

Chad Walker  
Art Crosby  
Bob Rouse  
Rolanda Woolfork  
Gina Ensminger  
Councilmember Tayna Fogle  
David O'Neill, PVA

# Vacant Property Review Commission

*December 12, 2023 - 10:00 a.m.*

1. Approval of Summary – September 12, 2023
2. Review of communications from owners
3. Review of 2023 properties for final certification
4. Other Business

The mission of the Vacant Property Review Commission (VPRC) is to return vacant, abandoned, or blighted properties to their most productive use, utilizing all available tools, and leveraging both public and private resources.

# VACANT PROPERTY REVIEW COMMISSION

Meeting Summary – September 12, 2023

**Members Present:** Chad Walker, Art Crosby, Bob Rouse, Rolanda Woolfork, Gina Ensminger, Councilmember Tayna Fogle, David Gordon

**Others Present:** Koyuki King, Steve Gahafer

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Meeting called to order at 10:04 a.m.

1. The Commission reviewed the meeting summary from April 27, 2023.

**Motion by Art Crosby, seconded by Bob Rouse, to approve the Vacant Property Review Commission summary for the meeting of April 27, 2023.**

2. David Gordon requested a copy of prior meeting's list of properties. Steve Gahafer presented his inspections with pictures for all properties, including notes as to whether properties had electricity, were boarded up, were in the foreclosure program, or had cases in Code Enforcement. Commission members discussed certain properties when questions came up. Discussion regarding taking certain properties off the list because they no longer met the guidelines to remain on the list. Art Crosby would like stats on how many properties we've had from year to year, and how many come off the list. Chad Walker read a list of properties that are being removed from the list.

**Motion by Art Crosby to remove certain properties from list for consideration, seconded by Rolanda Woolfork.**

**Motion to adjourn by Art Crosby, seconded by Bob Rouse.**

Meeting adjourned at 11:16 a.m.

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Audio Available: Yes

Video Available: Yes

Prepared By: Koyuki King

CaseID	Parcel	Address	Status	StatusDate	Owner contact notes
1035	23137950	106 THOMPSON RD	Certified	16-Dec-22	
1302	15998400	1100 FERN AVE	Identified	27-Apr-23	
899	12553700	1104 N LIMESTONE	Watchlist	02-Oct-23	See email
1263	22131800	115 WILTON AVE	Certified	27-Apr-23	See email
1156	10369400	121 W MAXWELL ST	Certified	16-Dec-22	
1259	10444800	1212 NORTH CT	Watchlist	16-Dec-22	See email
1239	26380275	122 WILTON AVE	Certified	16-Dec-22	See email
1298	11473100	122-124 N UPPER ST	Identified	23-Mar-23	See email
1258	12868700	126 JORDAN AVE	Watchlist	16-Dec-22	See email
1283	10017390	1318 VERSAILLES RD	Identified	19-Dec-22	
1308	47035900	1319 N LIMESTONE	Identified	20-Jul-23	
1284	23174300	1320-1324 VERSAILLES RD	Identified	19-Dec-22	
1278	34763600	136 FAIRLAWN AVE	Certified	16-Dec-22	
1294	19331860	1400 HIGBEE MILL RD	Identified	07-Mar-23	
1277	46719100	1405 MARTIN CT	Watchlist	16-Dec-22	
1285	16696759	1487 BOARDWALK	Identified	19-Dec-22	
1151	13146200	159 E SIXTH ST	Certified	16-Dec-22	
1243	16713400	1713 GLENEAGLES DR	Watchlist	27-Apr-23	See email
821	13509151	178 MONTMULLIN ST	Certified	16-Dec-22	
1177	13258700	179 EDDIE ST	Watchlist	16-Dec-22	See email
1320	22672190	181 ROSEMONT GARDEN	Identified	14-Nov-23	
621	12051200	196 EDDIE ST	Certified	16-Dec-22	
1307	11031250	2008 ALEXANDRIA DR	Identified	10-Jul-23	
1315	15613200	211 MANDALAY RD	Identified	03-Oct-23	
1319	12564100	212 OLD GEORGETOWN ST	Identified	16-Oct-23	
1306	11075553	2191 NICHOLASVILLE RD	Identified	28-Jun-23	See email
1228	10483600	244 CARLISLE AVE	Certified	16-Dec-22	
1215	17100800	244 E FOURTH ST	Certified	16-Dec-22	
582	12427200	245 RACE ST	Certified	16-Dec-22	See email
1297	25553000	255 W NEW CIRCLE RD	Identified	17-Mar-23	See email
926	17213400	260 WILLARD ST	Certified	16-Dec-22	See email
978	13532800	268 OSAGE CT	Certified	16-Dec-22	
1310	13852760	276 MIDLAND AVE	Identified	04-Aug-23	See email
1280	11300700	2933 MONTAVESTA RD	Watchlist	16-Dec-22	see email
1287	24597500	3031 OLD TODDS RD	Identified	19-Dec-22	
1276	25770678	313 WOODCROSS PL	Certified	16-Dec-22	
1292	15361800	319 NELSON AVE	Identified	25-Jan-23	
1299	42639700	324 BLUE GRASS AVE	Identified	07-Apr-23	
653	13837540	338 CAMPSIE CT	Certified	16-Dec-22	
1291	21760400	3412 LEESTOWN RD	Identified	20-Jan-23	
1290	21760600	3422 LEESTOWN RD	Identified	20-Jan-23	
1289	25144700	3434 LEESTOWN RD	Identified	20-Jan-23	

