

STATE OF SOUTH CAROLINA
COUNTY OF HORRY

DATED THIS 15TH DAY OF MARCH, 2023

CHRISTOPHER J. THOMPSON
DIRECTOR / CHIEF BUILDING OFFICIAL
CITY OF MYRTLE BEACH, SOUTH CAROLINA

Complainant.

-VS-

LBSC11 LLC
PO BOX 31191
TAMPA, FL 33631

PIN # 425-13-02-0010 TMS # 181-02-02-018

LEGAL DESCRIPTION: CARVER; LT 11

PROPERTY LOCATED AT: 1107 RAGIN STREET
MYRTLE BEACH, SC

Respondent.

NOTICES
TO THE PROPERTY OWNER AND
TO THE CITY MANAGER.

A NOTICE OF FAILURE TO COMPLY WITH
BUILDING OFFICIAL'S ORDER AND

A NOTICE THAT THE MANAGER SHALL
NOW PLACE THIS FAILURE TO COMPLY
ON CITY COUNCIL'S AGENDA FOR A RULE
TO SHOW CAUSE HEARING AS TO WHY
THE OWNERS OR PARTIES IN INTEREST
OF PROPERTY KNOWN AS 1107 RAGIN
STREET SHOULD NOT BE ORDERED TO
BRING THE PROPERTY INTO COMPLIANCE
WITH ARTICLE 10 OF THE CODE OF
ORDINANCES OF THE CITY OF MYRTLE
BEACH.

DATE OF RULE TO SHOW CAUSE
HEARING BEFORE CITY COUNCIL:
APRIL 11TH, 2023.

NOTICE OF FAILURE TO COMPLY WITH BUILDING OFFICIAL'S ORDER:

This notice has been issued due to your failure to make the repairs in the time frame outlined in the Order of Building Official dated June 15th, 2022. As per ordinance, this Notice is being provided to you and the City Manager. The property now becomes subject to a Rule To Show Cause Hearing before the City Council of Myrtle Beach. The City Manager shall now place this matter on the agenda at the second meeting that occurs after the date of this Notice, which is APRIL 11TH, 2023.

**NOTICE OF A RULE TO SHOW CAUSE HEARING:
DATE OF HEARING: APRIL 11TH, 2023**

WHY THE OWNERS OR PARTIES IN INTEREST OF PROPERTY KNOWN AS 1107 RAGIN STREET SHOULD NOT BE ORDERED TO BRING THE PROPERTY INTO COMPLIANCE WITH ARTICLE 10 OF THE CODE OF ORDINANCES OF THE CITY OF MYRTLE BEACH.

**IN RE: HEALTH AND SAFETY CODE VIOLATIONS
UNSAFE STRUCTURES
1107 RAGIN STREET
TMS # 181-02-02-018/ CARVER; LT 11
CARVER SUBDIVISION, CITY OF MYRTLE BEACH, SC**

YOU ARE HEREBY ORDERED to appear before the City Council of the City of Myrtle Beach, South Carolina, at their regular meeting at the Ted C. Collins Law Enforcement Center, 1101 Oak Street, Myrtle Beach, South Carolina, on April 11th, 2023 at 9:00 a.m. or as soon thereafter as this matter may be heard, to show cause if any, why you should not be ordered and required to have the property identified as 1107 Ragin Street, Tax Map Parcel # 181-02-02-018, DOGWOOD NECK TOWNSHIP; Carver; LT 11, of the Carver Subdivision of the City of Myrtle Beach, brought into compliance with the Building Official's Order of June 15th, 2022, which would be in compliance with the applicable provisions of Chapter 10 of the Code of Ordinances of the City of Myrtle Beach by removing or repairing said structure located on the property and cleaning the area of any debris.

You have a right to appear before City Council and be heard. If you should fail to appear or to show proper cause as to why your property should not be brought into compliance, or if you fail to comply with the decision of the City Council after proper hearing, the City Council may cause the building to be demolished, removed or repaired and the area cleaned, with the cost of abatement to be assessed and collected as lien against the property.

