Book: 134
Name: ENCUMBRANCE
Darrell Pugh
Pike COUNTY
8/6/2026, 9:35:19 AM
DC: Loretta Stratton

Pages: 142-145 (4)

1037283523

NOTICE OF LIEN

LIEN NO. 26-04

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 163 REDACE ROAD described in Deed Book 970, Page 132 and depicted on PVA Map Number P04-00-01-005.00. 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

Robbie 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 6th day of April, 2011, by and between **JAMES B. ADAMS**, whose address is P. O. Box 3132, Pikeville, Kentucky 41502, party of the first part, **GRANTOR**, and **THELRESA ADAMS**, whose address is P. O. Box 663, Pikeville, Kentucky 41502, party of the second part, **GRANTEE**. The 2011 property tax bill shall be mailed to Thelresa Adams, P. O. Box 663, Pikeville, Kentucky 41502.

W I T N E S S E T H :

That for and in consideration of the settlement of Action No. 10-CI-00980, "Thelresa Marcella (Owens) Adams vs. James Brett Adams" and the promises contained herein, the party of the first part does hereby grant, bargain, sell and convey unto the party of the second part, her heirs and assigns, all of his right, title and interest in and to the following described tract of property, to-wit:

PARCEL NO. 1:

A certain tract or parcel of land lying and being in the Fairview Addition, Pike County, Kentucky, and more particularly described as follows:

BEGINNING corner on Jeff Owens and Fannie Coleman line; thence running with Owens line to the river; thence up the river a distance of 39 feet 3 ½ inches more or less to the Wells line; thence up the river bank with the Wells line to a stake parallel opposite to the beginning corner; thence down the river across the said lot to Owens and Fannie Coleman line to beginning corner approximately 40 feet

wide, more or less so as to include all the back of said original tract from said line to the river.

The foregoing is the property described in Deed Book 520, page 274, Pike County Court Clerk's Office.

PARCEL NO. 2:

The following parcel is a portion of the property deeded by Walta Mae Duncan to James B. Adams and Thelresa Adams on April 30, 1987, and being a portion of that property 38 feet 8 inches in width adjoining the line of Parcel No. 1 and described as follows:

Beginning at the corner of Parcel No. 1 above and the line of Solomon Habern; running with the Habern line 38 feet 8 inches to a chain link fence; thence turning at a right angle and running with that fence 41 feet, more or less, to the line of Mayfield Pennington; thence with Mayfield Pennington's line 38 feet 8 inches back to the corner of Parcel No. 1 above; thence with Parcel No. 1 above 40 feet to the beginning.

Being a portion of the property conveyed to James B. Adams and Thelresa Adams by Walta Mae Duncan, single, dated April 30, 1987, of record in Deed Book 604, Page 351, Pike County Court Clerk's Office.

PARCEL NO. 3:

The within tract is the Easement, of record in Miscellaneous Book 37, page 482, Pike County Court Clerk's Office dated January 28, 1980 and granted by the City of Pikeville.

TO HAVE AND TO HOLD the same together with all appurtenances thereunto belonging unto the Grantee, her heirs and assigns, with covenants of general warranty.

IN TESTIMONY WHEREOF, witness the signature of the Grantor, the day and date first above written.

JAMES B. ADAMS

STATE OF KENTUCKY

COUNTY OF PIKE

SUBSCRIBED AND ACKNOWLEDGED to before me by **JAMES B. ADAMS**, this 6th day of April, 2011.

My Commission expires 6/30/2014.

NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED
WITHOUT CERTIFICATE OF TITLE BY:

LAWRENCE R. WEBSTER
ATTORNEY AT LAW
P. O. DRAWER 712
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 04/07/2011 03:28:15 PM, lodged for record, whereupon the same with the foregoing and this certificate have been duly recorded in my office.
WITNESS my hand this 04/07/2011.
LILLIAN PEARL ELLIOTT, CLERK
BY: Ramona Roberts 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.