1163	15472850	344 ROMANY RD	Watchlist	27-Apr-23	See email
1300	16574500	347 MERINO ST	Identified	17-Apr-23	See email
1254	11355400	359 KING ARTHUR CT	Watchlist	27-Apr-23	See email
1321	16017500	364 OHIO ST	Identified	01-Dec-23	
957	10982000	365 ROOSEVELT BLVD	Certified	16-Dec-22	
1245	14511400	395 WOODSTON CT	Certified	16-Dec-22	
1317	12318500	404 LOCUST AVE	Identified	03-Oct-23	
1235	16821600	407 ROOSEVELT BLVD	Certified	16-Dec-22	
1286	13104825	421 HEDGEWOOD DR	Identified	19-Dec-22	
1312	10745700	424 DOUGLAS AVE	Identified	09-Aug-23	
1083	10172600	427-429 E FIFTH ST	Watchlist	16-Dec-22	
1279	10706600	431 GEORGETOWN ST	Certified	16-Dec-22	
1190	10752050	432 LOCUST AVE	Certified	16-Dec-22	
1311	10244500	441 LINDBERG DR	Identified	09-Aug-23	
1192	12663900	442 BRADLEY CT	Certified	16-Dec-22	
1193	11654700	442 E SEVENTH ST	Certified	16-Dec-22	
1253	14247300	456 HAWKINS AVE	Certified	16-Dec-22	
1296	22983900	521 THURMAN DR	Identified	10-Mar-23	
1268	24347000	522 ADDISON AVE	Certified	16-Dec-22	
1282	46425725	582-584 BOB O LINK DR	Watchlist	16-Dec-22	See email
867	10492650	601 CHESTNUT ST	Certified	16-Dec-22	
1313	13528056	604 WINCHESTER RD	Identified	15-Aug-23	
1244	13253275	605 N UPPER ST	Certified	16-Dec-22	
1295	15356400	625 MAPLE AVE	Identified	08-Mar-23	See email
1236	20306950	6366-6374 ATHENS BOONESBORO RD	Certified	27-Apr-23	
1140	26239900	6367 ATHENS BOONESBORO RD	Certified	27-Apr-23	
1281	21754900	6434 ATHENS BOONESBORO RD	Watchlist	16-Dec-22	See email
1271	16097800	706 WHITNEY AVE	Certified	27-Apr-23	
1202	10094450	707 BROOKS AVE	Certified	16-Dec-22	
1318	16324600	733 CHARLES AVE	Identified	11-Oct-23	
1305	13355400	735 CHILES AVE	Identified	12-Jun-23	
696	15993100	751 FLORENCE AVE	Certified	16-Dec-22	
1293	14487555	759 MAPLE AVE	Identified	31-Jan-23	
818	11469100	820 IDLEWILD CT	Certified	16-Dec-22	
1248	16944500	841 GEORGETOWN ST	Certified	16-Dec-22	See email
1270	34850175	947-B DELAWARE AVE	Certified	16-Dec-22	
1170	24999200	968 MAYWICK DR	Certified	16-Dec-22	
1224	11307900	995 BRYAN AVE	Certified	16-Dec-22	See email
1135	24046400	995 MAYWICK DR	Watchlist	16-Dec-22	



## Koyuki King

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**From:** Chris Kelly <ckelly@poageengineers.com>  
**Sent:** Tuesday, October 10, 2023 1:45 PM  
**To:** Koyuki King  
**Subject:** 1104 N Limestone

[EXTERNAL] Use caution before clicking links and/or opening attachments.

Ms. King,

As previously discussed, we purchased this property in very poor condition and have been restoring the main structure of this house. We purchased this property in January of this year. To remind the city, this property had been severely neglected and let the front porch collapse, the garage nearly collapse and all of the brick become in very poor condition. Since our purchase, we have totally tuck pointed and restored the brick on (3) sides of the house. The rear of the house, where the wall was in worst condition, is where we are planning an addition. We have shored the inside of the house at this wall location. We have demoed the debris from the front porch, totally demolished the partially collapsed garage. We are in the process of obtaining financing and working with the city to create affordable housing on this property. We have not finalized plans, but have clearly stabilized the structure and spent nearly 75k to date.

We purchased this property along with the (3) to the north that have all been let fall into disrepair over the past several decades. We are working on plans and financing to revitalize and stabilize this entire block. We will be submitting proposed plans for permitting and likely city involved financing for affordable housing for all of this area.

If you have any questions please contact my business partner Chad Needham on this 859 494 1883 and he will be happy to show you all the work we have done to date and discuss the planning ongoing for the future development for these properties that have been sorely neglected in the past.

Thanks, Chris

**Christopher S. Kelly, P.E.**

**President**

**POAGE ENGINEERS & ASSOCIATES, INC.**

**880 Sparta Court, Suite 200**

**Lexington, KY 40504**

**P 859 255 9034**

**F 859 252 3130**

## Koyuki King

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**From:** Chris Harrod <christopherb.harrod@gmail.com>  
**Sent:** Saturday, October 14, 2023 10:23 PM  
**To:** Koyuki King  
**Subject:** Wilton Ave.

[You don't often get email from christopherb.harrod@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

[EXTERNAL] Use caution before clicking links and/or opening attachments.

Regarding 115 Wilton Ave.

I received your letter about the house. I am sorry and embarrassed about the situation.

I am a fully disabled veteran and the lady couple of years have been rough. I have not been able to care for myself.

I am currently making payments on the house and have been told the taxes due are paid.

I am hoping to recover enough to be able to live there independently within the next couple of months, or rent it to a family member.

I am trying to find resources to help with the upkeep and utilities. Again, as a disabled veteran I'd think the city could help me with that a bit.