**Christopher J. Thompson
Director / Chief Building Official
City of Myrtle Beach, South Carolina**

1107 Ragin Street

TMS # 181-02-02-018 / PIN # 425-13-02-0010

**OWNER:
LBSC11 LLC**

EXHIBIT # 1

SITE MAP

horrycounty.org

Bookmark Zoom To Dismiss

Owner Name	LBSC11 LLC
PIF#	42513020010
TMS	1810202018
Lot	
Parcel Type	2
Zoning Code	NONE
Municipality	MYRTLE BEACH
Zip Code	29577
District	880
Legal Desc.	CARVER, LT 11
Square Footage	8766.91
Acreage	0
Dist. Name	DISTRICT 2
Dist. Population	-
Owner Address	PO BOX 31191 TAMPA, FL 33631
Condo Label	
Lots	1
Deed Book	4541
Deed Page	480
Date Sold	TUE MAR 29 2022

Map showing lot 1107 highlighted in blue.

PHOTO SITE # 1



PHOTO SITE # 2



PHOTO SITE # 3



PHOTO SITE # 4



PHOTO SITE # 5



UPDATED PHOTO # 1



425-13-02-0010

UPDATED PHOTO # 2



425-13-02-0010

UPDATED PHOTO # 3



UPDATED PHOTO # 4



UPDATED PHOTO # 5



TITLE

PRECISION ABSTRACTING, LLC

TITLE SUMMARY

February 24, 2023
Client: City of Myrtle Beach

Purchaser: None
Owner: LB Park, LLC
Property: Lot 11 Carver S/D

TMS/PIN: 181-02-02-018 Pin: 425-13-02-0010
Plats: 51/6A

Chain of Title:

Year	Owner	Book/Page
22	LB Park, LLC	454/1921 (Quitclaim)
22	LBSC-11, LLC	454/480 (Tax sale deed)
70	Johnson	436/227

Mortgages: None Open - Please Confirm

Real Taxes: Paid thru 2022 - See Printouts
Furniture/SCDOR Taxes: None

Restrictions/Easements: 430/56

Judgements: 2013-CP-26-3056, 2014-CP-26-3315, 2019-CP-26-00646, 2013-CP-26-5803, 2020-CP-26-05698, 2016-CP-26-957, 2013-CP-26-1642, 2017-CP-26-8067, 2018-CP-26-1343, 2017-CP-26-00916, 2021-CP-26-6866

Lis Pendens: 2022-LP-26-00344

Suits Pending: 2022-CP-26-03497

State Tax Lien: 207/2255, 267/2750, 267/2749, 222/858, 771296, 807334, 819697, 901294

Other: Our Lot Released From 2019-CP-26-01744

Title Searched Through: 2/14/2023
Updated from: 8/20/1970

The report subject to county records being correctly indexed.
This is a courtesy summary, not an opinion of title.
Please review all attached documents.

DEED

Deed BK: 4241 PG: 400 DocType: 001 04/20/2022 at 09:41:28 AM, 1 OF 7 County
Stamps: 047.30 State Stamps: 0111.00 Marion D. Foxworth III, Horry County, SC
Registrar of Deeds

ABOVE SPACE FOR RECORDING DATA

Pin#4251N02010; Owner: William Johnson and Dorothy Mae Johnson; Successful
Bidder: LBSC-11, LLC SEMUNI CUST%

This Deed has been prepared by The Hedgepath Law Firm, 207 Beety Street, Conway, SC 29524.
No Title Certification is afforded to the Grantee(s) herein named.

Grantor(s): **CRYSTAL MONTGOMERY, Horry County Delinquent Tax
Manager**

Grantee: **LBSC-11, LLC SEMUNI CUST%**
Address: **P. O. Box 31191
Tampa, FL 33631 3191**

STATE OF SOUTH CAROLINA }

COUNTY OF HORRY }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, by an Act of the General Assembly of the State of South Carolina entitled "An Act in Relation to Forfeited Land, Delinquent Lands, and Collection of Taxes" approved December 24, 1887, and Act amendatory thereof or passed since that time, it is provided that thereafter, immediately upon the expiration of the time allowed by the law for the payment of taxes in any year, the County Treasurer of each County shall, and is thereby authorized and directed, issue in the name of the State a warrant or execution, in duplication, against each defaulting taxpayer in his County, signed by him in his official capacity, directed to the Sheriff of his County or his lawful Deputy requiring and commanding him to levy the same by distress and sale of so much of the defaulting taxpayer's estate, real or personal or both, as may be sufficient to satisfy the taxes, State,

VIOLATIONS

- 108.1.1 Unsafe Structures
- 108.1.3 Structure unfit for human occupancy
- 108.1.5 Dangerous structure or premises
- 301.3 Vacant structures and land
- 302.4 Weeds
- 304.2 Protective treatment
- 304.6 Exterior walls
- 304.7 Roofs & drainage
- 304.13 Window, skylight & door frames

VIOLATIONS CONTINUED

- **304.13.1 Glazing**
- **304.18 Building security**
- **305.1.1 Unsafe conditions**
- **305.3 Interior surfaces**

EXHIBIT # 2

ORIGINAL LETTER

STATE OF SOUTH CAROLINA
COUNTY OF HORRY

CHRISTOPHER J. THOMPSON, CBO
DIRECTOR / CHIEF BUILDING OFFICIAL
CITY OF MYRTLE BEACH, SOUTH CAROLINA

-VS-

Complainant.

