

STATEMENT AND NOTICE OF CITY ASSESSMENT AND ENFORCEMENT LIEN

Claimant: City of Highland Heights, 176 Johns Hill Road, Highland Heights, Kentucky 41076

Property Owner: Pete Susens

Property Address: 110 Bramble Ave., Highland Heights, Kentucky 41076

Legal Description: Situated in Campbell County, Commonwealth of Kentucky, and being all of Lot No. 174 and the rear 25 feet of Farm or Lot No. 175 and another part of Lot 175 in Section No. 1 of the Highland\$ Baby Farm Subdivision as shown on the plat of said Subdivision recorded in Deed Book 56, Pages 244-247 inclusive of Campbell County, Kentucky, and being more particularly described as follows:

PARCEL I. Beginning at a point where the dividing line of farms No. 173 and 174 intersect the southwest line of Bramble Avenue a/k/a Macht Road; thence in said dividing line southwest 125 feet to the terminus of said dividing line; thence northwest along the rear line of farms No.174 and 175, 80 feet to the rear terminus of the dividing line of farms 175 and 176, 25 feet to a point; thence at right angles and parallel to said rear lines southeast 40 feet to a point in the dividing line between farms No.174 and 175; thence northeast in said dividing lines between farms No. 174 and 175, 100 feet to a point in the southwest line of Bramble Avenue a/k/a Macht Road, which point is also the terminus of said dividing line between farms No. 174 and 175; thence southeast in said line to Bramble Avenue a/k/a Macht Road, 40 feet to the place of beginning.

And being that same property previously conveyed to the previous grantors by Master Commissioner's Deed dated November 17, 1966; resolution of all claims against the property herein described having been adjudicated at Case No.7327 of the Campbell Circuit Court, and recorded in Deed Book 375, Page 198.

PARCEL II. Situated in Campbell County, Commonwealth of Kentucky and being part of Lot 175 in Section 1 of the Highland Baby Farms Subdivision as shown on the plat recorded in Deed Book 56, Pages 244-247 inclusive of Campbell County, Kentucky, and being more particularly described as follows:

Beginning at a point in the dividing line between Lots 174 and 175 of said subdivision at the edge of the existing sidewalk, said point lying S 3° 34' 30" W, 77.25 feet from the southerly line of Bramble Avenue; thence from the point of beginning S 89° 30' 43" W, 4.14 feet along the edge of the sidewalk to a point; thence S 00° 29' 17" E, 9.6 feet to the face of the existing frame building; thence S 89° 30' 43" W, 7.1 feet along the existing face of the frame building to the corner of the building; thence along the side of the building S 00° 29' 17" E, 12.41 feet to a point on the dividing line between that section of lot 175 previously conveyed to previous grantors; thence along said

dividing line S 86°25' 30" E, 9.66 feet to a point in the dividing line between lots 174 and 175 and within the existing building; thence along the dividing line N 3° 34' 30" E, 22. 75 feet to the point of beginning; the above describes that portion of said lot 175, the existing building, and concrete sidewalk presently occupied.

The Master's Deed further Orders as follows: It is further Ordered that Plaintiffs, Maurice Conners and Catherine Conners, are granted a five (5) feet easement for maintenance of the existing structure and access to gas meter and trimming of grass around said structure, said five foot easement is parallel to each of the above courses I, 2, 3, and 4 from the point of beginning. Also, a five (5) foot easement for maintenance and replacement of existing utilities to the existing structure from Bramble A venue.

Campbell Circuit Case No. 85-CI-572 which finally adjudicated that the previous grantors herein acquired title to Parcel II by adverse possession. Whereupon, the Master Commissioner issued his lawful deed to the previous grantors, which deed is recorded at Deed Book 493, Page 561. And being that same property conveyed to Larry Mullins, a single person, by deed from the said Maurice Conners and Catherine Conners, husband and wife, and recorded at Deed Book 537, Page 565.

P.I.D.N.