If so, please let me know any resources available. I am trying my best but I'm not able to take of it properly at this time. I will get better and be able to care of soon.

Thanks.  
Chris

Sent from my iPhone

## Koyuki King

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**From:** Misty Stone <misty@burroak.capital>  
**Sent:** Wednesday, October 18, 2023 9:05 PM  
**To:** Koyuki King  
**Cc:** Richard Butchayo  
**Subject:** 1212 North Court

[EXTERNAL] Use caution before clicking links and/or opening attachments.

Hello Koyuki,

I am writing in regards to the attached notice regarding 1212 North Court. This property is currently under renovation and has just finished rough in processes and will be scheduled for a framing inspection within the next 2 weeks. Our Project Manager is consistently checking in at this property and it is safely secured to avoid any outside access when our contractors are not on site. We are projecting that this project will be completed by January 30, 2024. The property will be listed for rent once renovations are completed.

If you have any questions or need additional information please do not hesitate to contact me.

Thank you,

Inline image

Misty Stone  
Project Coordinator

Inline image  
Misty@burroak.capital

Inline image  
859-552-8935



Dear Kayuki King,

I adore my neighborhood, and I'm well-liked by my neighbors. Many have expressed their happiness about me living here.

My plan is to clear delinquent taxes, pay future property taxes, utility bills (as I'm already doing since the end of July 2023), and renovate the house. I believe to be the last living heir of Mr.

Edgar Taylor, who sadly passed away on 02/12/2018.

The house at 122 Wilton Ave. Lexington KY 40508 is ideal for maximal 1 person. I'm single and intend to stay that way.

Inside the house, I've removed one ton of garbage, disassembled and threw furniture, and cleaned thoroughly.

Outside, I've removed trees, branches, mowed the lawn, repaired the fence gate, and added solar lights.

It really meant a lot!

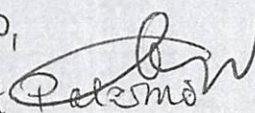
Next, I'll address the backyard extensively and undertake major renovations.

I also aim to improve the garden and add a driveway and garage (the old ones are too desolate).

This may seem ambitious for one person, but I'm in it for the long term (based on inheritance or adverse possession).

In case of further questions etc. please contact me via: 386-868-3668 or via post.

Kind regards,

Margaret  Petersen

(soon officially Laurel Lee Bay)

## **Koyuki King**

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**From:** Chris Kelly <ckelly@poageengineers.com>  
**Sent:** Tuesday, October 10, 2023 1:34 PM  
**To:** Koyuki King  
**Subject:** 122-124 N upper street

[EXTERNAL] Use caution before clicking links and/or opening attachments.

Ms. King,

We have been doing a total restoration/renovation on the above referenced property for 4 months and have now spent at least 150k to date. In addition, the entire staff of the department of historic preservation has toured the property. We have also obtained and gotten a building permit for a portion of the property.

I would gladly give you a tour to see the work being done and has been to date to restore this property that has been in neglect for the better part of 35-45 years before we recently purchased it. To expressed that I am shocked and disappointed to receive this letter would be quite an understatement.

If you would like to discuss this further or even better be given a personal tour of the work done to date PLEASE call me at 859 533-1255.

Thanks, Chris

**Christopher S. Kelly, P.E.**

**President**

**POAGE ENGINEERS & ASSOCIATES, INC.**

**880 Sparta Court, Suite 200**

**Lexington, KY 40504**

**P 859 255 9034**

**F 859 252 3130**

**[ckelly@poageengineers.com](mailto:ckelly@poageengineers.com)**

## Koyuki King

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**From:** Misty Stone <misty@burroak.capital>  
**Sent:** Wednesday, October 18, 2023 9:00 PM  
**To:** Koyuki King  
**Cc:** Richard Butchayo  
**Subject:** 126 Jordan Avenue

[EXTERNAL] Use caution before clicking links and/or opening attachments.

Hello Koyuki,

I am writing in regards to the attached notice regarding 126 Jordan Avenue. This property is currently under renovation and is currently in the process of framing and plumbing work. Our Project Manager is consistently checking in at this property and it is safely secured to avoid any outside access when our contractors are not on site. We are projecting that this project will be completed by February 28, 2024. The property will be listed for rent once renovations are completed.

If you have any questions or need additional information please do not hesitate to contact me.

Thank you,

Inline image

Misty Stone  
Project Coordinator

Inline image  
Misty@burroak.capital

Inline image  
859-552-8935

## Koyuki King

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**From:** Preston Brown <present.wade123@gmail.com>  
**Sent:** Monday, October 16, 2023 8:43 AM  
**To:** Koyuki King  
**Subject:** 1713 Gleneagles Drive

[You don't often get email from present.wade123@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

[EXTERNAL] Use caution before clicking links and/or opening attachments.

To whom it may concern, the property at 1713 Gleneagles Drive, is currently under renovation. I have been working on this home as time and money allows. I have just recently spent approximately ten thousand dollars on replacing soffit, painting, and all new gutters on the home. I am currently trying to hire a company to replace all the windows in the home. As of now, I will continue to work on the home as money and time allows, I work 6 days a week, time is in short supply. The end goal for this project is to bring a nicer home to the community. If you have anymore questions please contact me via phone or email. Thanks for you consideration.

Thanks,  
Preston Brown  
8594927650  
Present.wade123@gmail.com

## Koyuki King

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**From:** Kevin Palley <kpalleyattorney@gmail.com>  
**Sent:** Saturday, October 7, 2023 3:44 PM  
**To:** Koyuki King  
**Subject:** 179 Eddie St., Lexington, KY - Abandoned property Identification

You don't often get email from kpalleyattorney@gmail.com. [Learn why this is important](#)

[EXTERNAL] Use caution before clicking links and/or opening attachments.

