

**STATEMENT AND NOTICE OF CITY ASSESSMENT AND ENFORCEMENT LIEN**

**Claimant:** City of Highland Heights, 176 Johns Hill Road, Highland Heights, Kentucky 41076  
**Property Owner:** Samantha and Didier Camel Rodriguez  
**Property Address:** 17 Deitrich Road, Highland Heights, Kentucky 41076  
**Legal Description:** See attached – Exhibit A.  
**P.I.D.N.** 999-99-21-635.00 **GROUP NO.** 30627\C4, 30627\C5  
**Bokk/Page Ref:** D825/PG334/NEWPORT

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 4th day of April, 2024, (in addition to the Lien filed on or about January 20, 2023, recorded in ENC90/PG267) there is an amount due of \$4,615.54 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**

DOCUMENT NO: 5331445  
RECORDED: April 04, 2024 10:24:00 AM  
TOTAL FEES: \$23.00  
COUNTY CLERK: JIM LUERSEN  
DEPUTY CLERK: MAELYNN LIGHTFOOT  
COUNTY: CAMPBELL COUNTY  
REG BRANCH: NEW DOC BRANCH: NEW  
BOOK: ENC92 PAGES: 538 - 540

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 4<sup>th</sup> day of April, 2024

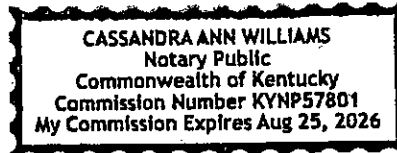
Cassandra Williams  
Notary Public

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"**  
**Property Description**

**AHTA-21-2347**

Situate in the City of Highland Heights, Campbell County, Kentucky, and being Farms Numbered Three Hundred Thirty-Three (333), Three Hundred Thirty-Four (334) and Three Hundred Thirty-Five (335) in Section Number Two (2) of the Highland Real Estate and Investment Company's Baby Farm Subdivision as shown on Plat Book 56 at Pages 244-247, inclusive, in the office of the Clerk of the County Court of Campbell County at Newport, Kentucky.

Being the same property conveyed to the grantor(s) by deed dated 3/24/00, recorded 3/29/00, in Deed Volume 1095, Page 200, Campbell County, Kentucky Records.

Parcel Number: 999-99-21-635.00

Group Number: 30027/04 and 30027/05

**HIGHLAND HEIGHTS CITY CITATION**INV  
1339Date/Time: 12/8/22 Violation # 0779Location of Violation: 17 DIETRICHViolation: SWIMMING POOLS (FENCE REQUIRED)Ord #: SECTION 9.18 The amount of your fine is: \$ 50**Responsible Person**Name RODRIGUEZ, SAMANTHAAddress 1360 BELLEPOINTE COMMONSCity, State BELLEVUE, KY 41073**Vehicle Information (if required):**

License No. \_\_\_\_\_ State \_\_\_\_\_

| Vehicle Year | Make | Model | Color(s) |
|--------------|------|-------|----------|
|              |      |       |          |

Vehicle Towed:  Yes  No**PENALTIES**

Failure to pay the fine, or appeal the violation, within seven (7) days will result in the fine being increased. If a vehicle is towed, all fines must be paid in full before the vehicle is released. All vehicles are towed to Silver Grove Motors.

**To the Responsible Person:** You may attach a check or money order to this citation, in the sum of the fine described above, and bring your payment in person or mail it to:

**CITY OF HIGHLAND HEIGHTS**

Office of the City Clerk  
176 Johns Hill Road  
Highland Heights, KY 41076  
Phone: 859-441-8575

**APPEAL RIGHTS** – You have the right to appeal this citation. All appeals must be received in writing at the City Clerk's office within seven (7) days of the date of this citation.