999-99-21.972.00 **GROUP NO.** 30603/A1

Bokk/Page Ref:

D649/PG562

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 1st day of March, 2024, there is an amount due of \$16,081.39 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 Pettit
Name: Jeanne Pettit
Title: City Clerk/Treasurer

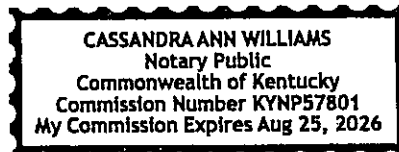
COMMONWEALTH OF KENTUCKY
COUNTY OF CAMPBELL

Subscribed and sworn to before me by JEANNE PETTIT, this 1st day of March, 2024

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



DOCUMENT NO: 5325583
RECORDED: March 04, 2024 09:50:00 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: 424 - 426



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

Pete Susens
110 Bramble Avenue
Highland Heights KY 41076

Date: 10-26-23

Citation 802

Highland Heights Zoning Ordinance Violation: **50.04 Maintaining Private Property**

Fine Payable if Uncontested: \$25.00 if paid within 7 days.
Maximum Fine: \$50 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: _____

Inv # 2262



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

11/09/2023

SUSENS PETE
110 BRAMBLE AVE
HIGHLAND HEIGHTS, KY 41076-0000

RE: Civil Citation

Highland Heights Zoning Ordinance Violation:

50.04 Maintaing Private Property le rubbish, trash, in operable vehicles

Fine Payable if Uncontested: \$25.00 if paid within 7 days.

Maximum Fine: \$50.00 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: Dave Fornash, Code Enforcement Officer

Citation Officer's Signature:

Inv #2084



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

11/21/2023

SUSENS PETE
110 BRAMBLE AVE
HIGHLAND HEIGHTS, KY 41076-0000

RE: Civil Citation

Highland Heights Zoning Ordinance Violation:

50.04 Maintaining private property

Fine Payable if Uncontested: 100.00 if paid within 7 days.
Maximum Fine: 250.00 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: Dave Fornash, Code Enforcement Officer

Citation Officer's Signature:

Inv# 2090



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

11/28/2023

SUSENS PETE
110 BRAMBLE AVE
HIGHLAND HEIGHTS, KY 41076-0000

RE: Civil Citation

Highland Heights Zoning Ordinance Violation:

302.4 No rubbish/ salvage material/non working items /Junk to be left in open.

Fine Payable if Uncontested: 100.00 if paid within 7 days.

Maximum Fine: 200.00 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: Dave Fornash, Code Enforcement Officer

Citation Officer's Signature:

Inv# 2092



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

12/07/2023

SUSENS PETE
110 BRAMBLE AVE
HIGHLAND HEIGHTS, KY 41076-0000

RE: Civil Citation

Highland Heights Zoning Ordinance Violation:

50.04 Maintaining Private Property. ie trash, cars, and rubbish lying around the property.

Fine Payable if Uncontested: \$500.00 if paid within 7 days.

Maximum Fine: 1000.00 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: Dave Fornash, Code Enforcement Officer

Citation Officer's Signature:

Inv # 2107



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

01/03/2024

SUSENS PETE
110 BRAMBLE AVE
HIGHLAND HEIGHTS, KY 41076-0000

RE: Civil Citation

Highland Heights Zoning Ordinance Violation:

50.04 rubbish and litter throughout the yard.

Fine Payable if Uncontested: 500.00 if paid within 7 days.
Maximum Fine: 1000.00 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: Dave Fornash, Code Enforcement Officer

Citation Officer's Signature:

Inv # 2136



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

01/16/2024

SUSENS PETE
110 BRAMBLE AVE
HIGHLAND HEIGHTS, KY 41076-0000

RE: Civil Citation

Highland Heights Zoning Ordinance Violation:

50.04 trash and rubbish lying around the yard as well as a non operational vehicle parked in driveway with a trash can hiding the plate.

Fine Payable if Uncontested: \$1000.00 if paid within 7 days.
Maximum Fine: \$1500.00 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: Dave Fornash, Code Enforcement Officer

Citation Officer's Signature:

Inv # 2137



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

01/26/2024

SUSENS PETE
110 BRAMBLE AVE
HIGHLAND HEIGHTS, KY 41076-0000

RE: Civil Citation

Highland Heights Zoning Ordinance Violation:

50.04. Rubbish and trash throughout the property.

Fine Payable if Uncontested: \$1500 if paid within 7 days.

