

349067



NOTICE OF LIEN

LIEN NO. 1

Notice is hereby given that the **City of Pikeville**, 243 Main Street, Pikeville, KY 41501, pursuant to the City of Pikeville's Code of Ordinances Section 92 Dilapidated Housing and Nuisances, KRS 65.8835 claim a lien on the property owned by Robert Percy Rogers (Property Owner), at 332 Poplar Street, described in Deed Book 654, Page 639, and depicted on PVA Map Number P04-00-27-010.00. Refer to the attached description.

I, Jimmy D. Taylor after being first duly sworn states that I am the Codes Enforcement Officer for the City of Pikeville and pursuant to KRS 65.8835(1) the Property Owner set forth above has committed violations of the City of Pikeville's environmental nuisance ordinance by nonappealable final order(s) or final judgment of the Court and the Property Owner's unpaid civil fines total \$ 15,450.00 and the unpaid reasonable and necessary cost to abate the violation(s) is \$ 0. The total lien in the sum of \$ 15,450.00 asserted herein accrues interest at the rate of 8% per annum from the date hereof and attorney fees until paid.

Jimmy D Taylor
Jimmy D Taylor
Code Enforcement Officer

STATE OF KENTUCKY
COUNTY OF PIKE

Subscribed, sworn to and acknowledged before me by: Jimmy Taylor, this 15th day of June, 2017.

My commission expires: May 26, 2019

Christy Billiter
Notary Public

Prepared by:

Russell H. Davis
Russell H. Davis, City Attorney
P O Box 351
Pikeville, KY 41501
606 437-6276

P04-00-27-010.00

34363

Printed 11/29/2016 3:50:44 PM

Owner Information

ROGERS ROBERT PERRY

Property Information

Address 332 POPLAR STREET

Class RESIDENTIAL

Deed #Error

Tax District

Last Sale

Description

Date Assessed

317 FIFE FORK RD
PIKEVILLE KY 41501
OTID 33536

02
\$0
MH & LOT
Jan-01-1997

2017 Assessment Information

RES : 15,000 Taxable Value: 15000

Land Information

LOT SIZE	0	STREET/ROAD	2 LANE	FLOOD TYPE	NONE
FRONTAGE	0	DRIVEWAY TYPE		UTILITY TYPE	WATER, GAS, & SEWER
DEPTH	0	DRAINAGE TYPE		SIDEWALKS	NO
ACREAGE	0.5	ZONING CODE		SUB ID	
NEIGHBOR TYPE	FAIR	SITE COND TYPE	POOR	LAND VALUE	6000.0000

Improvement Information

CLASS TYPE	CLASS I BASIC	GARAGE TYPE	NONE	PATIO/DECK SOFT	296
MANUFACT		PATIO TYPE	OPEN	TENNIS COURT	NO
MODEL		FIREPLACES	0	POOL	NO
YEAR BUILT	1982	HEAT TYPE	ELECTRIC	POOL SIZE	0
RC TYPE	RESIDENTIAL	AIR TYPE	NONE	SPS IMP	
EXT TYPE	155	LIVING SQFT	784	WIDTH	14
FOUND TYPE		BASEMENT SQFT	0	LENGTH	56
BSMT TYPE	NONE	GARAGE SQFT	0	COVER TYPE	
BSMT FIN	0	PORCH SQFT	0	SKIRTING TYPE	
COND TYPE	GOOD	IMP VALUE	10000		

Sale Information

DATE	PRICE	PREVIOUS OWNER	DEED BOOK	DEED PAGE

Mobile Home



8' 17' Wood Deck
25' 312.0 sf

DEED OF CONVEYANCE

BOOK 654 PAGE 639

THIS DEED OF CONVEYANCE made and entered into this the 14th day of November, 1991, between ODELL ROGERS of 187 Jay Street, Pikeville, Pike County, Kentucky, Party of the First Part, and ROBERT PERRY ROGERS, 100 Jay Street, Pikeville, Pike County, Kentucky, Party of the Second Part:

WITNESSETH; that the said Party of the First Part, for and in consideration of One (\$1.00) Dollar and love and affection he has for the Party of the Second Part, hereby, gives, grants and conveys unto the Party of the Second Part, his heirs and assigns forever, in fee simple absolute, all of his right, title and interest in and to the following described property, to-wit:

Being a part of the property conveyed to Party of the First Part, by Odell Rogers and Rose Rogers, his wife, by deed bearing date April 25, 1985, recorded in Deed Book 587 Page 247, Pike County Court Clerk's Office; which tracts are described as follows:

TRACT NO 1

Being Tract No. 2 of Deed recorded in Deed Book 587 Page 247:

Lying and being in the Valley addition to Pikeville; BEGINNING on Marion Street at the boundary line between Lot #19 and Lot #20; thence in a westerly direction with the line of Marion Street 45 feet to a stake; a corner of the portion of the Lot excepted from the deed from Sarah Emma Auxier, Widow, to Arietta R. Chaney; thence leaving Marion Street and running in a northernly direction 4 feet distant from and parallel to the eastern boundary of said Lot #20, a distance of approximately 50 feet to the northern limit of said exception;

thence running in an easterly direction with a line at right angles to the westerly boundary of Lot #20 erected at a point 50 feet distant from Marion Street and continued with such line to its intersection with the eastern boundary of Lot #20; thence with such line to the BEGINNING.

