

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

The City of Newport Code Enforcement Board has determined that citation(s) number(s) 25516, issued to Robert Derbarsegian and Monica Allahverdian, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final Order(s).

Pursuant to statute, it is hereby determined that the right to a hearing contesting the citation(s) has/has been waived and it is determined that the violation(s) described in the citation(s) has/have been committed and the citation(s) shall be considered final.

It is hereby ordered that the maximum fine set forth on each citation in the amount of \$1,000 shall be imposed as a civil fine.

This is a final and non-appealable order and will result in a lien being filed against the property. This notice has been sent to you via First class mail on October 17, 2025.

If you have any questions please contact Code Enforcement at 859-292-3637.


Code Enforcement Supervisor

Dated: October 17, 2025

9489 0178 9820 3038 1685 87



City of Newport

Code Enforcement

998 Monmouth Street
Newport, Kentucky 41071-2115
Phone: (859) 292-3637
Fax: (859) 292-3663
TDD: (859) 292-3622

Citation

NAME	Citation #
DERBARSEGIAN ROBERT ALLAHVERDIAN MONICA	25516

3315 MONTROSE AVE	GLENDALE, CA 91214
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VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
09/05/2025	10:30 AM	17 17TH ST, NEWPORT, 41071-0000

CODE SECTION	MINIMUM FINE	MAXIMUM FINE
PM 302.4 Weeds	\$100.00	\$500.00
PM 304.12 Handrails and guards	\$100.00	\$500.00

COMPLAINT INFORMATION

PM 302.4 Weeds: Cut and properly dispose of all Tall grass and weeds in excess of ten inches (10") in height, throughout the exterior property areas. Eliminate any accumulations of noxious weeds.

PM 304.12 Handrails and guards: Properly repair or replace any missing or deteriorated handrail or guards that are required. Every flight of stairs having more than 3 risers must have a handrail installed. Any open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface which is more than 30" inches above the floor or grade shall have guards installed.

If the violations have not been removed within 10 days, the city will proceed to abate the above stated violations. All costs incurred by the city in the abatement of the violations shall constitute a lien against the property. In addition to the lien against the property, the owner of the property shall be personally liable for the amount of the lien, including all interest, civil penalties, and other charges. Furthermore, the City of Newport may bring a civil action against the owner for the recovery of the debt owed.

NOTES: PM 302.4 Weeds Failure to cut high grass and weeds around the property
PM 304.12 Handrails and guards FAILURE TO REPAIR FRONT GUARD RAIL

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
michael cronin	09/05/2025	1:40 PM

YOU ARE HEREBY NOTIFIED THAT AN ALLEGED VIOLATION OF THE NEWPORT PROPERTY MAINTENANCE CODE EXISTS ON YOUR PROPERTY.

TO PAY this citation, you must pay the amount shown as the minimum fine above, by mail or in person, at the Newport Code Enforcement Department, 2nd Floor, 998 Monmouth Street, Newport, KY 41071 within ten (10) days of the citation.

TO CONTEST this citation, you must file an appeal in person at the Newport Code Enforcement Department, 2nd Floor, 998 Monmouth Street, Newport, KY 41071 within ten (10) days of the citation. If you appeal and the citation is Upheld by the Code Enforcement Board, the fine may be increased up to the "maximum fine" Shown above.

FAILURE TO PAY THE MINIMUM FINE OR TO FILE AN APPEAL WITHIN TEN (10) DAYS will result in a waiver of your right to a hearing, and the determination that a violation was committed will be considered final. The maximum fine shall then be imposed and it, along with costs of collection, shall be collected as a debt in a court of law.

If you have any further questions, please call the Director of Code Enforcement at 859-292-3637.

ABOVE FINE(S) MUST BE PAID OR CONTESTED. CORRECTION OF LISTED VIOLATIONS DOES NOT VOID CITATION.

AFFIDAVIT OF LIEN

CITATION 25516

Now comes Mike Cronin, Code Enforcement Supervisor of the City of Newport, Campbell County, Kentucky, a city of the Home Rule class, and states as follows:

That pursuant to KRS 65.8835 and Section 32.023 of the Newport Code of Ordinances and other applicable laws, the City of Newport, Kentucky has a lien in the amount of **\$1,000** on the real property owned by **Robert Derbarsegian and Monica Allahverdian** and located at **17 17th Street, Newport, Kentucky** by a final, non-appealable order of September 5, 2025.

That the City of Newport, Kentucky asserts a lien against the property owned by **Robert Derbarsegian and Monica Allahverdian** and located at **17 17th Street, Newport Kentucky**, and more particularly described in **Deed Book 846, Page 510** of the Campbell County Clerk's Office at Newport, Kentucky, in the amount of **\$1,000**.

CITY OF NEWPORT, KENTUCKY



Michael Cronin
Code Enforcement Supervisor
998 Monmouth Street
Newport, Kentucky 41071
(859) 292-6345

See attached legal description

COMMONWEALTH OF KENTUCKY
COUNTY OF CAMPBELL

The foregoing Affidavit of Lien was subscribed and sworn to before me, a Notary Public in and for the aforementioned county and state, by Michael Cronin, Code Enforcement Supervisor of the City of Newport, Kentucky, this 15th day of October, 2025.



