Book: 134
Name: ENCUMBRANCE
Darrell Pugh
Pike COUNTY
8/6/2026, 9:39:18 AM
DC: Loretta Stratton

Pages: 146-149 (4)

1037283524

NOTICE OF LIEN

LIEN NO. 26-03

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 92.21 Dilapidated Housing and Nuisances and KRS 65.8840(8) does claim a lien on the property owned by THERESA ADAMS (Property Owner), at 126 DOBBINS DRIVE described in Deed Book 979, Page 276 and depicted on PVA Map Number P04-00-01-004.10. Refer to the attached description.

I, Ryan McCoy after being first duly sworn states that I am the Codes Enforcement Officer for the City of Pikeville and pursuant to KRS 65.8840(8) 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 $ and the $10,975.00 unpaid reasonable and necessary cost to abate the violation(s) is $ 46.00. The total lien in the sum of $ 11,021.00 asserted herein accrues interest at the rate of 8% per annum from the date hereof and attorney fees until paid.

Ryan McCoy
Code Enforcement Officer

STATE OF KENTUCKY
COUNTY OF PIKE

Subscribed, sworn to and acknowledged before me by: Ryan McCoy
this 21st day of July, 2026.

My commission expires: 12/11/27

Robbi Bentley KYNP 81767
Notary Public

Prepared by:

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

THIS DEED OF CONVEYANCE, made and entered into this the 9th day of November, 2011, by and between **HARRIET OWENS**, widow, whose address is P.O. Box 663, Pikeville, Kentucky 41502, Party of the First Part, and

THELRESA M. ADAMS, of P.O. Box 663, Pikeville, Kentucky 41502, Party of the Second Part.

W-I-T-N-E-S-S-E-T-H:

That for and in consideration of the love and affection the Party of the First Part has for the Party of the Second Part, the Party of the First Part does hereby grant and convey unto the said Party of the Second Part, her heirs and assigns forever, with Covenants of General Warranty, that certain tract or parcel of land located on the Big Sandy River opposite the City of Pikeville, Pike County, Kentucky, being more particularly bounded and described as follows:

BEGINNING at a planted stone; thence running 68 feet to a planted stone on Colored School Property; thence running 174 feet to the Big Sandy River; thence running up the river 60 feet to a planted stone; thence 174 feet back to the BEGINNING.

Being the same property conveyed to Jeff Owens and Harriet Owens by deed recorded in Deed Book 354, Page 227, Pike County Clerk's Office. For further source of title, reference is made to the will of Jeff Owens recorded in Will Book KK, Page 230, said clerk's office.

Harriet Owens executes this conveyance by and through Thelresa Adams, pursuant to Power of Attorney recorded in Deed Book 979, Page 274, Pike County Clerk's Office.

In accordance with KRS 382.135, the address to which the current year property taxes may be sent is P.O. Box 663, Pikeville, Kentucky 41502

TO HAVE AND TO HOLD all of the above-described real property together with the rights, privileges, appurtenances and improvements thereunto belonging unto the Party of the Second Part, her heirs and assigns forever, with Covenants of General Warranty of title.

IN WITNESS WHEREOF, the Party of the First Part has hereby set her hand the day and year first above written.

HARRIET OWENS, BY AND THROUGH
THELRESA ADAMS, HER ATTORNEY-
IN-FACT

CERTIFICATE OF CONSIDERATION

The undersigned hereby swear and affirm, under penalty of perjury, that the foregoing transfer of real property is made by gift and, further, that the estimated fair cash value for the property transferred is $ 8000.

HARRIET OWENS, BY AND THROUGH
THELRESA ADAMS, HER ATTORNEY-
IN-FACT

THELRESA M. ADAMS

STATE OF KENTUCKY

COUNTY OF PIKE

The foregoing instrument and certificate of consideration was acknowledged, subscribed and sworn to before me this the 9th day of November, 2011, by HARRIET OWENS, BY AND THROUGH THELRESA ADAMS, HER ATTORNEY-IN-FACT.

My Commission expires 1-25-14.

Jeri L. Gilliam
NOTARY PUBLIC

STATE OF KENTUCKY

COUNTY OF PIKE

The foregoing certificate of consideration was acknowledged, subscribed and sworn to before me this the 9th day of November, 2011, by THELRESA M. ADAMS.

My Commission expires 1-25-14.

Jeri L. Gilliam
NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY:

Frank K. Nall

HON. FRANK K. NALL
ATTORNEY AT LAW
P.O. BOX 1018
PIKEVILLE, KENTUCKY 41502

STATE OF KENTUCKY
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 11/15/2011 03:12:13 PM, lodged for record, whereupon the same with the foregoing and this certificate have been duly recorded in my office.

WITNESS my hand this 11/15/2011.

LILLIAN PEARL ELLIOTT, CLERK

BY Donna Walters D.C.

DOCUMENTARY TAX PAID: $0.00

STATE OF KENTUCKY
COUNTY OF Pike

I, Darrell Pugh, County Clerk for the County and State aforesaid, certify that the foregoing NOTICE OF LIEN was on 8/6/2026 lodged for record, whereupon the same with the foregoing and this certificate have been duly recorded in my office.

WITNESS my hand this 8/6/2026

By Loretta Stratton D.C.