NOTICE OF COMPLAINT

LBSC11 LLC
PO BOX 31191
TAMPA, FL 33631

PIN # 425-13-02-0010 TMS # 181-02-02-018

LEGAL DESCRIPTION: CARVER; LT 11

PROPERTY LOCATED AT: 1107 RAGIN STREET
MYRTLE BEACH, SC

Respondents.

TO: PROPERTY OWNER AND OTHER INTERESTED PARTIES.

On April 27th, 2022 an on-site inspection was made at the address listed above by Jody Lewis, Property Maintenance Inspector, Construction Services Department, City of Myrtle Beach, South Carolina (843-918-1197).

Public tax and land records show that you are the owner or other interested party in connection with the property.

The public officer found the structure / land to be in violation of the Codes and/or Ordinances as adopted by the City of Myrtle Beach in one or more of the following particulars:

108.1.1 Unsafe structures. An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

108.1.3 Structure unfit for human occupancy. A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of

RETURN RECEIPT OWNER

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY														
<ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. <p>1. Article Addressed to:</p> <p>PIN # 425-13-02-0010</p> <p>LBSC11 LLC PO BOX 31191 TAMPA, FL 33631</p> <div style="text-align: center;">  9590 9402 3816 8032 9899 20 </div> <p>2. Article Number (Transfer from service label)</p> <p style="font-size: 1.2em;">7017 1450 0001 6369 5003</p>	<p>A. Signature</p> <p><input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) M. Martinez</p> <p>C. Date of Delivery 05/04/2022</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p> <p>3. Service Type</p> <table style="width: 100%; border: none;"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input checked="" type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input checked="" type="checkbox"/> Return Receipt for Merchandise</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Restricted Delivery (over \$500)</td> <td></td> </tr> </table>	<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input checked="" type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input checked="" type="checkbox"/> Return Receipt for Merchandise	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Restricted Delivery (over \$500)	
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<input type="checkbox"/> Restricted Delivery (over \$500)															
<div style="border: 2px solid red; border-radius: 50%; padding: 10px; display: inline-block;"> <p style="color: red; font-weight: bold; text-align: center;">RECEIVED</p> <p style="color: red; font-weight: bold; text-align: center;">MAY 09 2022</p> </div>															
<p>PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt</p>															

ORDER OF BUILDING OFFICIAL

STATE OF SOUTH CAROLINA
COUNTY OF HORRY
CHRISTOPHER J. THOMPSON, CBO
DIRECTOR / CHIEF BUILDING OFFICIAL
CITY OF MYRTLE BEACH, SOUTH CAROLINA

-VS- Complainant.
LBSC11 LLC
PO BOX 31191
TAMPA, FL 33631
PIN # 425-13-02-0010 TMS # 181-02-02-018
LEGAL DESCRIPTION: CARVER; LT 11
PROPERTY LOCATED AT: 1107 RAGIN STREET
MYRTLE BEACH, SC Respondents.

Order of Building Official
2022-LP-26-00344

WHEREAS, on April 27th, 2022 an inspection was made by the Construction Services Department of Myrtle Beach indentifying the following Property Maintenance Code Violations:

- 108.1.1 Unsafe structures.
- 108.1.3 Structure unfit for human occupancy.
- 108.1.5 Dangerous structure or premises.
- 301.3 Vacant structures and land.
- 302.4 Weeds.
- 304.2 Protective treatment.
- 304.6 Exterior walls.
- 304.7 Roofs and drainage.
- 304.13 Window, skylight and door frames.
- 304.13.1 Glazing.
- 304.18 Building security.
- 305.1.1 Unsafe conditions.

RETURN RECEIPT OWNER

305.3 Interior surfaces.

WHEREAS, on April 28th, 2022 an original Notice of Complaint was sent to the owners. The Complaint and Lis Pendens has been filed in the Horry County Courthouse. The Notice of Complaint set a hearing before the Building Official on May 25, 2022.