NATALIE FORNASH
Notary Public, Kentucky
State At Large
My Commission Expires
June 13, 2026
Notary ID# KYNP53702

Natalie Fornash
Notary Public

Kentucky State at Large

My Commission Expires: June 13, 2026

This instrument prepared by:

William Summe
Assistant City Solicitor
998 Monmouth Street
Newport, KY 41071
859-292-3666

"EXHIBIT A"

Situated in the City of Newport, Campbell County, Kentucky, and being all of Lot No. 96 in the Glenn Park Subdivision fronting 30 feet on 17th Street and extending back one hundred feet agreeable to the recorded plat of said subdivision.

ALSO

Lot Number Ninety-Seven (97) of the Glenn Park Land Company's Subdivision in the City of Newport, Campbell County, Kentucky, fronting 30 feet on the south side of Seventeenth Street and extending back southwardly in rectangular shape 100 feet to an alley.

Most Commonly Known As: 17 17th Street, Newport, KY 41071

PIDN: 999-99-04-132.00

Group No: 30472/A4

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

The City of Newport Code Enforcement Board has determined that citation(s) number(s) 25523 and 25524, issued to Hubert Osborn and Sarah Osborn, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final Order(s).

Pursuant to statute, it is hereby determined that the right to a hearing contesting the citation(s) has/has been waived and it is determined that the violation(s) described in the citation(s) has/have been committed and the citation(s) shall be considered final.

It is hereby ordered that the maximum fine set forth on each citation in the amount of \$4,000 shall be imposed as a civil fine.

This is a final and non-appealable order and will result in a lien being filed against the property. This notice has been sent to you via First class mail on October 17, 2025.

If you have any questions please contact Code Enforcement at 859-292-3637.


Code Enforcement Supervisor

Dated: October 17, 2025

9489 0178 9820 3038 1685 94



City of Newport

Code Enforcement

998 Monmouth Street
Newport, Kentucky 41071-2115
Phone: (859) 292-3637
Fax: (859) 292-3663
TDD: (859) 292-3622

Citation

NAME	Citation #
OSBORN HUBERT & SARAH	25523

725 OVERTON ST	NEWPORT, KY 41071-0000
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VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
09/08/2025	10:30 AM	725 OVERTON ST, NEWPORT, 41071-0000

CODE SECTION	MINIMUM. FINE	MAXIMUM FINE
PM 301.3 Vacant structures and land	\$100.00	\$500.00
PM 302.1 Sanitation:	\$100.00	\$500.00
PM 302.7 Accessory Structures: :	\$100.00	\$500.00
PM 304.13 Openable Windows:	\$100.00	\$500.00
PM 304.2 Exterior Painting	\$100.00	\$500.00

COMPLAINT INFORMATION

PM 301.3 Vacant structures and land: All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

PM 302.1 Sanitation: : All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition

PM 302.7 Accessory Structures: : All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

PM 304.13 Openable Windows: : Properly repair or replace all windows as to be easily openable and be held in place with hardware.

PM 304.2 Exterior Painting:: Properly scrape, patch and paint all exterior surfaces with chipping, peeling, flaking, or missing paint. All wood and metal surfaces including but not limited to, window frames, doors, door frames, cornices, porches, wall surfaces and trim shall be maintained in good condition.

If the violations have not been removed within 10 days, the city will proceed to abate the above stated violations. All costs incurred by the city in the abatement of the violations shall constitute a lien against the property. In addition to the lien against the property, the owner of the property shall be personally liable for the amount of the lien, including all interest, civil penalties, and other charges. Furthermore, the City of Newport may bring a civil action against the owner for the recovery of the debt owed.

NOTES: PM 301.3 Vacant structures and land: Vacant boarded up house causing blight to the neighborhood.

PM 302.1 Sanitation clean yard of all junk trash and debris.

PM 302.7 Accessory Structures Failure to properly repair the the garage roof

PM 304.13 Openable Windows: Failure to replace boarded up windows.

PM 304.2 Exterior Painting Failure to properly Repaint the trim on the building and garage

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Mike Cronin	09/09/2025	10: 00AM

YOU ARE HEREBY NOTIFIED THAT AN ALLEGED VIOLATION OF THE NEWPORT PROPERTY MAINTENANCE CODE EXISTS ON YOUR PROPERTY.

TO PAY this citation, you must pay the amount shown as the minimum fine above, by mail or in person, at the Newport Code Enforcement Department, 2nd Floor, 998 Monmouth Street, Newport, KY 41071 within ten (10) days of the citation.

TO CONTEST this citation, you must file an appeal in person at the Newport Code Enforcement Department, 2nd Floor, 998 Monmouth Street, Newport, KY 41071 within ten (10) days of the citation. If you appeal and the citation is Upheld by

the Code Enforcement Board, the fine may be increased up to the "maximum fine" Shown above.

FAILURE TO PAY THE MINIMUM FINE OR TO FILE AN APPEAL WITHIN TEN (10) DAYS will result in a waiver of your right to a hearing, and the determination that a violation was committed will be considered final. The maximum fine shall then be imposed and it, along with costs of collection, shall be collected as a debt in a court of law.