Officer: [Signature] I.D. No.: 520  
(If a vehicle is towed, a storage receipt must accompany this citation)

**- CITY CLERK'S OFFICE -**

Fine Received By: \_\_\_\_\_ Date/Time: \_\_\_\_\_

Amount Received: \$ \_\_\_\_\_  In person  Mail**ORIGINAL**



# Public Works Repair Invoice

City of Highland Heights

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

Work Order # 120722  
December 7, 2022  
Work Location: 17 Deitrich Rd  
Highland Heights, KY 41076

TO Samantha Rodriguez  
17 Deitrich Road  
Highland Heights, KY 41076

Abatement of property at 17 Deitrich property. Install  
fence posts and

| Qty. | Equipment           | U/M  | Description                           | Rate      | LINE TOTAL |
|------|---------------------|------|---------------------------------------|-----------|------------|
| 1    | Truck               | ea.  | Transport fencing & poles to job site | \$ 60.00  | \$ 60.00   |
| 2.0  | Employee(s)         | Hrs. | Brett Dawn, Mitch Dawn                | \$ 55.00  | \$ 110.00  |
| 25   | Cable Ties          | ea.  | Attach fencing to poles               | \$ 0.40   | \$ 10.00   |
| 11   | Fence Post          | ea.  | 84" fence posts                       | \$ 10.28  | \$ 113.08  |
| 1    | Snow Fencing        | ft.  | 48" X 100' construction fencing       | \$ 35.98  | \$ 35.98   |
| 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** \$ 489.06

# HIGHLAND HEIGHTS CITY CITATION

INV #1348

Date/Time: 11/5/23 Violation # 0781

Location of Violation: M DIETRICH

Violation: FENCE REQUIRED AROUND POOL

Ord #: 9.18 The amount of your fine is: \$ 50

### Responsible Person

Name SAMANTHA RODRIGUEZ

Address 1360 BELLEPOINTE COMMONS

City, State BELLEVUE, KY 41073

### Vehicle Information (if required):

|             |       |
|-------------|-------|
| License No. | State |
|-------------|-------|

|              |      |       |          |
|--------------|------|-------|----------|
| Vehicle Year | Make | Model | Color(s) |
|--------------|------|-------|----------|

Vehicle Towed:  Yes  No

### PENALTIES

Failure to pay the fine, or appeal the violation, within seven (7) days will result in the fine being increased. If a vehicle is towed, all fines must be paid in full before the vehicle is released. All vehicles are towed to Silver Grove Motors.

**To the Responsible Person:** You may attach a check or money order to this citation, in the sum of the fine described above, and bring your payment in person or mail it to:

### CITY OF HIGHLAND HEIGHTS

Office of the City Clerk  
176 Johns Hill Road  
Highland Heights, KY 41076  
Phone: 859-441-8575

**APPEAL RIGHTS** – You have the right to appeal this citation. All appeals must be received in writing at the City Clerk's office within seven (7) days of the date of this citation.

Officer: [Signature] HUNT I.D. No.: 520  
(If a vehicle is towed, a storage receipt must accompany this citation)

### - CITY CLERK'S OFFICE -

Fine Received By: \_\_\_\_\_ Date/Time: \_\_\_\_\_

Amount Received: \$ \_\_\_\_\_  In person  Mail

ORIGINAL

HIGHLAND HEIGHTS CITY CITATION

Inv# 1688

Date/Time: 5/25/23 Violation # 0786

Location of Violation: 17 DIETRICH

Violation: SWIMMING POOLS (FENCE REQUIRED)

Ord #: 9.18 The amount of your fine is: \$ 100

**Responsible Person**

Name SAMANTHA RODRIGUEZ

Address 1360 BELLEPOINTE COMMONS

City, State BELLEVUE, KY 41073

**Vehicle Information (if required):**

|             |       |
|-------------|-------|
| License No. | State |
|-------------|-------|

|              |      |       |          |
|--------------|------|-------|----------|
| Vehicle Year | Make | Model | Color(s) |
|--------------|------|-------|----------|

Vehicle Towed:  Yes  No

**PENALTIES**

Failure to pay the fine, or appeal the violation, within seven (7) days will result in the fine being increased. If a vehicle is towed, all fines must be paid in full before the vehicle is released. All vehicles are towed to Silver Grove Motors.

