

CITY OF UNION  
REAL PROPERTY LIEN

COMMONWEALTH OF KENTUCKY

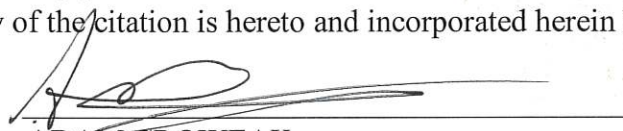
COUNTY OF BOONE

PIDN: 063.00-01-015.00

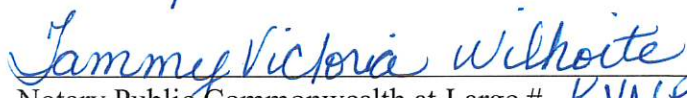
DOCUMENT NO: 1138345  
RECORDED: June 06, 2025 12:57:00 PM  
TOTAL FEES: \$23.00  
COUNTY CLERK: JUSTIN CRIGLER  
DEPUTY CLERK: ENS  
COUNTY: BOONE COUNTY  
BOOK: E183 PAGES: 410 - 411  
GROUP ID: 323

BEFORE ME, the undersigned, personally appeared Adam Croweak who, being duly sworn, states:

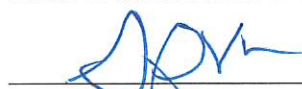
1. That he is the Chairperson of the Union / Walton Joint Code Enforcement Board (hereinafter "Board") created pursuant to an Interlocal Agreement between Union Ky and Walton Ky under the authority of KRS 65.210 to 65.300 and KRS 65.8801 to 65.8839.
2. That on 4/21/2025, Robert McDonald, a Code Enforcement Officer, issued a citation for violations of ACCUMULATION OF DEBRIS AND OVERGROWTH on real estate located at 1582 Mt Zion Rd Union KY 41091. PIDN: 063.00-01-015.00.
3. The last known address of the owner of said real estate as it appears on the current tax assessment roll as adopted by Union (Lienholder), Kentucky, is: Robert Guertin and Susan Sassin 1582 Mt Zion Rd Union Ky, 41091.
4. That on 4/21/2025 in Case #CE-2025-01, Citation 1, the property owner failed to respond within seven (7) days to the citation; pursuant to KRS 65.8825 (6), the citation, as issued, became a Final Order imposing a civil fine, in the amount of \$50 Dollars per day.
5. Under the authority of KRS 65,8801 to 65.8839, a lien may be placed on the above real estate for the sum of \$1000, plus interest thereon at the legal rate established by law, which was the civil penalty set forth, plus costs incurred in the enforcement of Independence ordinances. A certified copy of the citation is hereto and incorporated herein by reference.

  
ADAM CROWEAK  
Union / Walton Joint Code Enforcement Board

Sworn to and subscribed before me this 4th day of June 2025.

  
Notary Public Commonwealth at Large # KYNP15337  
My Commission Expires September 18, 2028

THIS INSTRUMENT PREPARED BY:

  
Greg D. Voss, Esq.  
301 West Pike Street  
Covington, KY 41011  
Phone: (859)

TAMMY VICTORIA WILHOITE  
NOTARY PUBLIC  
COMMONWEALTH OF KENTUCKY  
ID # KYNP15337  
MY COMMISSION EXPIRES SEPTEMBER 18, 2028

City of Union  
1843 Bristow Dr  
Union Ky 41091  
RETURN TO:

ATS13-15601

**"Exhibit A"**  
**Legal Description**

**Being all of Lots No. 15 & 16, Anderland Subdivision, as shown in Plat Book 2,  
Page 44 of the Boone County Clerk's Records at Burlington, Kentucky.**

**Subject to any and all easements, restriction, conditions, and legal highways of  
records and/or in existence.**

**PIDN: 063.00-01-015.00**

**Group Number: 323**

**Most commonly known as: 1580 Mount Zion Road, Union, Kentucky 41091**

**al**

**Boone County**  
**D1029 PG 797**

**DOCUMENT NO: 642198**  
**RECORDED ON: NOVEMBER 05, 2013 09:01:41AM**  
**TOTAL FEES: \$17.00**  
**TRANSFER TAX: \$139.00**  
**GROUP : 323**  
**COUNTY CLERK: KENNY BROWN**  
**COUNTY: BOONE COUNTY CLERK**  
**DEPUTY CLERK: STACY ADKINS**  
**BOOK D1029 PAGES 795 - 797**