If you have any further questions, please call the Director of Code Enforcement at 859-292-3637.

ABOVE FINE(S) MUST BE PAID OR CONTESTED. CORRECTION OF LISTED VIOLATIONS DOES NOT VOID CITATION.



City of Newport

Code Enforcement

998 Monmouth Street
Newport, Kentucky 41071-2115
Phone: (859) 292-3637
Fax: (859) 292-3663
TDD: (859) 292-3622

Citation

NAME	Citation #
OSBORN HUBERT & SARAH	25524

725 OVERTON ST	NEWPORT, KY 41071-0000
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VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
09/08/2025	10:30 AM	725 OVERTON ST, NEWPORT, 41071-0000

CODE SECTION	MINIMUM FINE	MAXIMUM FINE
PM 302.4 Weeds	\$100.00	\$500.00
PM 302.7 Accessory Structures	\$100.00	\$500.00
PM 302.8 Motor Vehicles::	\$100.00	\$500.00

COMPLAINT INFORMATION

PM 302.4 Weeds:: Cut and properly dispose of all Tall grass and weeds in excess of ten inches (10") in height, throughout the exterior property areas. Eliminate any accumulations of noxious weeds.

PM 302.7 Accessory Structures: : All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

PM 302.8 Motor Vehicles:: Except as provided for in other regulations, no inoperative or unlicensed motor vehicles shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled.

If the violations have not been removed within 10 days, the city will proceed to abate the above stated violations. All costs incurred by the city in the abatement of the violations shall constitute a lien against the property. In addition to the lien against the property, the owner of the property shall be personally liable for the amount of the lien, including all interest, civil penalties, and other charges. Furthermore, the City of Newport may bring a civil action against the owner for the recovery of the debt owed.

NOTES: PM 302.4 Weeds:Cut high grass and weeds and trim bushes.
PM 302.7 Accessory Structures Properly repair the wood fence on the property
PM 302.8 Motor Vehicles::Properly license the vehicles in rear yard.

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Mike Cronin	09/09/2025	10:00 AM

YOU ARE HEREBY NOTIFIED THAT AN ALLEGED VIOLATION OF THE NEWPORT PROPERTY MAINTENANCE CODE EXISTS ON YOUR PROPERTY.

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If you have any further questions, please call the Director of Code Enforcement at 859-292-3637.

ABOVE FINE(S) MUST BE PAID OR CONTESTED. CORRECTION OF LISTED VIOLATIONS DOES NOT VOID CITATION.

AFFIDAVIT OF LIEN

CITATIONS 25523 25524

Now comes Mike Cronin, Code Enforcement Supervisor of the City of Newport, Campbell County, Kentucky, a city of the Home Rule class, and states as follows:

That pursuant to KRS 65.8835 and Section 32.023 of the Newport Code of Ordinances and other applicable laws, the City of Newport, Kentucky has a lien in the amount of **\$4,000** on the real property owned by **Hubert Osborn and Sarah Osborn** and located at **725 Overton Street, Newport, Kentucky** by a final, non-appealable orders of September 9, 2025.

That the City of Newport, Kentucky asserts a lien against the property owned by **Hubert Osborn and Sarah Osborn** and located at **725 Overton Street, Newport Kentucky**, and more particularly described in **Deed Book 459, Page 273** of the Campbell County Clerk's Office at Newport, Kentucky, in the amount of **\$4,000**.

CITY OF NEWPORT, KENTUCKY



Michael Cronin
Code Enforcement Supervisor
998 Monmouth Street
Newport, Kentucky 41071
(859) 292-6345

See attached legal description

COMMONWEALTH OF KENTUCKY
COUNTY OF CAMPBELL

The foregoing Affidavit of Lien was subscribed and sworn to before me, a Notary Public in and for the aforementioned county and state, by Michael Cronin, Code Enforcement Supervisor of the City of Newport, Kentucky, this 15th day of October, 2025.



NATALIE FORNASH
Notary Public, Kentucky
State At Large
My Commission Expires
June 13, 2026
Notary ID# KYNP53702

Natalie Fornash
Notary Public

Kentucky State at Large

My Commission Expires: June 13, 2026

This instrument prepared by:

William Summe
Assistant City Solicitor
998 Monmouth Street
Newport, KY 41071
859-292-3666

EXHIBIT "A"

Property Address: 725 Overton Street
Newport, Kentucky 41071

Group No. 30363/A2 – Newport

PIDN No. 999-99-03-801.00

The North Thirty (30) feet off of Lot Numbered 244 in the East Row Addition to the City of Newport, Campbell County, Kentucky.

Subject to all easements, restrictions, conditions and rights of way of record and/or in existence.

Being the same property conveyed to Hubert Osborne and Sarah Osborne, husband and wife, by deed of record at Deed Book 459, Page 273 of the Campbell County Clerk's records at Newport, Kentucky, dated December 12, 1979 and recorded on December 13, 1979.

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

The City of Newport Code Enforcement Board has determined that citation(s) number(s) 25526, issued to Amy B. Schaffner, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final Order(s).