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**CITY OF HIGHLAND HEIGHTS**  
 Office of the City Clerk  
 176 Johns Hill Road  
 Highland Heights, KY 41076  
 Phone: 859-441-8575

**APPEAL RIGHTS** – You have the right to appeal this citation. All appeals must be received in writing at the City Clerk's office within seven (7) days of the date of this citation.

Officer: HUNT I.D. No.: 520  
 (If a vehicle is towed, a storage receipt must accompany this citation)

– CITY CLERK'S OFFICE –

Fine Received By: \_\_\_\_\_ Date/Time: \_\_\_\_\_

Amount Received: \$ \_\_\_\_\_  In person  Mail

**ORIGINAL**

HIGHLAND HEIGHTS CITY CITATION

Inv. 0789 1703

Date/Time: 6/19/23 Violation #

Location of Violation: 17 DIETRICH

Violation: SWIMMING POOL - FENCE REQUIRED

Ord #: 9.18 The amount of your fine is: \$ 250-

Responsible Person

Name SAMANTHA RODRIGUEZ

Address 1360 BELLEPOINTE COMMONS

City, State BELLEVUE, KY 41073

Vehicle Information (if required):

License No. State

Vehicle Year Make Model Color(s)

Vehicle Towed: [ ] Yes [ ] No

PENALTIES

Failure to pay the fine, or appeal the violation, within seven (7) days will result in the fine being increased. If a vehicle is towed, all fines must be paid in full before the vehicle is released. All vehicles are towed to Silver Grove Motors.

To the Responsible Person: You may attach a check or money order to this citation, in the sum of the fine described above, and bring your payment in person or mail it to:

CITY OF HIGHLAND HEIGHTS
Office of the City Clerk
176 Johns Hill Road
Highland Heights, KY 41076
Phone: 859-441-8575

APPEAL RIGHTS - You have the right to appeal this citation. All appeals must be received in writing at the City Clerk's office within seven (7) days of the date of this citation.

Officer: HUNT I.D. No.: 520
(If a vehicle is towed, a storage receipt must accompany this citation)

- CITY CLERK'S OFFICE -

Fine Received By: Date/Time:

Amount Received: \$ [ ] In person [ ] Mail

ORIGINAL



HIGHLAND HEIGHTS CITY CITATION

Inv. 1704

Date/Time: 6/20/23 Violation # 0790

Location of Violation: 17 DIETRICH

Violation: 50.04 MAINTAINING PROPERTY

Ord #: 50.04 The amount of your fine is: \$ 25-

Responsible Person

Name LAURA ADKINS

Address 17 DIETRICH

City, State HIGHLAND HEIGHTS, KY 41073

Vehicle Information (if required):

License No. State

Vehicle Year Make Model Color(s)

Vehicle Towed: [ ] Yes [ ] No

PENALTIES

Failure to pay the fine, or appeal the violation, within seven (7) days will result in the fine being increased. If a vehicle is towed, all fines must be paid in full before the vehicle is released. All vehicles are towed to Silver Grove Motors.

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Office of the City Clerk
176 Johns Hill Road
Highland Heights, KY 41076
Phone: 859-441-8575

APPEAL RIGHTS - You have the right to appeal this citation. All appeals must be received in writing at the City Clerk's office within seven (7) days of the date of this citation.

Officer: HUNT I.D. No.: 520

(If a vehicle is towed, a storage receipt must accompany this citation)

- CITY CLERK'S OFFICE -

Fine Received By: Date/Time:

Amount Received: \$ [ ] In person [ ] Mail

ORIGINAL

HIGHLAND HEIGHTS CITY CITATION

Inv# 1853

Date/Time: 8/8/2023 Violation # 0791

Location of Violation: 17 DIETRICH

Violation: FENCE REQUIRED FOR SWIMMING POOL

Ord #: 9.18 The amount of your fine is: \$ 250-

Responsible Person

Name SAMANTHA RODRIGUEZ

Address 1360 BELLEVUE COMMONS

City, State BELLEVUE KY 41073

Vehicle Information (if required):

License No. State

Vehicle Year Make Model Color(s)

Vehicle Towed: [ ] Yes [ ] No

PENALTIES

Failure to pay the fine, or appeal the violation, within seven (7) days will result in the fine being increased. If a vehicle is towed, all fines must be paid in full before the vehicle is released. All vehicles are towed to Silver Grove Motors.

