

STATEMENT AND NOTICE OF CITY ASSESSMENT AND ENFORCEMENT LIEN

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

Property Owner: Deenaben and Ghanshyamkumara Patel

Property Address: 345 Main Ave., Highland Heights, Kentucky 41076

Legal Description: The following described Real Estate, in the City of Highland Heights, County of Campbell and Commonwealth of Kentucky, to-wit:

That certain lot or parcel of land situate in Campbell County, Kentucky and known and designated on Section Number Two (2) of a certain map or plat of Highland Baby Farms, made by Renshaw and Breece, Engineers of Huntington, West Virginia, on the 27th day of June, 1914, which said Section Number Two (2) 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, pages 244 to 247 inclusive, as Farm Number 336.

Subject to any and all easements, restrictions, conditions, and legal highways of record and/or in existence.

Being the same property conveyed to Lance MockBee and Marie MockBee, husband and wife, by deed dated May 15, 2023 and recorded in Deed Book 851, page 41 of the Campbell County Clerk's records at Newport, Kentucky.

P.I.D.N. 999-99-21-852.00 **GROUP NO.** 30627/C3

Book/Page Ref: D855/PG608

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 \$700.00 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

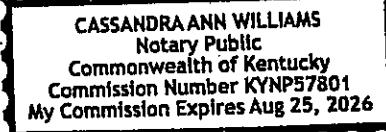
Subscribed and sworn to before me by JEANNE PETTIT, this 19th day of September, 2025

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:
DEENABEN PATEL 13019 JUSTIFY DR. UNION, KY 41091

Date	Transaction	Amount Due	Amount Enc.
		\$700.00	
08/28/2025	INV #3322. Due 08/28/2025. 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
09/05/2025	INV #3324. Due 09/05/2025. Orig. Amount \$400.00. 2ND OFFENSE --- 43100-CODE ENFORCE 2ND OFFENSE, 1 @ \$200.00 = 200.00 --- 43100-CODE ENFORCE PENALTY, 1 @ \$200.00 = 200.00	400.00	600.00
09/08/2025	INV #3329. Due 09/08/2025. Orig. Amount \$100.00. LIEN FEE --- 46999 FILING FEE, 1 @ \$100.00 = 100.00	100.00	700.00
CURRENT	1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE
0.00	700.00	0.00	0.00
OVER 90 DAYS PAST DUE	Amount Due		
			\$700.00

Lien Amount



CITY OF HIGHLAND HEIGHTS

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

HOME OF THE UNIVERSITY OF NORTHERN KENTUCKY

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# 3322



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 1118

PATEL DEENABEN PATEL GHANSHYAMKUMAR A
13019 JUSTIFY DR
UNION, KY 41091

RE: Civil Citation

Highland Heights Zoning Ordinance Violation:

City Ord. 50.04 Maintaining Private Property

Clean up downed trees, and branches. 345 Main Ave Highland Heights KY 41076

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:



HIGHLAND HEIGHTS POLICE

Home of Northern Kentucky University

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Highland Heights, KY 41076
www.hhky.com

Phone 859-441-8956
Fax 859-441-8963

09/05/2025 0900

PATEL DEENABEN PATEL GHANSHYAMKUMAR A
13019 JUSTIFY DR
UNION, KY 41091

RE: Civil Citation

Highland Heights Zoning Ordinance Violation:

City Ord. 50.04 Maintaining Private Property

Clean logs and debris up and tree branch laying in yard

Fine Payable if Uncontested: \$200 if paid within 7 days.

Maximum Fine: \$400 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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