

STATEMENT AND NOTICE OF CITY ASSESSMENT AND ENFORCEMENT LIEN

Claimant: City of Highland Heights, 176 Johns Hill Road, Highland Heights, Kentucky 41076
Property Owner: Madison and Peter Freiermuth
Property Address: 1927 Taylor Ave., Highland Heights, Kentucky 41076
Legal Description: SEE ATTACHED
P.I.D.N. 999-99-21.336.00 **GROUP NO.** 30629/A2, A3, A4 & AF
Bokk/Page Ref: Newport – D842/PG875

Pursuant to the authority of Kentucky Revised Statute § 381.770 and any other applicable law, this City Assessment and Enforcement Lien is hereby filed by Claimant, City of Highland Heights. Said lien is for labor, materials, and/or supplies provided by the City of Highland Heights for correction of City Code Enforcement violation(s) at the above-described property, which has not been paid.

As of this 18th day of December, 2023, there is an amount due of \$783.75 plus interest, costs and attorney's fees as allowed by law, upon which there are no just credits or set-offs known to it, and which is secured by this City Assessment and Enforcement Lien which is hereby asserted upon and covers the above-described property and the improvements thereto (the "Property").

The undersigned and authorized agent for City of Highland Heights states that she has read the foregoing and that it is all true to the best of her knowledge and belief.

CITY OF HIGHLAND HEIGHTS

By: Jeanne M Pettit
Name: Jeanne Pettit
Title: City Clerk/Treasurer

DOCUMENT NO: 5315487
RECORDED: December 18, 2023 10:47:00 AM
TOTAL FEES: \$23.00
COUNTY CLERK: JIM LUERSEN
DEPUTY CLERK: ROBIN THOOLEN
COUNTY: CAMPBELL COUNTY
REG BRANCH: NEW DOC BRANCH: NEW
BOOK: ENC92 PAGES: 168 - 170

COMMONWEALTH OF KENTUCKY
COUNTY OF CAMPBELL

Subscribed and sworn to before me by JEANNE PETTIT, this 18th day of December, 2023.

Cassandra Ann Williams

Notary Public

My Commission Expires: 8/25/2026

Notary ID# KYNP57801

This instrument was prepared by:

Michelle Eviston

Michelle Eviston (KBA Attorney # 95362)

City Attorney, Highland Heights

319 York Street, Newport, Kentucky 41071

Telephone: (859) 491-7700; Fax: (859) 491-4025

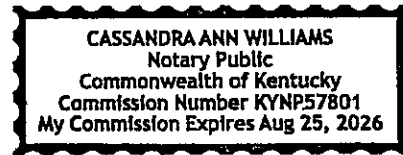


EXHIBIT A

Situated in Campbell County, Kentucky, and being more particularly described as follows:

Parcel No. One

The south twenty (20) feet off of Baby Farm Number Sixty-Three (63) in Section Three (3) Highlands Real Estate and Investment Company's Subdivision of Baby Farm, in the City of Highland Heights, Campbell County, Kentucky; Beginning the east line of Taylor Road, where the dividing line between Baby Farm No. 62, Section 3, of said Subdivision, and Baby Farm No. 63, Section 3 of said subdivision, intersects said east line of Taylor Road; thence northwardly, with the east line of Taylor Road, 20 feet to a point; thence from the point last named and the place of beginning extending back eastwardly, on said dividing line and a line parallel thereto, 125 feet to the rear of said lot.

Parcel No. Two

Farm Numbered Sixty-Two (62), Section No. 3 of the Highlands Real Estate and Investment Company's Subdivision of Baby Farms, in Campbell County, Kentucky, as shown on plat recorded in Plat Book No. 66, at pages 244 to 247, inclusive, of the Campbell County records at Newport, Kentucky.

Parcel No. Three

That certain lot or parcel of land situate in Campbell County, Kentucky, and known and designated on Section Number Three (3) of a certain map or plat of Highlands Baby Farms, made by Renshaw and Breese, Engineers of Huntington, West Virginia, on the 27th day June, 1914, which said Section Number Three (3) of said map or plat is recorded in the office of the Clerk of the County Court of Campbell County, Kentucky, in Plat Book Number 66 at pages 244 to 247 inclusive as Farm Number Twenty-Five (25).

BEING the same property conveyed to 1927 Taylor Ave LLC, a Kentucky Limited Liability Company, by Deed dated March 11, 2022 and recorded March 24, 2022, of record in Deed Book 836, Page 334, in the office aforesaid.