TRACT NO. 2

Being Tract No. 4 in Deed Book 587 Page 247 Pike County Court Clerk's Office.

A certain tract or parcel of land lying in Pike County, Kentucky, on Poplar Street in the town of Pikeville, Kentucky, bounded and described as follows:

One house and lot located and being on Poplar Street in Pikeville, Kentucky. Beginning at an iron pipe on the upper side of Poplar Street, (witnessed S 41 15 W 43.2 feet from three thirty penny nails driven in the east side of a large elm tree standing in the said Poplar Street) thence running up the hill S 80 45 W with the line of E. M. Hatfield, to an alley back of said lots, thence running with the lower side of the alley to a stake a corner of the W. W. Gray line, thence down the hill to a stake at the upper side of Poplar Street, thence running with the upper side of Poplar Street 27.5 feet to the BEGINNING.

TRACT NO. 3

Being Tract No. 5 in Deed Book 587 Page 247 Pike County Court Clerk's Office.

A certain tract or parcel of land being in the City of Pikeville, Pike County, Kentucky, bounded and described as follows:

All of Lots 16, 17, 18, and 19 lying and being in the Valley View Addition to the City of Pikeville, Kentucky, as shown upon a map of said Addition prepared in 1923 by Ben H. Auxier, Engineer, and now of record in Deed Book 96, at Page 644, Pike County Court Clerk's Office, to which map reference is hereby made for a more definite description.

Also the property conveyed to Party of the First Part by Commercial Credit Loans, Inc., by deed bearing date October 22, 1987, recorded in Deed Book 610 Page 517; which is described as follows:

One house and lot number 23, of the Valleyview subdivision of Lots and Lot

No. 10, in the Taylor-Fraley subdivision of lots in the city of Pikeville, and more particularly described as follows:

Lot No. 23, adjoins the railroad right of way on the front, and adjoins Mrs. Blythe Robinson's lot on the upper end, and 195 Jay Street, on the back side and also joins Lot Number 10, of the Taylor-Fraley subdivision of lots on the lower end and is the same lot deeded to the first parties by Dixie Smith and others by Deed of Record in Deed Book 197, page 464, and by deed from Charles Smith to first party by deed of record in Deed Book 220, Page 371, and is shown on map of record in Deed Book 96 and Page 644, Pike County Records. Lot No. 10 adjoins the Lot No. 23 of the Valley View Subdivision, on the upper end, and the railroad right of way on the front, the street on the back side and the property of George Harp on the lower end. Reference to deed in Deed Book 194, Page 673 Pike County Records.

TO HAVE AND TO HOLD the same together with all the appurtenances thereunto belonging unto the Party of the Second Part, his heirs and assigns forever, with Covenants of General Warranty of Title.

IN WITNESS WHEREOF, ODELL ROGERS has hereunto subscribed his name the day and year aforesaid.

Odell Rogers
ODELL ROGERS

STATE OF KENTUCKY
COUNTY OF PIKE

The following instrument was acknowledged before me this 14th day of November, 1991, by ODELL ROGERS.

My Commission Expires: 5-9-93

Julitt A. Elmer
NOTARY PUBLIC

The undersigned hereby swear and affirm, under penalty of perjury, that the foregoing transfer of real property is made by reason of the love and affection Odell Rogers has for Robert Perry Rogers and, further, that the estimated fair cash value for the property hereby transferred is \$35,000.00

Odell Rogers
ODELL ROGERS
Robert Perry Rogers
ROBERT PERRY ROGERS

STATE OF KENTUCKY
COUNTY OF PIKE

The foregoing instrument was acknowledged before me this 14th day of November, 1991, by ODELL ROGERS.

My Commission Expires: 5-9-93

Judith A. Elwood
NOTARY PUBLIC

STATE OF KENTUCKY
COUNTY OF PIKE

The foregoing instrument was acknowledged before me this 14th day of November, 1991, by ROBERT PERRY ROGERS.

My Commission Expires: 5-9-93

Judith A. Elwood
NOTARY PUBLIC

THIS INSTRUMENT PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH BY:

Darrel H. Mullins
DARREL H. MULLINS
ATTORNEY AT LAW
P. O. BOX 1545
PIKEVILLE, KENTUCKY 41502

STATE OF KENTUCKY 9:45 A.M.
COUNTY OF PIKE Clerk's Certificate of Lodgment and Record
I, LILLIAN PEARL ELLIOTT County Clerk for the
County and State aforesaid, certify that the foregoing deed
was on the 14th day of November, 1991, lodged for
record, whereupon the same with the foregoing and this certificate
have been duly recorded in my office.
Witness my hand this 15th day of Nov. 1991.

LILLIAN PEARL ELLIOTT, Clerk
By Vicky Sackett, D.C.

STATE OF KENTUCKY
COUNTY OF PIKE
CLERK'S CERTIFICATE OF LODGEMENT AND RECORD

I, RHONDA TAYLOR, County Clerk for the County and State aforesaid, certify that the foregoing NOTICE OF LIEN was on 06/22/2017 10:20:30 AM, lodged for record, whereupon the same with the foregoing and this certificate have been duly recorded in my office.

WITNESS my hand this 06/22/2017.
RHONDA TAYLOR, CLERK

BY: Jaritta Stratton D.C.