On May 25, 2022, the hearing in this matter, at the request of the property owner and by request of counsel for the property owner, was continued and a hearing date of June 15, 2022 was set.

On June 15, 2022, the owners and parties of interest did take part in the hearing (or) did not take part in the hearing.

The building official determined that the owner bring the property into compliance within 60 days or by July (August) 16th, 2022.

The building official determined that the repair, alteration or improvement of the dwelling to render it fit for human habitation CAN be made at a reasonable cost in relation to the value of the dwelling.

The building official determined that the repair, alteration or improvement of the dwelling to render it fit for human habitation CANNOT be made at a reasonable cost in relation to the value of the dwelling. Therefore, the property owner is required to remove or demolish the dwelling. *Note: THE OWNER Mr. KOSTAKIS IS GOING TO*

contact a contractor to get some hard numbers to see what is wanted cost to rehab to see if it can be done at a reasonable cost (1000 or more).
AND, IT IS FURTHER ORDERED BY THE BUILDING OFFICIAL that the Owners or parties in interest shall, within 60 days of the date of this Order, repair and restore or remove or demolish the dwelling and restore the property to a safe, clean and presentable condition, to include re-grading of the property and removal of all surplus grass, weeds and other growth and all trash and rubbish and anything that will or is likely to constitute a nuisance or health hazard. This Order will be filed in the same manner as the Complaint and Lis Pendens.

AND IT IS SO ORDERED this 15th day of June, 2022.


CHRISTOPHER J. THOMPSON, CBO
CHIEF BUILDING OFFICIAL
CITY OF MYRTLE BEACH


PROPERTY OWNER

ATTESTED:

TERESA CANNON

EXHIBIT # 3

NOTICE OF FAILURE TO COMPLY

STATE OF SOUTH CAROLINA
COUNTY OF HORRY

CHRISTOPHER J. THOMPSON
DIRECTOR / CHIEF BUILDING OFFICIAL
CITY OF MYRTLE BEACH, SOUTH CAROLINA

Complainant.

-VS-

LBSC11 LLC
PO BOX 31191
TAMPA, FL 33631

PIN # 425-13-02-0010 TMS # 181-02-02-018

LEGAL DESCRIPTION: CARVER; LT 11

PROPERTY LOCATED AT: 1107 RAGIN STREET
MYRTLE BEACH, SC

Respondent.

DATED THIS 15TH DAY OF MARCH, 2023

NOTICES
TO THE PROPERTY OWNER AND
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A NOTICE OF FAILURE TO COMPLY WITH
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NOW PLACE THIS FAILURE TO COMPLY
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DATE OF RULE TO SHOW CAUSE
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APRIL 11TH, 2023.

NOTICE OF FAILURE TO COMPLY WITH BUILDING OFFICIAL'S ORDER:

This notice has been issued due to your failure to make the repairs in the time frame outlined in the Order of Building Official dated June 15th, 2022. As per ordinance, this Notice is being provided to you and the City Manager. The property now becomes subject to a Rule To Show Cause Hearing before the City Council of Myrtle Beach. The City Manager shall now place this matter on the agenda at the second meeting that occurs after the date of this Notice, which is APRIL 11TH, 2023.

NOTICE OF RTSC HEARING

NOTICE OF A RULE TO SHOW CAUSE HEARING:
DATE OF HEARING: APRIL 11TH, 2023

WHY THE OWNERS OR PARTIES IN INTEREST OF PROPERTY KNOWN AS 1107 RAGIN STREET SHOULD NOT BE ORDERED TO BRING THE PROPERTY INTO COMPLIANCE WITH ARTICLE 10 OF THE CODE OF ORDINANCES OF THE CITY OF MYRTLE BEACH.

IN RE: HEALTH AND SAFETY CODE VIOLATIONS
UNSAFE STRUCTURES
1107 RAGIN STREET
TMS # 181-02-02-018/ CARVER; LT 11
CARVER SUBDIVISION, CITY OF MYRTLE BEACH, SC

YOU ARE HEREBY ORDERED to appear before the City Council of the City of Myrtle Beach, South Carolina, at their regular meeting at the Ted C. Collins Law Enforcement Center, 1101 Oak Street, Myrtle Beach, South Carolina, on April 11th, 2023 at 9:00 a.m. or as soon thereafter as this matter may be heard, to show cause if any, why you should not be ordered and required to have the property identified as 1107 Ragin Street, Tax Map Parcel # 181-02-02-018, DOGWOOD NECK TOWNSHIP; Carver; LT 11, of the Carver Subdivision of the City of Myrtle Beach, brought into compliance with the Building Official's Order of June 15th, 2022, which would be in compliance with the applicable provisions of Chapter 10 of the Code of Ordinances of the City of Myrtle Beach by removing or repairing said structure located on the property and cleaning the area of any debris.