To the Responsible Person: You may attach a check or money order to this citation, in the sum of the fine described above, and bring your payment in person or mail it to:

CITY OF HIGHLAND HEIGHTS
Office of the City Clerk
176 Johns Hill Road
Highland Heights, KY 41076
Phone: 859-441-8575

APPEAL RIGHTS - You have the right to appeal this citation. All appeals must be received in writing at the City Clerk's office within seven (7) days of the date of this citation.

Officer: [Signature] I.D. No.: 520
(If a vehicle is towed, a storage receipt must accompany this citation)

- CITY CLERK'S OFFICE -

Fine Received By: Date/Time:

Amount Received: \$ [ ] In person [ ] Mail

ORIGINAL

HIGHLAND HEIGHTS CITY CITATION

Inv.  
~~1860b~~  
#1860b

Date/Time: 8/24/2023 Violation # 0792

Location of Violation: 17 DIETRICH RD

Violation: 9.18 SWIMMING POOLS - FENCE REQUIRED

Ord #: 9.18 The amount of your fine is: \$ 500-

Responsible Person

Name SAMANTHA RODRIGUEZ

Address 1360 BELLEPOINTE COMMONS

City, State BELLEVUE, KY 41073

Vehicle Information (if required):

License No. \_\_\_\_\_ State \_\_\_\_\_

Vehicle Year \_\_\_\_\_ Make \_\_\_\_\_ Model \_\_\_\_\_ Color(s) \_\_\_\_\_

Vehicle Towed:  Yes  No

PENALTIES

Failure to pay the fine, or appeal the violation, within seven (7) days will result in the fine being increased. If a vehicle is towed, all fines must be paid in full before the vehicle is released. All vehicles are towed to Silver Grove Motors.

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CITY OF HIGHLAND HEIGHTS  
Office of the City Clerk  
176 Johns Hill Road  
Highland Heights, KY 41076  
Phone: 859-441-8575

APPEAL RIGHTS – You have the right to appeal this citation. All appeals must be received in writing at the City Clerk’s office within seven (7) days of the date of this citation.

Officer: HUNT I.D. No.: 520

(If a vehicle is towed, a storage receipt must accompany this citation)

– CITY CLERK’S OFFICE –

Fine Received By: \_\_\_\_\_ Date/Time: \_\_\_\_\_

Amount Received: \$ \_\_\_\_\_  In person  Mail

ORIGINAL

HIGHLAND HEIGHTS CITY CITATION

Inv # 1868

Date/Time: 9/7/23 Violation #

0795

Location of Violation: 17 DIETRICH

Violation: SWIMMING POOLS - FENCE REQUIRED

Ord #: 9.18 The amount of your fine is: \$ 500-

Responsible Person

Name

SAMANTHA RODRIGUEZ

Address

1360 BELLEPOINTE COMMONS

City, State

BELLEVUE, KY 41073

Vehicle Information (if required):

License No.

State

Vehicle Year

Make

Model

Color(s)

Vehicle Towed: [ ] Yes [ ] No

PENALTIES

Failure to pay the fine, or appeal the violation, within seven (7) days will result in the fine being increased. If a vehicle is towed, all fines must be paid in full before the vehicle is released. All vehicles are towed to Silver Grove Motors.

To the Responsible Person: You may attach a check or money order to this citation, in the sum of the fine described above, and bring your payment in person or mail it to:

CITY OF HIGHLAND HEIGHTS

Office of the City Clerk

176 Johns Hill Road

Highland Heights, KY 41076

Phone: 859-441-8575

APPEAL RIGHTS - You have the right to appeal this citation. All appeals must be received in writing at the City Clerk's office within seven (7) days of the date of this citation.