Hey Koyuki,

I received a letter from LFUCG dated October 4, 2023 stating that 179 Eddie St., Lexington, KY was identified as abandoned and a response is desired.

The property was abandoned when I bought it a couple of years ago and after 1 1/2 years of working on it, it is done and completely renovated.

All permits, including, electric, permit, HVAC, and general, have been taken out and the house is now complete.

There is a tenant living in the house as of October 4, 2023. The rent is paid for three months in advance.

Please advise what else I need to do to prevent it from being identified as "abandoned property."

Thank you.

--

**Kevin Palley**  
**for Kevin Palley, PSC**  
**407 N. Broadway**  
**Lexington, KY 40508-1301**  
**(859) 268-1110**  
**Attorney at Law**

This message has been sent from a law firm and may contain information which is confidential or privileged. If you are not the intended recipient, please advise the sender immediately by reply e-mail and delete this message and any attachments without retaining a copy.

Please advise immediately if you or your employer do not want us to use Internet e-mail for future messages of this kind. Thank you.

This is a privileged and confidential communication. If you are not the intended recipient, you must: (1) Notify the sender of the error; (2) Destroy this communication entirely, including deletion of all associated attachment files from all individual and network storage devices; and (3) Refrain from copying or disseminating this communication by any means.

## Koyuki King

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**From:** Katharine McManus <katharine6345@gmail.com>  
**Sent:** Monday, October 16, 2023 11:46 AM  
**To:** Koyuki King  
**Subject:** 2191 Nicholasville Road

You don't often get email from katharine6345@gmail.com. [Learn why this is important](#)

[EXTERNAL] Use caution before clicking links and/or opening attachments.

Mr. King,

I am in receipt of your letter on October 4, 2023 regarding our vacant property. Please be informed that SVN Stone Commercial Real Estate is handling the property for us. After a number of prospective tenants have backed away, we are now under contract for sale. The closing hopefully will take place in December.

If you have further questions, feel free to contact SVN Stone Commercial.

Katharine C. McManus  
Managing Partner  
Chenault Interests LLC

## Koyuki King

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**From:** Robert Hodge Jr <hodgeproperties@gmail.com>  
**Sent:** Wednesday, November 8, 2023 10:03 AM  
**To:** Koyuki King  
**Subject:** Fwd: vacant property list  
**Attachments:** 245 Race.docx

You don't often get email from hodgeproperties@gmail.com. [Learn why this is important](#)

[EXTERNAL] Use caution before clicking links and/or opening attachments.

Good morning,

Please find an attachment for your review.

Thanks  
R. Hodge



HODGE PROPERTIES  
PO BOX 54988  
LEXINGTON, KY 40555  
859-396-7735

October 31, 2023

To: Vacant Property Review Commission  
Re: 245 Race St//Parcel 12427200

The above listed property should not be considered abandoned urban property due to the following:

- Property is not condemned or boarded up
- Property does not have accumulated trash or debris
- Property is not infested with animals or other pets
- Property has been repaired over the years and is currently on the market to be rented
- The utilities are on

Please remove the above property from the abandoned urban property/vacant property list.

I would appreciate notification by email if this information is sufficient for this transaction to take place.

Thank you,

Robert Hodge  
hodgeproperties@gmail.com



## Koyuki King

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**From:** Vince Frustaci <vince@rodhatfieldchevy.com>  
**Sent:** Friday, October 13, 2023 9:43 AM  
**To:** Koyuki King  
**Subject:** 255 W NEW CIRCLE RD

You don't often get email from vince@rodhatfieldchevy.com. [Learn why this is important](#)

**[EXTERNAL] Use caution before clicking links and/or opening attachments.**

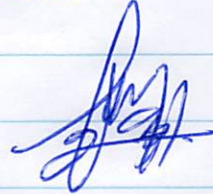
Ms. King, I am sending this email to provide you of the status of 255 W NEW CIRCLE RD. I am currently working on a lease with Starbucks. We just have about everything worked out and will be starting construction before the end of the year. This process took a little longer than expected, I think when the project is completed it will add to the North end of Lexington. If you have any questions and would like to talk to me my direct number is 614-395-3637.

Thanks  
Vince Frustaci

260 Willard

It's not abandoned. We clean every 2 weeks.  
Son wants to live there in March. IA's clean,  
the trees, everything is ready.

Leticia Chavez

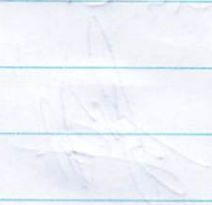


(855) 396 4924

12/11/2019

It is not the hand we have but the heart we have that counts.  
I am going to be there for you. The day  
the day you need me.

Let's go



(822) 333-1111

## Koyuki King

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**From:** Scott Shapiro <sdshapiro@gmail.com>  
**Sent:** Thursday, October 5, 2023 12:29 PM  
**To:** Koyuki King  
**Subject:** vacant property letters

You don't often get email from sdshapiro@gmail.com. [Learn why this is important](#)

[EXTERNAL] Use caution before clicking links and/or opening attachments.

I'm writing to respond to the two vacant property review commission letters I received today for UCD Midland, regarding properties at 276 Midland Ave and 604 Winchester Ave. UCD Midland purchased these properties last month from Lexington Cut Stone, following our successful rezoning of the properties to B2A this year. We are presently at working to clear the train tracks and demolish the buildings in advance of a construction project that will result in two apartment buildings on the properties, which you can read about [in this article in the Herald-Leader](#).