Pursuant to statute, it is hereby determined that the right to a hearing contesting the citation(s) has/has been waived and it is determined that the violation(s) described in the citation(s) has/have been committed and the citation(s) shall be considered final.

It is hereby ordered that the maximum fine set forth on each citation in the amount of \$1,500 shall be imposed as a civil fine.

This is a final and non-appealable order and will result in a lien being filed against the property. This notice has been sent to you via First class mail on October 17, 2025.

If you have any questions please contact Code Enforcement at 859-292-3637.


Code Enforcement Supervisor

Dated: October 17, 2025

9489 0178 9820 3038 1686 00



City of Newport

Code Enforcement

998 Monmouth Street
Newport, Kentucky 41071-2115
Phone: (859) 292-3637
Fax: (859) 292-3663
TDD: (859) 292-3622

Citation

NAME	Citation #
SCHAFFNER AMY B	25526

939 COLUMBIA ST	NEWPORT, KY 41071
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VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
09/10/2025	12:45PM	939 COLUMBIA ST, NEWPORT, 41071-0000

CODE SECTION	MINIMUM. FINE	MAXIMUM FINE
PM 302.1 Sanitation:	\$100.00	\$500.00
PM 302.4 Weeds:	\$100.00	\$500.00
PM 304.6 Exterior Walls:	\$100.00	\$500.00

COMPLAINT INFORMATION

PM 302.1 Sanitation: : All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition

PM 302.4 Weeds:: Cut and properly dispose of all Tall grass and weeds in excess of ten inches (10") in height, throughout the exterior property areas. Eliminate any accumulations of noxious weeds.

PM 304.6 Exterior Walls:: Properly repair all exterior walls to be free from holes, breaks, loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration. (detail description)

If the violations have not been removed within 10 days, the city will proceed to abate the above stated violations. All costs incurred by the city in the abatement of the violations shall constitute a lien against the property. In addition to the lien against the property, the owner of the property shall be personally liable for the amount of the lien, including all interest, civil penalties, and other charges. Furthermore, the City of Newport may bring a civil action against the owner for the recovery of the debt owed.

NOTES:

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Larry Long	09/09/2025	12:50PM

YOU ARE HEREBY NOTIFIED THAT AN ALLEGED VIOLATION OF THE NEWPORT PROPERTY MAINTENANCE CODE EXISTS ON YOUR PROPERTY.

TO PAY this citation, you must pay the amount shown as the minimum fine above, by mail or in person, at the Newport Code Enforcement Department, 2nd Floor, 998 Monmouth Street, Newport, KY 41071 within ten (10) days of the citation.

TO CONTEST this citation, you must file an appeal in person at the Newport Code Enforcement Department, 2nd Floor, 998 Monmouth Street, Newport, KY 41071 within ten (10) days of the citation. If you appeal and the citation is Upheld by the Code Enforcement Board, the fine may be increased up to the "maximum fine" Shown above.

FAILURE TO PAY THE MINIMUM FINE OR TO FILE AN APPEAL WITHIN TEN (10) DAYS will result in a waiver of your right to a hearing, and the determination that a violation was committed will be considered final. The maximum fine shall then be imposed and it, along with costs of collection, shall be collected as a debt in a court of law.

If you have any further questions, please call the Director of Code Enforcement at 859-292-3637.

ABOVE FINE(S) MUST BE PAID OR CONTESTED. CORRECTION OF LISTED VIOLATIONS DOES NOT VOID CITATION.

AFFIDAVIT OF LIEN

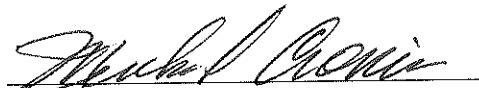
CITATION 25526

Now comes Mike Cronin, Code Enforcement Supervisor of the City of Newport, Campbell County, Kentucky, a city of the Home Rule class, and states as follows:

That pursuant to KRS 65.8835 and Section 32.023 of the Newport Code of Ordinances and other applicable laws, the City of Newport, Kentucky has a lien in the amount of **\$1,500** on the real property owned by **Amy B. Schaffner** and located at **939 Columbia Street, Newport, Kentucky** by a final, non-appealable order of September 9, 2025.

That the City of Newport, Kentucky asserts a lien against the property owned by **Amy B. Schaffner** and located at **939 Columbia Street, Newport Kentucky**, and more particularly described in **Deed Book 834, Page 343** of the Campbell County Clerk's Office at Newport, Kentucky, in the amount of **\$1,500**.

CITY OF NEWPORT, KENTUCKY



Michael Cronin
Code Enforcement Supervisor
998 Monmouth Street
Newport, Kentucky 41071
(859) 292-6345

See attached legal description

COMMONWEALTH OF KENTUCKY
COUNTY OF CAMPBELL

The foregoing Affidavit of Lien was subscribed and sworn to before me, a Notary Public in and for the aforementioned county and state, by Michael Cronin, Code Enforcement Supervisor of the City of Newport, Kentucky, this 15th day of October, 2025.