Current Property Address: 1927 Taylor Avenue, Highland Heights, Kentucky 41078
Current Parcel ID No: 989-99-21-335.00 (LOT 62 and PART OF LOT 63) and 989-99-21-340.00 (LOT 25)
Group No. 30829/A2, A3, A4 and A5



HIGHLAND HEIGHTS POLICE

Home of Northern Kentucky University

176 Johns Hill Road
Highland Heights, KY 41076
www.hhky.com

Phone 859-441-8956
Fax 859-441-8963

CIVIL CITATION

Madison Freiermuth
1927 Taylor Avenue
Highland Heights KY, 41076

Date 10/12/2023

Citation : 0801

Highland Heights Zoning Ordinance Violation: 302.4 Grass/Weeds in excess of 8 inches

Fine Payable if Uncontested: \$50.00 if paid within 7 days. Second Citation issued
Maximum Fine: \$100 if not paid within seven (7) days or unsuccessfully appealed.

You are notified that you are in violation of the above section of the Highland Heights, Kentucky Ordinance. **IF YOU DO NOT CONTEST** this citation, you must pay the amount shown above as "Fine Payable if Uncontested" at the office of the City Clerk/Treasurer, 176 Johns Hill Road, Highland Heights, KY 41076 within seven (7) days of the date of this Citation.

If you choose to **APPEAL** this citation, you must file your appeal, in writing, to the Highland Heights Code Enforcement Board within Seven (7) days of the date of this Citation. Your appeal statement must be submitted to the office of the City Clerk/ Treasurer, 176 Johns Hill Road, Highland Heights, KY 41076. If you appeal and the Board upholds this Citation, the Board may impose any penalty up to the "Maximum Fine" shown above.

FAILURE to pay the fine or appeal within Seven (7) days will result in waiver of your right to a hearing and a final determination that a violation was committed will be entered. The fine stated above shall be imposed and it, along with costs of collection, may be collected as a debt in a court of law. The fine shall be a lien on any property, which you may own.

The Citation Officer's signature below certified that this Citation was delivered personally to the above named person, or by leaving the notice at the person's usual place of residence with an individual residing therein who is eighteen (18) years of age or over and who is informed of the contents of the Citation, or delivery by Certified U.S. Mail.

Citation Officer's Name: David Fornash – Code Enforcement Officer

Citation Officer's Signature: _____



Public Works Repair Invoice

City of Highland Heights

176 Johns Hill Road
Highland Heights, KY 41076
(859) 441-8575
slehman@hhky.com

Work Order # 110623-2
November 7, 2023
Work Location: 1927 Taylor Avenue
Highland Heights, KY 41076

TO Madison & Peter Freirmuth
1927 Taylor Avenue.
Highland Heights, KY 41076

Abatement of property at 1927 Taylor Avenue. Weed eat
hill in front of address on Taylor Avenue. Mow, weed eat
and trim plants on lot on 1900 block Alex. Pk

Qty.	Equipment	U/M	Description	Rate	LINE TOTAL
1	Truck & Trailer		Pickup Truck and Mower Traileer	\$ 100.00	\$ 100.00
3	Employee(s)	1.75	Mitch Dawn, Brett Dawn, Pat Graven (1.75 hours each)	\$ 55.00	\$ 288.75
1	Exmark Mower		Zero Turn Mower	\$ 75.00	\$ 75.00
2	Weed Trimmer		Stihl Trimmers	\$ 10.00	\$ 20.00
1	Blower		Stihl Back Pack Blower	\$ 15.00	\$ 15.00
1	Hedge Trimmer		Stihl Hedge Trimmer	\$ 15.00	\$ 15.00
1	Filing Fee	ea.	Lien Filing Fee	\$ 100.00	\$ 100.00
1	Administrative Work	ea.	Invoicing and filing lien	\$ 60.00	\$ 60.00

This invoice is due to The City of Highland Heights. A lien will be filed and released after payment received

In accordance with city ordinance 10-2008, Abatement of Violations relative to damaged Real Property is considered a public nuisance.
The Public Works Department has abated the violation(s) and will file a lien per this invoice for recovery of funds expended for such abatement.

TOTAL \$ 673.75



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Abatement Notice

10-25-23

Madison Freiermuth
1927 Taylor Avenue
Highland Heights KY, 41076

RE: Violations of Section 302.4 of the Highland Heights Ordinance Weeds and Grass in excess of eight (8) inches.

Dear Ms. Freiermuth

Enclosed with this Letter is the "NOTICE TO ABATE" that requires you to complete the cleanup of the property within 14 days (10-25-23). All grass must be cut and weeds must be removed from the property. A letter and citation has been issued and the property is still not in compliance with the city ordinance.

If Weeds and grass are not cut and clippings removed by (11-04-23) it will be subject to removal by the City of Highland Heights. You will be billed for the cost of the abatement by the City of Highland Heights.

Sincerely,

David Fornash,
Code Enforcement Officer