Also part of this development are the addresses 262 Midland, 266 Midland, and 270 Midland.

Let me know if you need any more information.

Scott Shapiro

## Koyuki King

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**From:** Leigh <yogaleigh@earthlink.net>  
**Sent:** Friday, October 20, 2023 3:12 PM  
**To:** Koyuki King  
**Subject:** 2933 Montavesta Rd  
**Attachments:** Momdeathcert.pdf; Novad1.pdf

You don't often get email from yogaleigh@earthlink.net. [Learn why this is important](#)

[EXTERNAL] Use caution before clicking links and/or opening attachments.

Gaitskill

822 Oak Dr

Bradenton, FL 34210

Koyuki King

Code Enforcement

101 E Vine St, Suite 500

Lexington, KY 40507

Dear Ms. King,

I've received your letter re: 2933 Montavesta Rd. It's on a reverse mortgage. I was told by the original mortgage company that I had to be out in 3 months after my mother's death. I moved heaven and earth to do that and have sent required paperwork to complete a deed in lieu twice with no response from Novad.

According to the neighbors HUD took possession of the house around end of '22/beginning of '23. I can no longer enter the house. Please contact them if you wish for more information about what is happening with the property.

NOVAD Management Consulting

Attn: First Mortgage Servicing Department

2401 NW 23d St Suite 1A1

Oklahoma City, OK 73107

Attached is a copy of my mother's death certificate and NOVAD info.

Sincerely,

Leigh Gaitskill



July 11, 2022

**Estate of POLLY G GAITSKILL  
2933 MONTAVESTA RD  
LEXINGTON, KY 40502**

Subject: Condolence Letter  
FHA Case #: 201-4396040  
Borrower Name(s): POLLY G GAITSKILL  
Property Address: 2933 MONTAVESTA RD  
LEXINGTON, KY 40502

Estate of POLLY G GAITSKILL:

We would like to extend our condolences on the passing away of POLLY G GAITSKILL. Thank you for keeping us informed on the status of the property. If you have not already done so, please forward a copy of the death certificate and proof of probate documents as soon as possible for our file.

As of the date of this letter, the amount required to payoff the loan balance in full by 08/10/2022 is \$447,895.96. There will be no further advances made from the account. However, please be aware that Interest and Service Fees will continue to accrue until the mortgage is paid in full. Therefore, it is in the best interest of the estate to repay the loan as soon as possible. The taxes and homeowners insurance must be current and are the responsibility of the estate. We will need the executor/administrator of the estate to provide us with the estate tax identification number for IRS reporting purposes.

We may consider accepting a Deed-in-Lieu of foreclosure provided the property is free or can be freed of any liens or encumbrances other than the Home Equity Conversion Mortgage. A Short Sale may also be considered which would allow the property to be sold for 95% of the current appraised value of the property. Letters detailing the required information on both of these options are enclosed.

An initial period of six (6) months from the borrower's date of the death is allowed for the repayment of the debt on the property. If additional time is needed, at the end of the initial period, an extension of time may be granted. Two extensions of ninety (90) days each may be requested, if a good faith effort is being made to sell the property. We ask that you keep us informed of the progress of the sale of the property and request extensions as needed.

If you have any questions or concerns, please contact your HECM Housing Counselor at (877) 622-8525 extension 0, Monday through Friday, between 8:00 a.m. and 5:00 p.m. Central Standard Time.

**Any correspondence should be addressed to:**

**The Department of Housing and Urban Development  
Attn: Siboney Gonzales  
2401 NW 23rd Street, Suite 1A1  
Oklahoma City, OK 73107**

Sincerely,

Siboney Gonzales  
Novad Management Consulting

**NOVAD Management Consulting LLC as Contractor for The Department of Housing and Urban Development is a debt collector and is attempting to collect on a debt. Any information obtained shall be used for that purpose.**

Loan Key: 364644

2401 NW 23rd Street, Suite 1A1, Oklahoma City, OK 73107  
Phone (877) 622-8525 ~ Fax (800) 489-1733 ~ TTY/TDD (800) 855-2880