NATALIE FORNASH
Notary Public, Kentucky
State At Large
My Commission Expires
June 13, 2026
Notary ID# KYNP53702

Natalie Fornash
Notary Public

Kentucky State at Large

My Commission Expires: June 13, 2026

This instrument prepared by:

William Summe
Assistant City Solicitor
998 Monmouth Street
Newport, KY 41071
859-292-3666

EXHIBIT "A"
LEGAL DESCRIPTION

Being the following described real estate in the County of Campbell, Commonwealth of Kentucky, to-wit:

Situate in the City of Newport, County of Campbell, and State of Kentucky, to-wit:

Being Lot Number Four Hundred and Fifty-five (455) in the Buena Vista Addition to the City of Newport, Campbell County, and State of Kentucky, Said lot fronting twenty (20) feet on the east side of Columbia Street between Ninth and Tenth Streets, extending back eastwardly at right angles between parallel lines 93 feet.

Prior Deed Reference: Deed Book 816, Page 699

Parcel Number: 999-99-01-274.00

Group Number: 30175/A6

Deed Reference: Deed Book _____, Page _____

DS

JS

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

The City of Newport Code Enforcement Board has determined that citation(s) number(s) 25527, issued to Kenner Griffith, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final Order(s).

Pursuant to statute, it is hereby determined that the right to a hearing contesting the citation(s) has/has been waived and it is determined that the violation(s) described in the citation(s) has/have been committed and the citation(s) shall be considered final.

It is hereby ordered that the maximum fine set forth on each citation in the amount of \$2,500 shall be imposed as a civil fine.

This is a final and non-appealable order and will result in a lien being filed against the property. This notice has been sent to you via First class mail on October 17, 2025.

If you have any questions please contact Code Enforcement at 859-292-3637.


Code Enforcement Supervisor

Dated: October 17, 2025

9489 0178 9820 3038 1686 17



City of Newport

Code Enforcement

998 Monmouth Street
Newport, Kentucky 41071-2115
Phone: (859) 292-3637
Fax: (859) 292-3663
TDD: (859) 292-3622

Citation

NAME	Citation #
GRIFFITH KENNER	25527

838 PATTERSON ST		NEWPORT, KY 41071-0000
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
09/10/2025	12:45PM	838 PATTERSON ST, NEWPORT, 41071-0000

CODE SECTION	MINIMUM FINE	MAXIMUM FINE
PM 304.13. Windows and door frames:	\$100.00	\$500.00
PM 304.6 Exterior Walls:	\$100.00	\$500.00
PM 304.7 Roofs and drainage.	\$100.00	\$500.00
PM 305.7 Handrails and guards:	\$100.00	\$500.00
PM 604.3 Electrical System hazards:	\$100.00	\$500.00

COMPLAINT INFORMATION

PM 304.13 Windows and door frames:: Properly repair or replace any missing or deteriorated window or door and frame. Every window, door and frame shall be kept in sound condition, good repair and weather tight.

PM 304.6 Exterior Walls:: Properly repair all exterior walls to be free from holes, breaks, loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration. (detail description)

PM 304.7 Roofs and drainage.: Properly repair all roof covering as to properly discharge roof drainage water. The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure.

PM 305.7 Handrails and guards: : Properly repair or replace any missing or deteriorated handrail or guards that are required. Every flight of stairs having more than 3 risers must have a handrail installed. Any open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface which is more than 30" inches above the floor or grade shall have guards installed.

PM 604.3 Electrical System hazards: : Obtain the services of a licensed electrician to correct hazardous conditions in the electrical system throughout the structure.

If the violations have not been removed within 10 days, the city will proceed to abate the above stated violations. All costs incurred by the city in the abatement of the violations shall constitute a lien against the property. In addition to the lien against the property, the owner of the property shall be personally liable for the amount of the lien, including all interest, civil penalties, and other charges. Furthermore, the City of Newport may bring a civil action against the owner for the recovery of the debt owed.

NOTES:

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Larry Long	09/09/2025	12:50PM

YOU ARE HEREBY NOTIFIED THAT AN ALLEGED VIOLATION OF THE NEWPORT PROPERTY MAINTENANCE CODE EXISTS ON YOUR PROPERTY.

TO PAY this citation, you must pay the amount shown as the minimum fine above, by mail or in person, at the Newport Code Enforcement Department, 2nd Floor, 998 Monmouth Street, Newport, KY 41071 within ten (10) days of the citation.

TO CONTEST this citation, you must file an appeal in person at the Newport Code Enforcement Department, 2nd Floor, 998 Monmouth Street, Newport, KY 41071 within ten (10) days of the citation. If you appeal and the citation is Upheld by the Code Enforcement Board, the fine may be increased up to the "maximum fine" Shown above.

FAILURE TO PAY THE MINIMUM FINE OR TO FILE AN APPEAL WITHIN TEN (10) DAYS will result in a waiver of your right to a hearing, and the determination that a violation was committed will be considered final. The maximum fine shall

then be imposed and it, along with costs of collection, shall be collected as a debt in a court of law.

If you have any further questions, please call the Director of Code Enforcement at 859-292-3637.

ABOVE FINE(S) MUST BE PAID OR CONTESTED. CORRECTION OF LISTED VIOLATIONS DOES NOT VOID CITATION.