You have a right to appear before City Council and be heard. If you should fail to appear or to show proper cause as to why your property should not be brought into compliance, or if you fail to comply with the decision of the City Council after proper hearing, the City Council may cause the building to be demolished, removed or repaired and the area cleaned, with the cost of abatement to be assessed and collected as lien against the property.


Christopher J. Thompson
Director / Chief Building Official
City of Myrtle Beach, South Carolina

RETURN RECEIPT ORIGINAL OWNER

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PIN # 425-13-02-0010
LBSC11 LLC
PO BOX 31191
TAMPA, FL 33631



9590 9402 7314 2028 1794 06

2. Article Number (Transfer from service label)

7016 0910 0001 7459 5676

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
 Addressee

B. Received by (Printed Name)

M. Martinez

C. Date of Delivery

03/29/2023

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

RECEIVED
APR 04 2023
CITY OF MYRTLE BEACH
PROPERTY MAINTENANCE DIVISION

3. Service Type

- Adult Signature
 Adult Signature Restricted Delivery
 Certified Mail®
 Certified Mail Restricted Delivery
 Collect on Delivery
 Collect on Delivery Restricted Delivery
 Mail Restricted Delivery (over 500g)
- Priority Mail Express®
 Registered Mail™
 Registered Mail Restricted Delivery
 Signature Confirmation™
 Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

RETURN RECEIPT ORIGINAL OWNER'S REGISTERED AGENT

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY												
<ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name)</p> <p>C. Date of Delivery 3/23/23</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>												
<p>1. Article Addressed to:</p> <p>PIN # 425-13-02-0010 REGISTERED AGENT/LBSC-11, LLC CORPORATION SERVICE COMPANY 508 MEETING STREET WEST COLUMBIA, SC 29169</p>	<div style="border: 2px solid red; padding: 5px; text-align: center; color: red; font-weight: bold;"> RECEIVED MAR 28 2023 CITY OF MYRTLE BEACH PROPERTY MAINTENANCE DIVISION </div>												
<div style="text-align: center;">  9590 9402 7314 2028 1794 13 </div>	<p>3. Service Type</p> <table style="width: 100%; border: none;"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input checked="" type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td></td> </tr> </table>	<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input checked="" type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Collect on Delivery Restricted Delivery	
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<p>7016 0910 0001 7459 5683</p>	<p>PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt</p>												

RETURN RECEIPT NEW OWNER

USPS Tracking®

[FAQs](#)

Tracking Number:
70160910000174595652

[Remove](#)

[Copy](#) [Add to Informed Delivery \(https://informedelivery.usps.com/\)](https://informedelivery.usps.com/)

Latest Update

Your package is moving within the USPS network and is on track to be delivered to its final destination. It is currently in transit to the next facility.

Get More Out of USPS Tracking:
 USPS Tracking Plus®

Delivered

Out for Delivery

Preparing for Delivery

**Moving Through Network
 In Transit to Next Facility**
 March 28, 2023

Departed USPS Regional Facility
 MIAMI FL DISTRIBUTION CENTER
 March 24, 2023, 2:44 am

RETURN RECEIPT NEW OWNER'S REGISTERED AGENT

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY												
<ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) _____</p> <p>C. Date of Delivery 3/27/23</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>												
<p>1. Article Addressed to:</p> <p>PIN # 425-13-02-0010 REGISTERED AGENT/LB PARK LLC CORPORATION SERVICE COMPANY 508 MEETING STREET WEST COLUMBIA, SC 29169</p>	<div style="border: 2px solid red; padding: 5px; text-align: center; color: red; font-weight: bold;"> <p>RECEIVED</p> <p>MAR 28 2023</p> <p>CITY OF MYRTLE BEACH</p> <p>PROPERTY MAINTENANCE DIVISION</p> </div> <p><input type="checkbox"/> Is delivery address different from item 1? If YES, enter delivery address below:</p>												
<div style="text-align: center;">  <p>9590 9402 7314 2028 1793 90</p> </div>	<p>3. Service Type</p> <table style="width: 100%; border: none;"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input checked="" type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td></td> </tr> </table>	<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input checked="" type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Collect on Delivery Restricted Delivery	
<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®												
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™												
<input checked="" type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery												
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™												
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery												
<input type="checkbox"/> Collect on Delivery Restricted Delivery													
<p>2. Article Number (Transfer from service label)</p> <p style="font-size: 1.2em;">7016 0910 0001 7459 5669</p>	<p><input type="checkbox"/> Signature Confirmation Restricted Delivery</p>												
<p>PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt</p>													