# COMMONWEALTH OF KENTUCKY

## REGISTRAR OF VITAL STATISTICS CERTIFIED COPY

6891691

KENTUCKY CERTIFICATE OF DEATH

116 202227644

Case #: E202207040014

1a. DECEDENT'S LEGAL NAME (First, Middle, Last) (Include AKA's if any) <b>POLLY GAITSKILL</b>			1b. IF FEMALE, DECEDENT'S LAST NAME PRIOR TO FIRST MARRIAGE <b>GALLAHER</b>		2. SEX <b>FEMALE</b>	
3. ACTUAL OR PRESUMED DATE OF DEATH (Month/Day/Year) (Spell Month) <b>June 18, 2022</b>		4. SOCIAL SECURITY NUMBER <b>406-24-4341</b>	5a. AGE-LAST BIRTHDAY (Years) <b>96</b>	5b. UNDER 1 YEAR Months: _____ Days: _____	5c. UNDER 1 DAY Hours: _____ Minutes: _____	
6. DATE OF BIRTH (MM/DD/YYYY) <b>09/11/1925</b>		7. COUNTY OF DEATH <b>FAYETTE</b>				
8. PLACE OF DEATH (Check only one) HOSPITAL: <input type="checkbox"/> Inpatient <input type="checkbox"/> ER/Outpatient <input type="checkbox"/> Dead on Arrival OTHER: <input type="checkbox"/> Hospice Facility <input checked="" type="checkbox"/> Nursing Home/Long Term Care Facility <input type="checkbox"/> Decedent's Residence <input type="checkbox"/> Other (Specify) _____						
9. FACILITY NAME (If not institution, give street and number) <b>UK BLUEGRASS HOSPICE CARE</b>			10. CITY OR TOWN, STATE AND ZIP CODE <b>LEXINGTON, KY 40504</b>			
11. BIRTH-PLACE (City and State or Foreign Country) <b>LEXINGTON, KENTUCKY</b>		12. MARITAL STATUS <input type="checkbox"/> Married <input type="checkbox"/> Widowed <input type="checkbox"/> Never Married <input type="checkbox"/> Married but Separated <input type="checkbox"/> Divorced <input type="checkbox"/> Unknown		13. SURVIVING SPOUSE (If wife, give name prior to first marriage)		
14. DECEDENT'S USUAL OCCUPATION (Kind of work done during most of working life) (Do not use retired) <b>HOMEMAKER</b>			15. KIND OF BUSINESS/INDUSTRY <b>HOME</b>		16. WAS DECEDENT EVER IN U.S. ARMED FORCES? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
17a. RESIDENCE - State <b>KENTUCKY</b>	17b. COUNTY <b>FAYETTE</b>	17c. CITY OR TOWN <b>LEXINGTON</b>	17d. STREET AND NUMBER <b>2933 MONTAVESTA ROAD</b>		17e. ZIP CODE <b>40502</b>	
17f. INSIDE CITY LIMITS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No						
18. DECEDENT'S EDUCATION (Check the box that best describes the highest degree or level of school completed at the time of death.) <input type="checkbox"/> 8th Grade or Less <input type="checkbox"/> 9th - 12th Grade, No Diploma <input type="checkbox"/> High School Graduate or GED Completed <input checked="" type="checkbox"/> Some College Credit but No Degree <input type="checkbox"/> Associates Degree (e.g., AA, AS) <input type="checkbox"/> Bachelor's Degree (e.g., BA, AB, BS) <input type="checkbox"/> Master's Degree (e.g., MA, MS, MEd, MEd, MSW, MEdA) <input type="checkbox"/> Doctorate (e.g., PhD, EdD) or Professional Degree (e.g., MD, DDS, DVM, LLB, JD)			19. DECEDENT OF HISPANIC ORIGIN? (Check the box that best describes whether the decedent is Spanish/Hispanic/Latino. Check the "No" box if the decedent is not Spanish/Hispanic/Latino.) <input checked="" type="checkbox"/> No, not Spanish/Hispanic/Latino <input type="checkbox"/> Yes, Mexican, Mexican American, Chicano <input type="checkbox"/> Yes, Puerto Rican <input type="checkbox"/> Yes, Cuban <input type="checkbox"/> Yes, other Spanish/Hispanic/Latino (Specify) _____		20. DECEDENT'S RACE (Check one or more races to indicate what the decedent considered himself or herself to be) <input checked="" type="checkbox"/> White <input type="checkbox"/> Black or African American <input type="checkbox"/> Native Hawaiian <input type="checkbox"/> Asian Indian <input type="checkbox"/> Chinese <input type="checkbox"/> Filipino <input type="checkbox"/> Japanese <input type="checkbox"/> Guamanian or Chamorro <input type="checkbox"/> Korean <input type="checkbox"/> Vietnamese <input type="checkbox"/> Samoan <input type="checkbox"/> Other Asian (Specify) _____ <input type="checkbox"/> Other Pacific Islander (Specify) _____ <input type="checkbox"/> American Indian or Alaska Native (Name of the enrolled or principal tribe) <input type="checkbox"/> Other (Specify) _____	
21. FATHER'S NAME (First, Middle, Last) <b>ALLEN GALLAHER</b>			22. MOTHER'S NAME PRIOR TO FIRST MARRIAGE (First, Middle, Last) <b>JANE WILSON</b>			
23a. INFORMANT'S NAME <b>NANCY GAITSKILL</b>		23b. RELATIONSHIP TO DECEDENT <b>DAUGHTER</b>		23c. MAILING ADDRESS (Street and Number, City, State, Zip Code) <b>2933 MONTAVESTA ROAD, LEXINGTON, KY 40502</b>		
24. METHOD OF DISPOSITION (Check only one) <input type="checkbox"/> Burial <input checked="" type="checkbox"/> Cremation <input type="checkbox"/> Donation <input type="checkbox"/> Entombment <input type="checkbox"/> Removal from State <input type="checkbox"/> Other (Specify) _____		25. PLACE OF DISPOSITION (Name of cemetery, crematory, or other place) <b>FAMILY</b>		26. LOCATION - City, Town, and State <b>LEXINGTON, KY</b>		
27. SIGNATURE OF FUNERAL SERVICE LICENSEE (Or person acting as such) <b>STEVE HAGERMAN</b> <small>(Must Use Blue/Black Ink) Electronic signature is legally acceptable pursuant to KRS 369.107 &amp; KRS 369.118</small>			DATE SIGNED (MM/DD/YYYY) <b>07/04/2022</b>	28. KY LICENSE NUMBER (of licensee) <b>4972</b>	29. NAME AND COMPLETE ADDRESS OF FUNERAL FACILITY <b>BLUEGRASS CREMATION SERVICE 608 WEST FOURTH STREET LEXINGTON, KY 40508</b>	
30. DATE PRONOUNCED DEAD (MM/DD/YYYY) <b>06/18/2022</b>		31. ACTUAL OR PRESUMED TIME OF DEATH <b>1454</b>		32. WAS MEDICAL EXAMINER OR CORNER CONTACTED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
33. PART I. Enter the chain of events - diseases, injuries, or complications - that caused death. DO NOT enter terminal events such as cardiac arrest, respiratory arrest, or ventricular fibrillation without showing the etiology. DO NOT ABBREVIATE. Enter only one cause on each line. IMMEDIATE CAUSE (Final disease or condition resulting in death) -> a. <b>GASTRIC OUTLET OBSTRUCTION</b> DUE TO (OR AS A CONSEQUENCE OF): b. <b>ESOPHAGITIS WITH CHRONIC ULCERATION AND RECURRENT UPPER GI BLEED</b> DUE TO (OR AS A CONSEQUENCE OF): c. _____ DUE TO (OR AS A CONSEQUENCE OF): d. _____ Enter the UNDERLYING CAUSE (disease or injury that initiated the events resulting in death) LAST					Approximate Interval Between Onset and Death <b>MONTH(S)</b> <b>YEAR(S)</b>	
PART II. Enter other significant conditions contributing to death, but not resulting in the underlying cause given in Part I. <b>HTN</b>					34. MANNER OF DEATH <input checked="" type="checkbox"/> Natural <input type="checkbox"/> Accident <input type="checkbox"/> Homicide <input type="checkbox"/> Pending Investigation <input type="checkbox"/> Suicide <input type="checkbox"/> Could not be Determined	
35. WAS AN AUTOPSY PERFORMED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		37. DID TOBACCO USE CONTRIBUTE TO DEATH? <input type="checkbox"/> Yes <input type="checkbox"/> Probably <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown		38. IF FEMALE: <input checked="" type="checkbox"/> Not pregnant within past year <input type="checkbox"/> Not pregnant, but pregnant within 42 days of death <input type="checkbox"/> Not pregnant, but pregnant 43 days to 1 year before death <input type="checkbox"/> Pregnant at time of death <input type="checkbox"/> Unknown if pregnant within past year		
39. DATE OF INJURY (Month/Day/Year) (Spell Month)	40. TIME OF INJURY	41. INJURY AT WORK? <input type="checkbox"/> Yes <input type="checkbox"/> No	42. PLACE OF INJURY (e.g., Decedent's home, construction site, restaurant, wooded area)	43. IF TRANSPORTATION INJURY, SPECIFY: <input type="checkbox"/> Driver/Operator <input type="checkbox"/> Pedestrian <input type="checkbox"/> Passenger <input type="checkbox"/> Other (Specify) _____		
44. DESCRIBE HOW INJURY OCCURRED:			45. LOCATION OF INJURY (Street and Number, City or Town, State, Zip Code)			
46. TO BE COMPLETED BY CERTIFIER To the best of my knowledge, death occurred at the time, date, and place, and due to cause(s) and manner stated. SIGNATURE <b>JENNIFER SKORUPA, MD</b> <small>(Must Use Blue/Black Ink) Electronic signature is legally acceptable pursuant to KRS 369.107 and KRS 369.118</small>					47. DATE CERTIFIED (MM/DD/YYYY) <b>07/08/2022</b>	
60. NAME, ADDRESS, AND ZIP CODE OF PERSON COMPLETING CAUSE OF DEATH (ITEM 53) <b>JENNIFER SKORUPA BLUEGRASS HOSPICE CARE (LEXINGTON), 1733 HARRODSBURG ROAD, LEXINGTON, KY 40504</b>			48. LICENSE NUMBER <b>46234</b>	49. TITLE OF CERTIFIER <b>PHYSICIAN</b>		
51. REGISTRAR'S SIGNATURE <i>Christina S. Stewart</i>					52. DATE FILED (MM/DD/YYYY) <b>07/08/2022</b>	