Maximum Fine: \$2000 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: Dave Fornash, Code Enforcement Officer

Citation Officer's Signature:

Inv#2261



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

02/06/2024

SUSENS PETE
110 BRAMBLE AVE
HIGHLAND HEIGHTS, KY 41076-0000

RE: Civil Citation

Highland Heights Zoning Ordinance Violation:

50.04 Maintaining Property
302.8 Inoperative vehicle

Fine Payable if Uncontested: \$1500.00 if paid within 7 days.
Maximum Fine: \$2000.00 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: Dave Fornash, Code Enforcement Officer

Citation Officer's Signature:

Inv# 2268



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

02/14/2024

SUSENS PETE
110 BRAMBLE AVE
HIGHLAND HEIGHTS, KY 41076-0000

RE: Civil Citation

Highland Heights Zoning Ordinance Violation:

50.04 Maintaining Property

Fine Payable if Uncontested: 2000.00 if paid within 7 days.
Maximum Fine: 2500.00 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: Dave Fornash, Code Enforcement Officer

Citation Officer's Signature:



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

Abatement Notice

Date 2-06-2024

Name: Pete Susens
address 110 Bramble Avenue
Highland Heights KY, 41076

RE: Violations of Section 9.8 of the Highland Heights Zoning Ordinance Outdoor Storage of Waste/Salvage and Miscellaneous Items.

Dear Mr. Susens

Due to the non-compliance of letters and civil citations we are left with no other recourse but to abate your property.

This Letter is the "NOTICE TO ABATE" that requires you to complete the cleanup of the property within 14 days (02-20-2024). All outdoor storage of household items, furniture, tools, appliances and tarps. All the plastic containers must be moved indoors or removed from the property, and all lumber and construction materials are included in this order.

Any outdoor storage that remains after (02-21-2024) will be subject to removal by the City of Highland Heights. You will be billed for the cost of the abatement. The Abatement date set forth is (02-27-2024).

Sincerely,

David Fornash,
Code Enforcement Officer



Public Works Repair Invoice

City of Highland Heights

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

Work Order # 022724-1
February 27, 2024
Work Location: 110 Bramble Avenue
Highland Heights, KY 41076

TO Mr. Pete Susens
110 Bramble Avenue
Highland Heights, KY 41076

Abatement of property at 110 Bramble Avenue. Load up
trash, household items, totes, etc.. Take to Covington
Transfer Station

Qty.	Equipment	U/M	Description	Rate	LINE TOTAL
1.0	F550 Dump Truck	ea.	Load trash, household items, totes, etc.	\$ 150.00	\$ 150.00
4.0	Employee(s)	Hrs.	Brett Dawn, Mitchell Dawn (2 hour each)	\$ 55.00	\$ 220.00
1	Filing Fee	ea.	Lien Filing Fee	\$ 100.00	\$ 100.00
1	Administrative Work	ea.	Invoicing and filing lien	\$ 60.00	\$ 60.00
17.0	Mileage	ea.	Pick up couch and take to transfer station	\$ 0.670	\$ 11.39
1.0	Dump Fee	ea.	Covington Transfer Station	\$ 40.00	\$ 40.00

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 \$ 581.39



CITY OF HIGHLAND HEIGHTS

176 Johns Hill Road Highland Heights, KY 41076-1498 P: 859-441-8575 F: 859-441-8293 www.hhky.com

HOME OF NORTHERN KENTUCKY UNIVERSITY

TDD: 1-800-648-6057

DELINQUENCY NOTICE

SUSENS PETE
110 BRAMBLE AVE
HIGHLAND HEIGHTS KY 41076

Please Remit To:
City of Highland Heights
176 Johns Hill Road
Highland Heights, KY 41076

Parcel Number: 999-99-21-972.00
Property Address: 110 BRAMBLE AVE

According to our records, the tax bill(s) (and waste and code enforcement liens if applicable) shown below is currently past due. A 10% penalty charge has been applied. Interest of 1.0% (12% per year) is being applied monthly. Credit/debit cards (additional fee), cash, and checks are accepted for payment. Bills may be paid at the City Building or on-line at hhky.com; click on View/Pay Bills. If you wish to discuss any concerns regarding this bill, please contact the office.

DELINQUENT TAXES			
<u>AMOUNT DUE</u>			
Tax Year	May 1-31 Payoff	June 1-30 Payoff	July 1-31 Payoff
2023	\$320.83	\$323.87	\$326.91
2022	\$447.95	\$450.91	\$453.85
2021	\$406.96	\$409.92	\$412.86
Total Delinquent	\$1,175.74	\$1,184.70	\$1,193.62

Please contact our office if your records indicate payment has been made. A copy of the front and back of your cancelled check, a copy of the receipt from our office, or a copy of your credit/debit card receipt will be necessary to document payment. If your bill paid through an escrow agent, we would suggest you contact your mortgage company immediately.

Thank you,
City of Highland Heights

02/27/2024 2:00:39 PM