

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

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

**Property Owner:** Mark Benson

**Property Address:** 125 Bon Jan Lane, Highland Heights, Kentucky 41076

**Legal Description:** Situated, lying and being in Highland Heights, Campbell County, Kentucky, and being all of Lot Numbered (9) of Combs Subdivision as shown on plat recorded in Plat Book 32GT of the Campbell County Records at Newport, Kentucky.

**P.I.D.N.** 999-99-22-002.00      **GROUP NO.** 41110/G3

**Book/Page Ref:** D589/PG334

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 \$4,172.24 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").

DOCUMENT NO: 5992009  
RECORDED: September 19, 2025 02:56:00 PM  
TOTAL FEES: \$23.00  
COUNTY CLERK: JIM LUERSEN  
DEPUTY CLERK: SARAH SCHWEIGERT  
COUNTY: CAMPBELL COUNTY  
REG BRANCH: NEW DOC BRANCH: NEW  
BOOK: ENC95 PAGES: 114 - 115

**COPY**

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

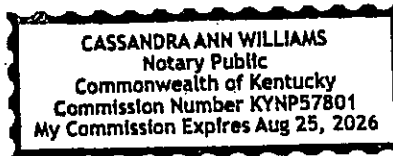
Subscribed and sworn to before me by JEANNE PETTIT, this 19<sup>th</sup> day of September, 2025

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



City of Highland Heights  
176 Johns Hill Road

# Statement

Date

9/12/2025

To:

MARK BENSON  
125 BON JAN LN  
HIGHLAND HEIGHTS KY 41076

				Amount Due	Amount Enc.
				\$4,772.24	
Date	Transaction			Amount	Balance
06/16/2025	INV #3145. Due 06/16/2025. Orig. Amount \$200.00. 1ST VIOLATION			200.00	200.00
08/14/2025	--- 43100-CODE ENFORCE 1ST OFFENSE, 1 @ \$100.00 = 100.00				
	--- 43100-CODE ENFORCE PENALTY, 1 @ \$100.00 = 100.00				
	INV #3317. Due 08/14/2025. Orig. Amount \$400.00. 2ND VIOLATION			400.00	600.00
09/10/2025	--- 43100-CODE ENFORCE 2ND OFFENSE, 1 @ \$200.00 = 200.00				
	--- 43100-CODE ENFORCE PENALTY, 1 @ \$200.00 = 200.00				
	INV #3332. Due 09/10/2025. Orig. Amount \$4,172.24. ABATEMENT			4,172.24	4,772.24
	--- 46999 EXMARK MOWER, 1 @ \$135.00 = 135.00				
	--- 46999 WEED TRIMMER, 4 @ \$30.00 = 120.00				
	--- 46999 MISC SUPPLIES, 1 @ \$36.99 = 36.99				
	--- 46999 MISC SUPPLIES, 1 @ \$70.00 = 70.00				
	--- 46999 BLOWER, 2 @ \$20.00 = 40.00				
	--- 46999 CHIPPER, 2 @ \$250.00 = 500.00				
	--- 46999 WEED TRIMMER, 1 @ \$20.00 = 20.00				
	--- 46999 CHAIN SAW, 3 @ \$48.00 = 144.00				
	--- 46999 TRUCK, 4 @ \$100.00 = 400.00				
	--- 46999 TRUCK, 1 @ \$50.00 = 50.00				
	--- 46999 DUMP TRUCK, 2 @ \$200.00 = 400.00				
	--- 46999 EMPLOYEES, 10 @ \$55.00 = 550.00				
	--- 46999 EMPLOYEES, 8 @ \$55.00 = 440.00				
	--- 46999 EMPLOYEES, 18.75 @ \$55.00 = 1,031.25				
--- 46999 MISC SUPPLIES, 1 @ \$15.00 = 15.00					
--- 46999 ADMINISTRATIVE WORK, 2 @ \$60.00 = 120.00					
--- 46999 FILING FEE, 1 @ \$100.00 = 100.00					
CURRENT	1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	Amount Due
0.00	4,572.24	0.00	200.00	0.00	\$4,772.24

Lien Amount



# CITY OF HIGHLAND HEIGHTS

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

HOMI 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# 3145



# 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

06/16/2025 1414 hours

BENSON MARK D  
125 BON JAN LN  
HIGHLAND HEIGHTS, KY 41076-0000

RE: Civil Citation

Highland Heights Zoning Ordinance Violation:

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

Grass in the front yard needs to be cut and weeds cut down off the residence as well as the front yard.

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:



Inv# 3317



# 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

08/14/2025 1131

BENSON MARK D  
125 BON JAN LN  
HIGHLAND HEIGHTS, KY 41076-0000

RE: Civil Citation

Highland Heights Zoning Ordinance Violation:

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

Fine Payable if Uncontested: \$200.00 if paid within 7 days.

Maximum Fine: \$400.00 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.

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