This is to certify that this is a true and correct copy of the certificate of birth, death, marriage or divorce of the person therein named, and that the original certificate is registered at the Kentucky Office of Vital Statistics under the file number shown.

DATE ISSUED **08/09/2022**

*Christina S. Stewart*  
State Registrar





## Koyuki King

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**From:** Marlene Hollen <mhollen@greercompanies.com>  
**Sent:** Monday, October 16, 2023 9:42 AM  
**To:** Koyuki King  
**Cc:** Lee Greer; Donald Vittitow; Gordy Hoagland  
**Subject:** 344 Romany Road LLC

You don't often get email from mhollen@greercompanies.com. [Learn why this is important](#)

[EXTERNAL] Use caution before clicking links and/or opening attachments.

Good morning Koyuki King,

We are in receipt of your letter dated October 4, 2023, regarding the property at 344 Romany Rd. The building is vacant, not abandoned and the property owner pays property taxes, property insurance and landscaping costs to keep the property cut down and free of weeds and debris. The building is vacant, not blighted and the lease we are negotiating with a national tenant is getting close to closing.

I just got off the phone with KU and they are sending an outdoor lighting tech to the property to inspect the parking lot lights and an electrician will be inspecting the property and calling the Commonwealth Inspection Bureau for a state electrical inspection.

Please let me know if you have any questions or need additional information.

Thank you and have a great day.

**Marlene Hollen**  
Property Manager  
Greer Companies  
344 Romany Road LLC  
(859) 215-8123

## Koyuki King

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**From:** Candy Jones <candy@equus-kentucky.com>  
**Sent:** Monday, October 23, 2023 9:53 AM  
**To:** Koyuki King  
**Subject:** Jones/347 Merino Street

**Importance:** High

You don't often get email from candy@equus-kentucky.com. [Learn why this is important](#)

[EXTERNAL] Use caution before clicking links and/or opening attachments.

Hello Ms.King

Pursuant to our phone call this morning, I am somewhat confused by a 10/4/23 letter I received regarding my property at 347 Merino Street, Lexington being considered vacant or abandoned.