AFFIDAVIT OF LIEN


CITATION 25527

Now comes Mike Cronin, Code Enforcement Supervisor of the City of Newport, Campbell County, Kentucky, a city of the Home Rule class, and states as follows:

That pursuant to KRS 65.8835 and Section 32.023 of the Newport Code of Ordinances and other applicable laws, the City of Newport, Kentucky has a lien in the amount of **\$2,500** on the real property owned by **Kenner Griffith** and located at **838 Patterson Street, Newport, Kentucky** by a final, non-appealable order of September 9, 2025.

That the City of Newport, Kentucky asserts a lien against the property owned by **Kenner Griffith** and located at **838 Patterson Street, Newport Kentucky**, and more particularly described in **Deed Book 637, Page 454** of the Campbell County Clerk's Office at Newport, Kentucky, in the amount of **\$2,500**.

CITY OF NEWPORT, KENTUCKY


Michael Cronin
Code Enforcement Supervisor
998 Monmouth Street
Newport, Kentucky 41071
(859) 292-6345

See attached legal description

COMMONWEALTH OF KENTUCKY
COUNTY OF CAMPBELL

The foregoing Affidavit of Lien was subscribed and sworn to before me, a Notary Public in and for the aforementioned county and state, by Michael Cronin, Code Enforcement Supervisor of the City of Newport, Kentucky, this 15th day of October, 2025.



NATALIE FORNASH
Notary Public, Kentucky
State At Large
My Commission Expires
June 13, 2026
Notary ID# KYNP53702

Natalie Fornash

Notary Public

Kentucky State at Large

My Commission Expires: June 13, 2026

This instrument prepared by:

William Summe
Assistant City Solicitor
998 Monmouth Street
Newport, KY 41071
859-292-3666

FAIR CASH VALUE 31,000
TRANSFER TAX 31.00

PIDN: 999-99-01-557-00
GROUP: 41421/191
PLAT: B-26-24

Know All Men By These Presents:

That DONNA M. FAY nka DONNA M. ADKINS and ROBERT L. ADKINS, wife and husband, whose mailing address is: 838 Patterson Avenue, Newport, KY 41071, for and in consideration of THIRTY-ONE THOUSAND DOLLARS (\$31,000.00), to them paid by the Grantees herein, the receipt of which is acknowledged, do bargain, sell, and convey to: KENNER GRIFFITH, ~~unmarried~~ ^{MARRIED}, his heirs and assigns forever, the following described Real Estate, in the City of Newport, County of Campbell and Commonwealth of Kentucky, to-wit:

PARCEL I:

Don RLA
LOT NUMBER 7 IN THE TRUSTEES' ADDITION TO THE CITY OF NEWPORT, CAMPBELL COUNTY, KENTUCKY, BEGINNING AT A POINT ON THE SOUTH SIDE OF EIGHTH STREET, 69 FEET WEST OF THE SOUTHWEST CORNER OF EIGHT AND CENTRAL AVENUE; THENCE WESTWARDLY ON EIGHTH STREET, 30 FEET; THENCE EXTENDING BACK SOUTHWARDLY IN RECTANGULAR SHAPE 105 FEET TO AN ALLEY.

PARCEL II:

CIN 198456
PARTS OF LOTS 123, 124 AND 125 IN THE TRUSTEES ADDITION TO THE CITY OF NEWPORT, CAMPBELL COUNTY AND STATE OF KENTUCKY, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE WEST SIDE OF PATTERSON STREET 45.5 FEET SOUTHWARDLY FROM THE SOUTHWEST CORNER OF PATTERSON AND KETURAH STREETS, THENCE ALONG SAID WEST SIDE OF PATTERSON STREET SOUTHWARDLY 22 FEET 9 INCHES TO A POINT; THENCE AND FROM THE PLACE OF BEGINNING IN RECTANGULAR SHAPE WESTWARDLY 90 FEET DEEP TO AN 10 FEET ALLEY.

(PRIVATE)

PARCEL III:

Don RLA
SITUATE IN THE CITY OF NEWPORT, CAMPBELL COUNTY, KENTUCKY, AND BEING THE NORTHEAST PART OF LOT NUMBER 715 IN THE TRUSTEE'S ADDITION IN THE CITY OF NEWPORT, FRONTING 30 FEET ON LIBERTY STREET, BETWEEN WEST ELEVENTH AND WEST TWELFTH STREETS, AND EXTENDING BACK TOWARDS ISABELLA STREET 89 FEET IN DEPTH, SAME WIDTH AS IN FRONT.

BEING THE SAME PROPERTY CONVEYED TO DONNA M. FAY, UNMARRIED BY DEED DATED JULY 2, 1987 FROM CORMACK M. FAY, UNMARRIED OF RECORD IN DEED BOOK 505, PAGE 58 OFFICE OF THE CAMPBELL COURT CLERK.

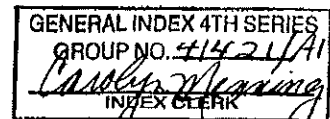
Parcel No.: 999-99-01-557-00

PROPERTY ADDRESS: 838 Patterson Avenue, Newport, Ky 41071

GRANTEE MAILING ADDRESS: 838 Patterson Avenue, Newport, Ky 41071

Prepared By:

Michael P. Cussen
Michael P. Cussen, Attorney at Law
McCaslin, Imbus & McCaslin
632 Vine Street, Suite 900
Cincinnati, OH 45202
(513) 421-4646



Don RLA K-23-

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

The City of Newport Code Enforcement Board has determined that citation(s) number(s) 25535, issued to Justin D. Johnson, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final Order(s).