Officer: HUNT I.D. No.: 520

(If a vehicle is towed, a storage receipt must accompany this citation)

- CITY CLERK'S OFFICE -

Fine Received By: Date/Time:

Amount Received: \$ [ ] In person [ ] Mail

ORIGINAL



HIGHLAND HEIGHTS CITY CITATION

Date/Time: 9/7/23 Violation # 0794

Location of Violation: 17 DIETRICH

Violation: 9.18 SWIMMING POOLS - FENCE REQUIRED

Ord #: 9.18 The amount of your fine is: \$ 500-

Responsible Person

Name SAMANTHA RODRIGUEZ

Address 17 DIETRICH AVE

City, State HIGHLAND HEIGHTS, KY 41076

Vehicle Information (if required):

License No. [redacted] State [redacted]

Vehicle Year [redacted] Make [redacted] Model [redacted] Color(s) [redacted]

Vehicle Towed:  Yes  No

PENALTIES

Failure to pay the fine, or appeal the violation, within seven (7) days will result in the fine being increased. If a vehicle is towed, all fines must be paid in full before the vehicle is released. All vehicles are towed to Silver Grove Motors.

To the Responsible Person: You may attach a check or money order to this citation, in the sum of the fine described above, and bring your payment in person or mail it to:

CITY OF HIGHLAND HEIGHTS  
Office of the City Clerk  
176 Johns Hill Road  
Highland Heights, KY 41076  
Phone: 859-441-8575

APPEAL RIGHTS - You have the right to appeal this citation. All appeals must be received in writing at the City Clerk's office within seven (7) days of the date of this citation.

Officer: \_\_\_\_\_ I.D. No.: \_\_\_\_\_

(If a vehicle is towed, a storage receipt must accompany this citation)

- CITY CLERK'S OFFICE -

Fine Received By: \_\_\_\_\_ Date/Time: \_\_\_\_\_

Amount Received: \$ \_\_\_\_\_  In person  Mail

ORIGINAL



# 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

Samantha Rodriques  
17 Dietrich Avenue  
Highland Heights KY, 41076

10-30-23

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

9.18 (4) Outdoor Swimming Pools: Swimming pools shall be required to have a fence or wall, including a self-closing or locking door or gate.

302.4 Grass and weeds in excess of eight inches (8) around the pool.

Dear Mrs. Rodriques,

Enclosed with this Letter is the "NOTICE TO ABATE" that requires you to complete the cleanup of the property within 7 days (10-31-23). 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, pool issues, and grass and weeds are included in this order. There has been a continuous problem with your property and no one has made any attempt to correct the cited problems for the last several months.

Any outdoor storage, pool not in compliance with city ordinance or zoning and grass and weeds that remains after (11-02-23) will be subject to removal by the City of Highland Heights. You will be billed for the cost of the abatement.

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  
slehman@hhky.com

Work Order # 110823-1  
November 8, 2023  
Work Location: 17 Dietrich Avenue  
Highland Heights, KY 41076

TO Samantha Rodriques  
17 Dietrich Avenue.  
Highland Heights, KY 41076

Abatement of property at 17 Dietrich Avenue. Remove all outdoor storage of household items, plastic containers, lumber, furniture, tools, etc. Drain pool, tear down and take to Covington Transfer.

| Qty. | Equipment           | U/M  | Description  | Rate      | LINE TOTAL                     |
|------|---------------------|------|--|-----------|--------------------------------|
| 1    | GMC Truck           |      | Pickup Truck   | \$ 100.00 | \$ 100.00                      |
| 1    | F550 Dump Truck     |      | Used to remove trash and pool                                    | \$ 200.00 | \$ 200.00                      |
| 1    | Backhoe             |      | To remove pool   | \$ 150.00 | \$ 150.00                      |
| 2    | Weed Trimmer        |      | Stihl Trimmers   | \$ 10.00  | \$ 20.00                       |
| 1    | Generator           |      | To operate pump to remove pool water                             | \$ 35.00  | \$ 35.00                       |
| 1    | Water Pump          |      | Remove water from pool   | \$ 25.00  | \$ 25.00                       |
| 1    | Filing Fee          | ea.  | Lien Filing Fee  | \$ 100.00 | \$ 100.00                      |
| 1    | Administrative Work | ea.  | Invoicing and filing lien  | \$ 60.00  | \$ 60.00                       |
| 34.0 | F550 Mileage        |      | 2X to dump and 1X to city building                               | \$ 0.655  | \$ 22.27                       |
| 8.0  | GMC & Backhoe mile  |      | To & from city building  | \$ 0.655  | \$ 5.24                        |
| 4    | Labor               | 3.75 | Hours each for Mitch Dawn, Pat Graven, Brett Dawn and Larry Dawn | \$ 55.00  | \$ <del>825.00</del><br>773.44 |
| 1    | Covington Transfer  |      | 2 Trips to discard trash and pool                                | \$ 125.00 | \$ 125.00                      |
| 1.0  | 30 Yd. Roll Off     |      | Rental of roll off to fill with junk                             | \$ 200.00 | \$ 200.00                      |