RTSC POSTED ON SITE



RTSC IN SUN NEWS



AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
36820	399237	Print Legal Ad-IPL0115100 - IPL0115150		\$575.40	2	17 L

Attention: Ms. Ruth Garigen
CITY OF MYRTLE BEACH/LEGALS
PO BOX 2468
DENISE MCKINNEY - A/P
MYRTLE BEACH, SC 29578

State of South Carolina
County of Horry

STATE OF SOUTH CAROLINA, COUNTY OF HORRY, CITY OF MYRTLE BEACH. I, Tara Pennington, make oath that the advertisement, was published in The Sun News, a newspaper published in Myrtle Beach, State and County aforesaid, in the issue(s) of 03/24/23, 03/31/23.

I, Tara Pennington, makes oath that the advertisement, was published in The Sun News, a newspaper published in Myrtle Beach, State and County aforesaid, in the issue(s) of

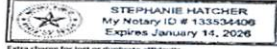
2 insertion(s) published on:
03/24/23, 03/31/23

Tara Pennington

Sworn to and subscribed before me this 30th day of March in the year of 2023

Stephanie Hatcher

Notary Public, in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits. Legal documents please do not destroy.

MARKET VALUE

- Land \$ 26,310
- Structure 54,600

- Total Value \$ 80,910

CLOSING STATEMENT

NOW THEREFORE, I request that the Council issue its Order of Abatement, and The City Council does herein make the following findings of fact and conclusions of law:

1. Based upon the enabling legislation in Title 31 and Title 5 of the South Carolina Code of Laws, the City may address unsuitable structures, and abate public nuisances.
2. The City has enacted a process to address public nuisances in Chapter 10 of its Code, and authorized the Building Official to investigate and seek enforcement, under Chapters 6 and 10 of the City Code.
3. The evidence establishes adequate investigation, and reflects ample notice to the owner and/or the parties in interest to the addresses that they have provided to the public record of Horry County.
4. The evidence establishes that the Building Official has provided opportunities to contest the findings, be heard and address the problems identified and the owner and/or parties in interest have failed to do so.
5. As a result of the owner's and/or parties' in interest failure to address the Building Officials complaint, the Building Official is compelled to place this matter before Council and this City Council has provided this hearing for the owners and parties in interest to appear and be heard.
6. Based on the evidence presented to the City Clerk at the hearing, and our findings on the credibility of the witness(es), the evidence shows that the building and/or grounds are in violation of the International Property Maintenance Code as adopted in Chapter 6, and referenced in Chapter 10 of the City Code, and the violations constitute a public nuisance affecting public health, safety and welfare, as defined in Chapter 10.

CLOSING STATEMENT PAGE 2

7. While the cost of compliance **CANNOT** be made at a reasonable cost in relation to the building value, and that repairs or demolition are necessary for the public welfare, the burden of performing the necessary repairs or demolition is the sole responsibility of the owner, and that any repairs or demolition contemplated by the City would be in its legislative discretion, and should repairs not be made, the City may demolish. In light of the legal complications, risks and liabilities arising acting as a contractor, the city shall not refurbish, repair, remodel any interior of a structure. In its discretion, the City may board any structure and make weather tight.
8. Council herein orders the owners and/or parties in interest to get the necessary permits within twenty (20) days to make the necessary repairs to bring the building into compliance with the IPMC, or demolish.
9. The permit shall become invalid unless work on site is commenced within thirty (30) days after its issuance, or if the work authorized by the permit is suspended or abandoned for a period of thirty (30) days after the time the work is commenced, as determined by the Building Official.
10. If the permit is not issued or it becomes invalid as set forth above, the City Manager is authorized and directed to execute one or more contracts to either bring the structure into compliance or demolish the structure and take all actions permitted by law to collect the cost of such contracts from the owner or parties in interest, including as necessary the filing of a lien against the property, and bringing that lien to judgment so that the property may be sold for the collection of costs.