Pursuant to statute, it is hereby determined that the right to a hearing contesting the citation(s) has/has been waived and it is determined that the violation(s) described in the citation(s) has/have been committed and the citation(s) shall be considered final.

It is hereby ordered that the maximum fine set forth on each citation in the amount of \$2,500 shall be imposed as a civil fine.

This is a final and non-appealable order and will result in a lien being filed against the property. This notice has been sent to you via First class mail on October 17, 2025.

If you have any questions please contact Code Enforcement at 859-292-3637.


Code Enforcement Supervisor

Dated: October 17, 2025

9489 0178 9820 3038 1686 24



City of Newport

Code Enforcement

998 Monmouth Street
Newport, Kentucky 41071-2115
Phone: (859) 292-3637
Fax: (859) 292-3663
TDD: (859) 292-3622

Citation

NAME	Citation #
JOHNSON JUSTIN D	25535

929 ANN ST	NEWPORT, KY 41071-0000
------------	------------------------

VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
09/17/2025	10:00AM	929 ANN ST, NEWPORT, 41071-0000

CODE SECTION	MINIMUM. FINE	MAXIMUM FINE
PM 302.1 Sanitation:	\$100.00	\$500.00
PM 302.4 Weeds:	\$100.00	\$500.00
PM 304.2 Exterior Painting:	\$100.00	\$500.00
PM 304.7 Roofs and drainage.	\$100.00	\$500.00
PM 304.13 Openable Windows:	\$100.00	\$500.00

COMPLAINT INFORMATION

PM 302.1 Sanitation: : All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition

PM 302.4 Weeds:: Cut and properly dispose of all Tall grass and weeds in excess of ten inches (10") in height, throughout the exterior property areas. Eliminate any accumulations of noxious weeds.

PM 304.13 Windows and door frames:: Properly repair or replace any missing or deteriorated window or door and frame. Every window, door and frame shall be kept in sound condition, good repair and weather tight.

PM 304.2 Exterior Painting:: Properly scrape, patch and paint all exterior surfaces with chipping, peeling, flaking, or missing paint. All wood and metal surfaces including but not limited to, window frames, doors, door frames, cornices, porches, wall surfaces and trim shall be maintained in good condition.

PM 304.7 Roofs and drainage.: Properly repair all roof covering as to properly discharge roof drainage water. The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure.

If the violations have not been removed within 10 days, the city will proceed to abate the above stated violations. All costs incurred by the city in the abatement of the violations shall constitute a lien against the property. In addition to the lien against the property, the owner of the property shall be personally liable for the amount of the lien, including all interest, civil penalties, and other charges. Furthermore, the City of Newport may bring a civil action against the owner for the recovery of the debt owed.

NOTES:

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Larry Long	09/17/2025	12:50PM

YOU ARE HEREBY NOTIFIED THAT AN ALLEGED VIOLATION OF THE NEWPORT PROPERTY MAINTENANCE CODE EXISTS ON YOUR PROPERTY.

TO PAY this citation, you must pay the amount shown as the minimum fine above, by mail or in person, at the Newport Code Enforcement Department, 2nd Floor, 998 Monmouth Street, Newport, KY 41071 within ten (10) days of the citation.

TO CONTEST this citation, you must file an appeal in person at the Newport Code Enforcement Department, 2nd Floor, 998 Monmouth Street, Newport, KY 41071 within ten (10) days of the citation. If you appeal and the citation is Upheld by the Code Enforcement Board, the fine may be increased up to the "maximum fine" Shown above.

FAILURE TO PAY THE MINIMUM FINE OR TO FILE AN APPEAL WITHIN TEN (10) DAYS will result in a waiver of your right to a hearing, and the determination that a violation was committed will be considered final. The maximum fine shall

then be imposed and it, along with costs of collection, shall be collected as a debt in a court of law.

If you have any further questions, please call the Director of Code Enforcement at 859-292-3637.

ABOVE FINE(S) MUST BE PAID OR CONTESTED. CORRECTION OF LISTED VIOLATIONS DOES NOT VOID CITATION.

AFFIDAVIT OF LIEN

CITATION 25535

Now comes Mike Cronin, Code Enforcement Supervisor of the City of Newport, Campbell County, Kentucky, a city of the Home Rule class, and states as follows:

That pursuant to KRS 65.8835 and Section 32.023 of the Newport Code of Ordinances and other applicable laws, the City of Newport, Kentucky has a lien in the amount of **\$2,500** on the real property owned by **Justin D. Johnson** and located at **929 Ann Street, Newport, Kentucky** by a final, non-appealable order of September 17, 2025.

That the City of Newport, Kentucky asserts a lien against the property owned by **Justin D. Johnson** and located at **929 Ann Street, Newport Kentucky**, and more particularly described in **Deed Book 718, Page 382** of the Campbell County Clerk's Office at Newport, Kentucky, in the amount of **\$2,500**.