To date and in the past 15+ months, hundreds of thousands of dollars have been put back into my home which caught fire on July 5, 2022. As my house is a Bluegrass Trust home, I have had to go through additional and multiple layers of city and state ordinances, fees, permits etc and am somewhat shocked you have no record of this. The city even refused to help me locate a spot for the dumpster which was needed for cleanup and which, coincidentally, pushed the project an additional two months out so I am certain there is paperwork on file referencing this.

The property has electricity and has for some time. The only boarded window is in the second room of the house on the right side as we are still repairing the wood and glass. It is VERY clear there is construction going on daily and that no one has abandoned the property.

I am hoping to be back in the house by 12/1 latest barring any unforeseeable delays. If you have any further questions for me, please advise by return and thank you in advance for your assistance.

Candace Jones  
Owner

## Koyuki King

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**From:** jeff@thesysop.com <jeffthesysop@gmail.com>  
**Sent:** Tuesday, October 10, 2023 2:48 PM  
**To:** Koyuki King  
**Subject:** 359 King Arthur Ct.

You don't often get email from jeffthesysop@gmail.com. [Learn why this is important](#)

[EXTERNAL] Use caution before clicking links and/or opening attachments.

Koyuki,

Although the property at 359 King Arthur Ct. is not currently occupied, I am there frequently doing work inside the property during the day. I have contacted several contractors to install windows and to complete the other work necessary to bring the property to compliance in the coming weeks. I already have future tenants lined up and anticipate the property being occupied full-time starting Q1 2024.

Thank you,

Jeff Baker

## Koyuki King

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**From:** Angela McDonald <angelanmcdonald@gmail.com>  
**Sent:** Sunday, October 15, 2023 11:34 PM  
**To:** Koyuki King  
**Subject:** 582-584 Bob O Link Dr

You don't often get email from angelanmcdonald@gmail.com. [Learn why this is important](#)

[EXTERNAL] Use caution before clicking links and/or opening attachments.

I have several meetings scheduled for the week of Halloween since I am on vacation to meet contractors to fix the duplex. I have someone interested in renting one of the duplexes and doing the upkeep on the property once I get someone hired to do the main work. Since I am not local I have had a really hard time finding contractors that will contact you back or show up to do the work. I have contacted many who have either done half of the work and also my great aunt's money without completing the work or have not shown up at all after being hired. If you all could send me people that I can get quotes from, that would be great. Listings online with good ratings don't necessarily mean they are legit.

With that being said, I hope to have the outside work completed before Christmas or before depending on who I can get hired to complete the work that needs to be done that quickly. The person interested in the property would like to start working on the inside by Thanksgiving so that is my priority but Christmas at the latest.

Thank you,

Angela McDonald  
606-595-8308  
Guardian and conservator for Faye Terrell.

## Koyuki King

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**From:** Tila Ortiz <zahedpm2171@gmail.com>  
**Sent:** Tuesday, November 28, 2023 10:06 AM  
**To:** Koyuki King; Zahed Property Management  
**Subject:** 625 Maple

You don't often get email from zahedpm2171@gmail.com. [Learn why this is important](#)

[EXTERNAL] Use caution before clicking links and/or opening attachments.

Good morning,

I wanted to address the property at 625 Maple Ave in Lexington. We have been slowly making progress at this site. Our next plans are for the plumbing to start which should start in the next couple weeks. Our plans for this property are to do the interior work drywall, paint, flooring etc in order to be able to rent them out again. At this time we do not have a finish project date but we are hoping to have them completed by the beginning of the year. If you have any questions please give me a call and i would be happy to discuss our plans with you.

Thanks,  
Tila Ortiz  
Property Manager  
859-227-4663  
Zahed Property Management

## Koyuki King

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**From:** Catherine Dulin <caiegd@icloud.com>  
**Sent:** Monday, November 6, 2023 8:37 AM  
**To:** Koyuki King  
**Subject:** Vacant property/Athens

[You don't often get email from caiegd@icloud.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

[EXTERNAL] Use caution before clicking links and/or opening attachments.

Hello,

This is in regards to the property at 6434 Athens Boonesboro Rd. I am beginning to work with a realtor to get the property value assessed in preparation to sale.

I had planned to sell the property this past summer, but I received a cancer diagnosis in May so surgery and chemotherapy has been consuming my time and energy. My treatments have now slowed down allowing me time to take care of this matter.

I realize I am responding to your notice late, but a neighbor has been helping get my mail and just brought some to me over the weekend and several pieces were time sensitive. I am so sorry to be responding so late.

Please let me know what I should do next or if I need to keep you appraised of what is happening with the property.

Thank you,

Catherine Dulin  
(859)576-7391

Sent from my iPhone

## Koyuki King

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**From:** Tom Harper <tommorgan.harper@gmail.com>  
**Sent:** Monday, October 23, 2023 8:42 AM  
**To:** Koyuki King  
**Subject:** 841 Georgetown st

[You don't often get email from tommorgan.harper@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

[EXTERNAL] Use caution before clicking links and/or opening attachments.

I have purchased the property and we are remodeling it.

Tom M. Harper

Sent from my iPhone

## Koyuki King

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**From:** Schilling Properties <schillingpropertieslex@gmail.com>  
**Sent:** Monday, October 9, 2023 9:50 AM  
**To:** Koyuki King  
**Subject:** 995 Bryan Ave

You don't often get email from schillingpropertieslex@gmail.com. [Learn why this is important](#)

[EXTERNAL] Use caution before clicking links and/or opening attachments.

This property is under a Land Contract. The buyer has almost paid off the property, and when done the property will have a new owner. In the meantime, we cannot do anything about the condition of the property.

Thank you,  
Tyler

Schilling Properties