

RECORDED IN DAWSON COUNTY, NE
Instr # 2025-02779
LINZY HENDRICKS REGISTER OF DEEDS
October 06, 2025 10:03 AM
Fee \$22.00 By: DS
CITY OF LEXINGTON

chg

ORDINANCE NO. 2479

AN ORDINANCE TO ASSESS THE COST OF PROPERTY MAINTENANCE AGAINST CERTAIN PROPERTIES; TO PROVIDE FOR AN EFFECTIVE DATE AND FOR PUBLICATION IN ELECTRONIC FORM.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF LEXINGTON, NEBRASKA AS FOLLOWS:

SECTION 1 - That pursuant to the International Property Maintenance Code, and after notice given and required by law, the City has abated nuisance violations located upon the following described properties, to-wit:

1. All of Lot 10 and the South Half of Lot 11, Block J, in MacColl & Leflang's Addition to the City of Lexington, Dawson County, Nebraska. (1008 N Washington).

Owner: Hassane Abdallah
1008 N Washington
Lexington, NE 68850

Mowing Incurred: June 3, 2025 \$300.00

2. Lot 15, Tract "L" of the Subdivision of Section 5, Township 9 North, Range 21, West of the 6th P.M., in the City of Lexington, Dawson County, Nebraska.(301 S Washington)

Owner Salomon Argueta
956 W 9th
Lexington, NE 68850

Mowing Incurred: September 16, 2024 \$300.00

3. Lot 15, Tract "L" of the Subdivision of Section 5, Township 9 North, Range 21, West of the 6th P.M., in the City of Lexington, Dawson County, Nebraska. (301 S Washington)

Owner Salomon Argueta
956 W 9th
Lexington, NE 68850

Mowing Incurred: June 3, 2025 \$300.00

4. Lot 8, Block 3, Woodward's First Addition to the City of Lexington, Dawson County, Nebraska, (915 W 15);

Owner: Hipolita Huerta
915 W 15
Lexington, NE 68850

Mowing Incurred: September 6, 2024 \$300.00

5. Lot 35 and the North 20 feet of Lot 34, Woodlawn Addition to the City of Lexington, Dawson County, Nebraska, (1405 N Jackson);

Owner: Irvin Lopez
1405 N Jackson
Lexington, NE 68850

Mowing Incurred: September 17, 2024 \$400.00

6. Lots 5 and 6, Block 16, Mac Coll and Leflang's Second Addition to the City of Lexington, Dawson County, Nebraska, (903 N Madison);

Owner: Ana Pilarte Tercero
903 N Madison
Lexington, NE 68850

Fence Removal Incurred: March 20, 2025 \$165.00

7. The South Twenty-Five Feet Three Inches of Lot 28 and the North Forty-Nine Feet Nine Inches of Lot 27, Block 1, Olive First Addition to the City of Lexington, Dawson County, Nebraska, (1200 N Fillmore);

Owner: Aminta Morales-Ortiz
1200 N Fillmore
Lexington, NE 68850

Mowing Incurred: July 31, 2024 \$300.00

8. The East Half of Lots 7 and 8, Block M, Mac Coll and Leflang's Addition to the City of Lexington, Dawson County, Nebraska, (207 W 9th);

Owner: Manual Palma Junior
306 W Walnut Street
Lexington, NE 68850

Mowing Incurred: June 3, 2025 \$600.00

9. The South Half of the East Half of Lot 12, and the South Half of Lots 13 and 14, Block 3, James Ervin's Second Subdivision to the City of Lexington, Dawson County, Nebraska; (811 S Madison)

Owner: Derik Rowe
75721 Road 427
Cozad, NE 69130

Mowing Incurred: June 3, 2025 \$300.00

10. Lot 6 Block 21 Mac Coll and Leflang’s Second Addition to the City of Lexington, Dawson County, Nebraska (601 W 7th);

Owner: Derik Rowe
75721 Road 427
Cozad, NE 69130

Property Demolition Incurred July 8, 2025 \$11,900.00

11. Lot 1 Block 7 Mac Coll and Leflang’s Third Addition to the City of Lexington, Dawson County, Nebraska (1012 N Jackson);

Owner: Giovanni Victorino
1012 N Jackson
Lexington, NE 68850

Lawn Care Incurred July 2, 2025 \$300.00

SECTION 2 - That there be and is hereby levied and assessed against the above described real estate, a special tax in the amount of costs incurred for each property, to pay the cost of abatement of nuisance violations as aforesaid, and that said assessment shall be due and payable in full upon adoption of this Ordinance, and thereafter shall draw delinquent interest as provided by Section 45-104.01 R.R.S. 1943.

SECTION 3 - The City Clerk shall cause a copy of this Ordinance to be recorded in the office of the Register of Deeds of Dawson County, Nebraska.

SECTION 4 - That this Ordinance shall be published in electronic form and take effect as provided by law.

PASSED AND APPROVED this 23rd day of September, 2025.



CITY OF LEXINGTON, NEBRASKA
[Signature]
Mayor

ATTEST:

[Signature]
City Clerk