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** \$ ~~1,815.95~~  
\$ 1,867.51

COVINGTON TRANSFER STATI  
4399 BORON AVE  
COVINGTON, KY. 41015  
1-800-828-8171

**SALE**

REF#: 00000015

Batch #: 030  
11/08/23 11:34:21  
APPR CODE: 052391  
Trace: 15  
MASTERCARD Chip  
\*\*\*\*\*2186 \*\*/\*\*  
AMOUNT \$85.00

**APPROVED**

MASTERCARD  
AID: A0000000041010  
TVR: 00 00 08 80 00  
TS: E8 00

THANK YOU

CUSTOMER COPY

COVINGTON TRANSFER STATI  
4399 BORON AVE  
COVINGTON, KY. 41015  
1-800-828-8171

**SALE**

REF#: 00000008

Batch #: 030  
11/08/23 10:31:27  
APPR CODE: 009061  
Trace: 8  
MASTERCARD Chip  
\*\*\*\*\*2186 \*\*/\*\*  
AMOUNT \$40.00

**APPROVED**

MASTERCARD  
AID: A0000000041010  
TVR: 00 00 08 80 00  
TS: E8 00

THANK YOU

CUSTOMER COPY



**STATEMENT AND NOTICE OF CITY ASSESSMENT AND ENFORCEMENT LIEN**

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

Property Owner: Samantha and Didier Camel Rodriguez

Book/Page Ref: Newport - 825/334

Property Address: 17 Deitrich Road, Highland Heights, KY 41076

Legal Description: PER ATTACHED.

P.I.D.N. 999-99-21-635.00 Group No. 30627/C4 and 30627/C5

Pursuant to the authority of Kentucky Revised Statute §65.8801 et. seq. and any other applicable law, this City Assessment and Enforcement Lien is hereby filed by Claimant, City of Highland Heights. Said lien for violations of City Ordinance and abatement costs.

As of this 21<sup>st</sup> Day of December, 2022, there is a principal amount due of \$489.06 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  
Jeanne Pettit, Clerk

STATE OF KENTUCKY )  
COUNTY OF CAMPBELL )

The foregoing instrument was acknowledge before me by Jeanne Pettit, in her official capacity, as the City's free and voluntary act, this 21<sup>st</sup> day of December, 2022.

Cassandra Ann Williams  
Notary Public, Kentucky at Large  
Notary ID #: KYNP57801  
My Commission Expires: Aug. 25, 2026

This instrument was prepared by:  
Steve Franzen  
Steve Franzen, Esq.  
319 York Street  
Newport, Kentucky 41071

DOCUMENT NO: 5164405  
RECORDED: January 20, 2023 10:52:00 AM  
TOTAL FEES: \$23.00  
COUNTY CLERK: JIM LUERSEN  
DEPUTY CLERK: ROBIN THOOLEN  
COUNTY: CAMPBELL COUNTY  
REG BRANCH: NEW DOC BRANCH: NEW  
BOOK: ENC90 PAGES: 267 - 268

CAMPBELL COUNTY  
D825 PG335

Exhibit "A"  
Property Description

AHTA-21-2347

Situate in the City of Highland Heights, Campbell County, Kentucky, and being Farms Numbered Three Hundred Thirty-Three (333), Three Hundred Thirty-Four (334) and Three Hundred Thirty-Five (335) in Section Number Two (2) of the Highland Real Estate and Investment Company's Baby Farm Subdivision as shown on Plat Book 56 at Pages 244-247, inclusive, in the office of the Clerk of the County Court of Campbell County at Newport, Kentucky.

