

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

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

**Property Owner:** Dennis and Staci Vann

**Property Address:** 121 Steelman Ave., Highland Heights, Kentucky 41076

**Legal Description:** Parcel I

Lot No. E, in re-subdivision of Steelman Subdivision of the easterly I line of Alexandria Pike, Campbell County, Kentucky, south of the City of Fort Thomas, said lot fronting 50 feet on the northerly line of Steelman Avenue, and extending back between parallel lines, 150 feet deep, as shown on plat of said subdivision recorded in New Plat Book 12 page 15 of the Campbell County Clerk's Office at Newport, Kentucky.

Subject to conditions and restrictions contained in deeds and instruments of record.

Subject to easement to Union Light, Heat and Power Company.

Also subject to a perpetual easement, right of way or servitude 10 feet in width, in over, upon and across a certain tract or parcel of land, situated in the City of Highland Heights, Campbell County, Kentucky, with all incidental rights for the location, construction, operation, maintenance, repair and use of a sewer line, and any future public facilities required as shown upon a plat prepared by Morlidge and Morlidge, dated 04/15/59 and filed in the office of the Campbell County Clerk at Newport, Kentucky to which reference is hereby made for a more particular description, said parcel or tract of land being generally described as follows: An easement 10 feet in width, lying 5 feet on each side of a center line extending diagonally across the width of the rear 31 feet or lot F Steelman Subdivision as particularly shown on the aforesaid plat, Also an easement 10 feet in width lying 5 feet on each side of a center line beginning at a point in the dividing line between lots D and E, Steelman Subdivision, which is 39 feet more less, from the common rear corner of said lots, and continuing thence diagonally to a manhole and thence to a point in the dividing line between lots E and F of said subdivision, which is 31 feet, more or less, from their common rear corner as particularly shown on the aforesaid plat. Also such temporary easement adjacent to the foregoing as may be necessary for the purpose of laying and construction said sewer and a further easement in favor of second party for the purpose of tapping into said sewer and laying and maintaining a separate line for the use and service of adjoining lots, and a manhole.

Parcel II

All of lot designated as "F" in the resubdivision of the Steelman Subdivision on the easterly side of Alexandria Pike, south of the City of Fort Thomas, in the County of Campbell and State of Kentucky, said lot

**COPY**

fronting 50 feet on the northerly side of Steelman Avenue, and extending back between parallel lines 150 feet agreeable to the recorded plat of said re-subdivision.

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Also the following described real estate, to-wit:

Beginning at a point, the common corner of lots "D", "E" and No. 19 of the revised Plat of the re-subdivision of the Steelman Subdivision; thence N 27° 22' E 68 feet more or less to the common corner of lots Nos. 17 and 18 of the Steelman Re-subdivision, thence S 60° 38' E 50 feet; thence S 27° 22' W 68 feet more or less to the common corner of lots "E" and "F", thence along the rear line of lot "E", N 60° 38' W 50 feet to the place of beginning.

Subject to conditions and restrictions contained in deeds and instruments or record.

Subject to easement to Union Light, Heat and Power Company.

Also subject to a perpetual easement right of way or servitude 10 feet in width in over and across a certain tract or parcel of land, situated in the City of Highland Heights, Campbell County, Kentucky with all incidental rights for the location construction, operation maintenance, repair and use of a sewer line, and any future public facilities required as shown upon a plat prepared by Morlidge and Morlidge, dated 04/15/59 and filed in the Office of the Campbell County Clerk at Newport, Kentucky, to which reference is hereby made for a more particular description. Said parcel or tract of land being generally described as follows: An easement 10 feet in width, lying 5 feet on each side of a center line extending diagonally across the width of the rear 31 feet of lot F Steelman Subdivision, as particularly shown on the aforesaid plat. Also an easement 10 feet in width, lying 5 feet on each side of a center line beginning at a point in the dividing line between lots D and E, Steelman Subdivision, which is 39 feet, more or less, from the common rear corner of said lots, and continuing thence diagonally to a manhole and thence to a point in the dividing line between lots E and F of said subdivision, which is 31 feet more or less from their common rear corner, as particularly shown on the aforesaid plat. Also such temporary easement adjacent to the foregoing as may be necessary for the purpose of laying and construction said sewer, and a further easement in favor of second party for the purpose of tapping into said sewer and laying and maintaining a separate line for the use and service of adjoining lots, and a manhole.

**P.I.D.N.** 999-99-21-099.00 **GROUP NO.** 41032/A12, A13

**Book/Page Ref:** D674/PG479

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 September, 2025, there is an amount due of \$300.00 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 19<sup>th</sup> day of September, 2025

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

CASSANDRA ANN WILLIAMS  
Notary Public  
Commonwealth of Kentucky  
Commission Number KYNP57801  
My Commission Expires Aug 25, 2026

City of Highland Heights  
176 Johns Hill Road

9/12/2025

STACI VANN  
121 STEELMAN AVE.  
HIGHLAND HEIGHTS, KY 41076

				Amount Due	Amount Enc.
				\$300.00	
Date	Transaction			Amount	Balance
08/28/2025	INV #3323. Due 08/28/2025. Orig. Amount \$200.00. --- 43100-CODE ENFORCE 1ST OFFENSE, 1 @ \$100.00 = 100.00 --- 43100-CODE ENFORCE PENALTY, 1 @ \$100.00 = 100.00			200.00	200.00
09/08/2025	INV #3330. Due 09/08/2025. Orig. Amount \$100.00. LIEN FEE --- 46999 FILING FEE, 1 @ \$100.00 = 100.00			100.00	300.00

Lien Amount



# CITY OF HIGHLAND HEIGHTS

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

HOME OF NORTHERN KENTUCKY UNIVERSITY

TDD: 1-800-648-6057

September 4, 2025

## LIEN NOTICE

Dear Property Owner/Occupant:

The City of Highland Heights is sending this letter to you as a property owner/occupant having received an abatement and/or violation on your property. There has been no attempt to pay the invoice, therefore, a lien will be placed on your property and the amount due will be added onto your property tax bill.

Liens will be released upon payment in full of the enclosed statement. You can pay by check, cash or credit card. If you have any questions or concerns, please contact our office, Monday through Friday 8AM to 4PM.

Thank you for your attention to this matter.

Sincerely,

Jeanne Pettit, City Clerk/Treasurer



Inv# 3323



# 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

08/28/2025 1159

VANN DENNIS W VANN STACIL  
121 STEELMAN AVE  
HIGHLAND HEIGHTS, KY 41076-0000

RE: Civil Citation

Highland Heights Zoning Ordinance Violation:

**302.4 Grass / Weeds in excess of 8 inches**

**City Ord. 50.04 Maintaining Private Property**

The things that we spoke about two weeks ago have not been addressed. The weeds or so called wild flowers need to be cut down completely. The car still has not been moved to the location that we spoke about. Also your fence was not put up by permit and has to come down. There are no more breaks given.

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 First Class U.S. Mail.

Citation Officer's Name: Dave Fornash, Code Enforcement Officer

Citation Officer's Signature: