board of Township Trustees of Anderson Township



Paul J. Drury, Jr., AICP
Director of Planning and Zoning Department

ATTACHMENT I



BOARD OF TOWNSHIP TRUSTEES
ANDERSON TOWNSHIP
HAMILTON COUNTY, OHIO

The Board of Township Trustees met in regular session at 5:00 p.m. this 18th day of December, 2025, with the following members present:

Lexi Lausten
Joshua S. Gerth
Dee Stone

Mr. Gerth introduced the following resolution and moved its passage:

RESOLUTION NO. 25-1218-04

**RESOLUTION PROVIDING FOR THE REMOVAL OF JUNK MOTOR VEHICLE
FROM REAL PROPERTY LOCATED AT 6302 BIRCHDALE COURT, IN ANDERSON
TOWNSHIP, OHIO, PURSUANT TO SECTIONS 505.871 AND 505.173 OF THE OHIO
REVISED CODE.**

WHEREAS, Section 505.871 of the Ohio Revised Code (the "Statute") provides that a board of township trustees may provide, by resolution, for the removal of any vehicle in the unincorporated territory of the township that the board determines is a junk motor vehicle, as defined in Section 505.173 of the Ohio Revised Code (the "Junk Vehicle Storage Statute"), immediately if the junk vehicle is located on public property and not sooner than fourteen days after the board serves written notice of its intention to remove or cause the removal of the vehicle on the owner of the land and any holders of liens of record on the land if the junk vehicle is located on private property; and

WHEREAS, the Junk Vehicle Storage Statute defines "junk motor vehicle" as "a motor vehicle that meets all of the following criteria: (1) Three model years or older; (2) apparently inoperable; and (3) extensively damaged, including, but not limited to, any of the following: missing wheels, tires, engine, or transmission;" and

WHEREAS, the Junk Vehicle Storage Statute provides that in addition to other remedies provided by law, the board of township trustees may institute an action for injunction, mandamus, or abatement, or any other appropriate action or proceedings to prohibit the storage of junk motor vehicles in violation of that statute; and

WHEREAS, the motor vehicle described on Exhibit A hereto (the "Junk Vehicle"), which by this reference is incorporated herein, located at 6302 Birchdale Court, in the Township (the "Property") is deemed to be a junk motor vehicle within the meaning of the Junk Vehicle Storage Statute; and

WHEREAS, the owner of record of the Property is Paula Smith (the "Property Owner"); and

WHEREAS, the last known mailing address of the Property Owner is 6302 Birchdale Court, Cincinnati, OH 45230;

NOW, THEREFORE, BE IT RESOLVED by the Board of Township Trustees of Anderson Township, Hamilton County, Ohio (the "Board"), as follows:

SECTION 1. This Board determines that the Junk Vehicle located on private property at 6302 Birchdale Court in the Township constitutes a Junk Motor Vehicle within the meaning of the Junk Vehicle Storage Statute.

SECTION 2. This Board declares that if the Property Owner fails to remove the Junk Vehicle from the Property or to park the Junk Vehicle in a completely enclosed accessory building or garage as required by the Township's Zoning Resolution, within 14 days after service of the Legal Notice attached hereto as Exhibit A, which by this reference is incorporated herein, then the Township Administrator and the Director of Planning and Zoning for the Township shall provide for the removal of the Junk Vehicle and any costs the Board incurs in removing or causing the removal of the Junk Vehicle may be entered upon the tax duplicate and shall become a lien upon the land from the date of entry.

SECTION 3. The Director of Planning and Zoning, on behalf of this Board, shall give notice by *certified mail, return receipt requested* to the holders of legal or equitable liens of record upon the Property and to the Property Owner, of the Board's intention to provide for removal of the Junk Vehicle through use of Township employees, materials or equipment, or by a contract or contracts for labor, materials, or equipment, as shall be determined by the Township Administrator. If a Legal Notice sent by certified mail is refused or unclaimed, or if the Property Owner's address is unknown and cannot reasonably be ascertained by the exercise of reasonable diligence, the Township Administrator and the Director of Planning and Zoning, on behalf of this Board, shall cause the Legal Notice to be published once before removal of the Junk Vehicle by posting the Legal Notice on the website and social media account of the Township. If the land contains any structures, the Board shall cause the Legal Notice to be posted on the principal structure on the land and to be photographed and time-stamped.

SECTION 4. Notice sent by certified mail shall be deemed served for purposes of the Statute on the date it was received as indicated by the date on a signed return receipt. Notice given by publication shall be deemed served for purposes of the Statute on the date of the Legal Notice first being posted on the Township's website and social media account.

SECTION 5. All costs incurred in removing or causing the removal of the Junk Vehicle, when approved by this Board, shall be paid from the Township's general fund from moneys not otherwise appropriated, except that if costs exceed five hundred dollars, the Board may borrow moneys to pay the costs in whole or in part. This Board may utilize any lawful means to collect costs incurred in removing or causing the removal of the Junk Vehicle, including any fees or interest paid to borrow moneys under the Statute. This Board may utilize all lawful means to collect the costs incurred in removing or causing the removal of the Junk Vehicle pursuant to the Statute. This Board directs the Fiscal Officer to certify such costs and a description of the Property to the Hamilton County Auditor, who shall place said costs on the tax duplicate. The costs will be a lien upon said land from and after the date of entry. Said costs shall then be returned to the Township and placed in the Township's General Fund.

SECTION 6. Upon removal of any junk motor vehicle, including the Junk Vehicle, pursuant to the Statute, this Board is authorized by paragraph (F) of the Statute to cause the Junk Vehicle to be disposed of in accordance with the terms thereof. This Board directs the Township Administrator upon removal of the Junk Vehicle, to so dispose of the Junk Vehicle.

SECTION 7. The preambles hereto are and shall for all purposes be construed to be integral and operative parts of this Resolution.

SECTION 8. This Board hereby finds and determines that all formal actions of this Board concerning and relating to the passage of this resolution were taken in open meetings of this Board, and that all deliberations of this Board and of any of its committees that resulted in such formal actions were taken in meetings open to the public, in compliance with all legal requirements, including (without implied limitation) Section 121.22 of the Revised Code, except as otherwise permitted thereby.

Mrs. Stone seconded the motion, and the roll being called upon the question of passage, the vote resulted as follows:


Mrs. Lausten yes Mr. Gerth yes Mrs. Stone yes

C E R T I F I C A T I O N S

The undersigned, duly elected and acting Fiscal Officer of Anderson Township (County of Hamilton), Ohio, hereby certifies that the foregoing is a true copy of a Resolution duly passed at a regular meeting of the Board of Township Trustees of said Township on the 18th day of December, 2025, together with a true record of the roll call vote thereon, and that said Resolution has been duly entered upon the Journal of said Township.

It is hereby certified that the moneys required to meet the obligations of the Township under the foregoing Resolution, order or agreement during the remainder of 2025, or in the case of a continuing contract to be performed in whole or in part in an ensuing fiscal year, the moneys required to meet the obligations in the year in which the contract is made, have been lawfully appropriated for such purpose and are in the Treasury or are in the process of collection to the credit of an appropriate fund free from any previous encumbrances, and are not appropriated for any other purpose. This certificate is given in compliance with Sections 5705.41 and 5705.44 of the Ohio Revised Code.

This 18th day of December, 2025.



Brian M. Johnson
Fiscal Officer