Being the same property conveyed to the grantor(s) by deed dated 3/24/00, recorded 3/29/00, in Deed Volume 1095, Page 200, Campbell County, Kentucky Records.

Parcel Number: 999-99-21-635.00

Group Number: 30027/04 and 30027/05

CITY OF HIGHLAND HEIGHTS  
 176 JOHNS HILL RD  
 HIGHLAND HEIGHTS, KY 41076

Public Works Department (859) 441-8575  
 slehman@hhky.com

# Public Works Repair Invoice

|  |
|--|
| Bill To:   |
| SAMANTHA RODRIGUEZ<br>1360 BELLEPOINTE COMMONS<br>BELLEVUE, KY 41073 |

|              |           |
|--------------|-----------|
| Invoice Date | 12/9/2022 |
| Invoice #    | 1330      |
| Terms        |           |
| Due Date     | 1/9/2023  |
| Work Date    | 12072022  |
| Work Order # | 112222-1  |

Work Location:

JOB: Abatement of property - mow & weedeat front and back yards. Blow off grass.

| Description  | Quantity | Unit Cost          | Amount          |
|--|----------|--------------------|-----------------|
| PICK UP, MOWER TRAILER OR 12' TRAILER - LOAD COUCH & TAKE TO DUMP  | 1.00     | 60.00              | 60.00           |
| EMPLOYEE HOURS TO ABATE  | 2.00     | 55.00              | 110.00          |
| MISC SUPPLIES; CABLE TIES  | 25.00    | 0.40               | 10.00           |
| MISC SUPPLIES; FENCE POSTS   | 11.00    | 10.28              | 113.08          |
| MISC SUPPLIES; CONSTRUCTION FENCING  | 1.00     | 35.98              | 35.98           |
| Lien Filing Fee  | 1.00     | 100.00             | 100.00          |
| ADMINISTRATIVE WORK  | 1.00     | 60.00              | 60.00           |
| PIDN 999-99-21-635.00 / 17 Deitrich Rd   |          |                    |                 |
| In accordance with City Ordinance 10-2008, Abatement of Violations relative to damaged Real Property is considered a public Nuisance. The Public Works Dept has abated the violation(s) and filed a lien per this invoice for recovery of funds expended for such abatement. Lien will be released upon payment in full of this invoice. |          | Payments/Credits   | \$0.00          |
|  |          | <b>Total</b>       | <b>\$489.06</b> |
| Please remit to:<br>City of Highland Heights<br>176 Johns Hill Rd<br>Highland Heights, KY 41076  |          | <b>Balance Due</b> | <b>\$489.06</b> |



# Public Works Repair Invoice

City of Highland Heights

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

Work Order # 120722  
December 7, 2022  
Work Location: 17 Deitrich Rd  
Highland Heights, KY 41076

TO Samantha Rodriguez  
17 Deitrich Road  
Highland Heights, KY 41076

Abatement of property at 17 Deitrich property. Install  
fence posts and

| Qty | Equipment           | U/M  | Description                           | Rate      | LINE TOTAL |
|-----|---------------------|------|---------------------------------------|-----------|------------|
| 1   | Truck               | ea.  | Transport fencing & poles to job site | \$ 60.00  | \$ 60.00   |
| 2.0 | Employee(s)         | Hrs. | Brett Dawn, Mitch Dawn                | \$ 55.00  | \$ 110.00  |
| 25  | Cable Ties          | ea.  | Attach fencing to poles               | \$ 0.40   | \$ 10.00   |
| 11  | Fence Post          | ea.  | 84" fence posts                       | \$ 10.28  | \$ 113.08  |
| 1   | Snow Fencing        | ft.  | 48" X 100' construction fencing       | \$ 35.98  | \$ 35.98   |
| 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** \$ 489.06