

## **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 Avenue, Highland Heights, Kentucky 41076

**Legal Description:** 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. 56, 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 Breece, 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 56 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.

**P.I.D.N.** 999-99-21-336.00      **GROUP NO.** 30629/A2, A3, A4 & A5  
999-99-21-340.00

**Book/Page Ref:** D842/P875 - Newport

DOCUMENT NO: 5992011  
RECORDED: September 19, 2025 03:01:00 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: 118 - 119

**COPY**

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 \$4,061.00 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

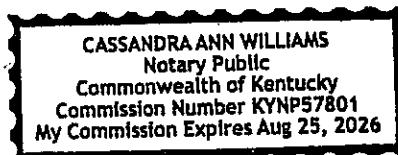
COMMONWEALTH OF KENTUCKY  
COUNTY OF CAMPBELL

Subscribed and sworn to before me by JEANNE PETTIT, this 14<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



# Statement

City of Highland Heights  
176 Johns Hill Road

Date
9/12/2025

To:
MADISON FREIERMUTH 1927 TAYLOR AVE. HIGHLAND HEIGHTS, KY 41076

Date	Transaction	Amount Due	Amount Enc.		
		\$4,061.00			
06/19/2025	INV #3147. Due 06/19/2025. Orig. Amount \$200.00. 1st Offense --- 43100-CODE ENFORCE 1ST OFFENSE, 1 @ \$100.00 = 100.00 --- 43100-CODE ENFORCE PENALTY, 1 @ \$100.00 = 100.00	200.00	200.00		
06/30/2025	INV #3150. Due 06/30/2025. Orig. Amount \$400.00. 2nd Offense --- 43100-CODE ENFORCE 2ND OFFENSE, 1 @ \$200.00 = 200.00 --- 43110 PENALTIES FEE, 1 @ \$200.00 = 200.00	400.00	600.00		
08/08/2025	INV #3282. Due 09/08/2025. Orig. Amount \$3,461.00. Abatement --- 46999 EXMARK MOWER, 2 @ \$135.00 = 270.00 --- 46999 PUSH MOWER, 1 @ \$30.00 = 30.00 --- 46999 TRUCK, 1 @ \$70.00 = 70.00 --- 46999 WEED TRIMMER, 3 @ \$20.00 = 60.00 --- 46999 BLOWER, 2 @ \$20.00 = 40.00 --- 46999 WEED TRIMMER, 1 @ \$20.00 = 20.00 --- 46999 CHAIN SAW, 2 @ \$48.00 = 96.00 --- 46999 TRUCK, 1 @ \$100.00 = 100.00 --- 46999 TRUCK, 1 @ \$50.00 = 50.00 --- 46999 TRUCK, 1 @ \$75.00 = 75.00 --- 46999 DUMP TRUCK, 1 @ \$200.00 = 200.00 --- 46999 CHIPPER, 1 @ \$250.00 = 250.00 --- 46999 EMPLOYEES, 30 @ \$55.00 = 1,650.00 --- 46999 EMPLOYEES, 6 @ \$55.00 = 330.00 --- 46999 ADMINISTRATIVE WORK, 2 @ \$60.00 = 120.00 --- 46999 FILING FEE, 1 @ \$100.00 = 100.00	3,461.00	4,061.00		
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	3,461.00	0.00	600.00	0.00	\$4,061.00

Lien Amount



# CITY OF HIGHLAND HEIGHTS

176 Johns Hill Road, Highland Heights, KY 41076-1498 P: 859-441-8575 F: 859-441-8293 [www.hhky.com](http://www.hhky.com)

HOME OF NORTHERN KENTUCKY UNIVERSITY

TDD: 1-800-648-6057

September 11, 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,

A handwritten signature in cursive ink that reads "Jeanne Pettit".

Jeanne Pettit, City Clerk/Treasurer



# 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

06/19/2025 1030 am

FREIERMUTH MADISON FREIERMUTH PETER J  
1927 TAYLOR AVE  
HIGHLAND HEIGHTS, KY 41076

RE: Civil Citation

Highland Heights Zoning Ordinance Violation:

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

Weeds along fence line and grass needs to be cut

Fine Payable if Uncontested: \$100 if paid within 7 days.

Maximum Fine: \$200 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# 3150



# 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

06/30/2025 0925

FREIERMUTH MADISON FREIERMUTH PETER J  
1927 TAYLOR AVE  
HIGHLAND HEIGHTS, KY 41076

RE: Civil Citation

Highland Heights Zoning Ordinance Violation:

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

weeds along the fence growing into other persons Property. Grass needs to be cut.

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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