CITY OF NEWPORT, KENTUCKY



Michael Cronin
Code Enforcement Supervisor
998 Monmouth Street
Newport, Kentucky 41071
(859) 292-6345

See attached legal description

COMMONWEALTH OF KENTUCKY
COUNTY OF CAMPBELL

The foregoing Affidavit of Lien was subscribed and sworn to before me, a Notary Public in and for the aforementioned county and state, by Michael Cronin, Code Enforcement Supervisor of the City of Newport, Kentucky, this 15th day of October, 2025.



NATALIE FORNASH
Notary Public, Kentucky
State At Large
My Commission Expires
June 13, 2026
Notary ID# KYNP53702

Natalie Fornash
Notary Public
Kentucky State at Large
My Commission Expires: June 13, 2026

This instrument prepared by:

William Summe
Assistant City Solicitor
998 Monmouth Street
Newport, KY 41071
859-292-3666

EXHIBIT A

Situated in the City of Newport, Campbell County, Kentucky and being a part of Lot No. 582 in the Buena Vista Addition to said City, and bounded and described as follows:

Beginning at a point in the East line of Ann Street 180 feet North of the northeast corner of Tenth and Ann Street; thence at right angles to Ann Street and parallel to Tenth Street 91 ½ feet; thence northwardly and parallel with Ann Street 27 feet; thence westwardly and parallel with Tenth Street 91 ½ feet to Ann Street; thence southwardly with the East line of Ann Street 27 feet to the place of beginning.

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

Deed Reference: Deed Book 712 Page 466

Parcel Number: 999-99-00-009.00

Group Number: 30178/A6

CH

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

The City of Newport Code Enforcement Board has determined that citation(s) number(s) 25536 and 25537, issued to Steven M. Sharlein and Linda M. Comisar, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final Order(s).

Pursuant to statute, it is hereby determined that the right to a hearing contesting the citation(s) has/has been waived and it is determined that the violation(s) described in the citation(s) has/have been committed and the citation(s) shall be considered final.

It is hereby ordered that the maximum fine set forth on each citation in the amount of \$4,500 shall be imposed as a civil fine.

This is a final and non-appealable order and will result in a lien being filed against the property. This notice has been sent to you via First class mail on October 17, 2025.

If you have any questions please contact Code Enforcement at 859-292-3637.


Code Enforcement Supervisor

Dated: October 17, 2025

9489 0178 9820 3038 1686 31



City of Newport

Code Enforcement

998 Monmouth Street
Newport, Kentucky 41071-2115
Phone: (859) 292-3637
Fax: (859) 292-3663
TDD: (859) 292-3622

Citation

NAME	Citation #
SHARLEIN STEVEN M COMISAR LINDA M	25536

834 LINDEN AVE	NEWPORT, KY 41071-0000
----------------	------------------------

VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
09/16/2025	7:30 AM	834 LINDEN AVE, NEWPORT, 41071-0000

CODE SECTION	MINIMUM FINE	MAXIMUM FINE
PM 109.2 Temporary safeguards	\$100.00	\$500.00
PM 302.1 Sanitation:	\$100.00	\$500.00
PM 304.13 Windows and door frames	\$100.00	\$500.00
PM 304.15 Doors:	\$100.00	\$500.00
PM 304.2 Exterior Painting	\$100.00	\$500.00

COMPLAINT INFORMATION

PM 109.2 Temporary safeguards.: Notwithstanding other provisions of this code, whenever, in the opinion of the code official, there is imminent danger due to an unsafe condition, the code official shall order the necessary work to be done, including the boarding up of openings, to render such structure temporarily safe whether or not the legal procedure herein described has been instituted; and shall cause such other action to be taken

PM 302.1 Sanitation: : All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition

PM 304.13 Windows and door frames.: Properly repair or replace any missing or deteriorated window or door and frame. Every window, door and frame shall be kept in sound condition, good repair and weather tight.

PM 304.15 Doors: : Properly repair or replace any damaged or deteriorated exterior door. All exterior doors shall be maintained in good condition and possess all necessary hardware. All entry doors shall be capable of being tightly secure.

PM 304.2 Exterior Painting.: Properly scrape, patch and paint all exterior surfaces with chipping, peeling, flaking, or missing paint. All wood and metal surfaces including but not limited to, window frames, doors, door frames, cornices, porches, wall surfaces and trim shall be maintained in good condition.

If the violations have not been removed within 10 days, the city will proceed to abate the above stated violations. All costs incurred by the city in the abatement of the violations shall constitute a lien against the property. In addition to the lien against the property, the owner of the property shall be personally liable for the amount of the lien, including all interest, civil penalties, and other charges. Furthermore, the City of Newport may bring a civil action against the owner for the recovery of the debt owed.

NOTES: PM 109.2 Temporary safeguards. Properly secure the garage.
PM 302.1 Sanitation: Clean yard and front sidewalk of junk trash and debris
PM 304.13 Windows and door frames Properly repair windows in garage.
PM 304.15 Doors: Replace garage door.
PM 304.2 Exterior Painting Properly paint the trim on the house.

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Mike Cronin	09/19/2025	7:15 AM

YOU ARE HEREBY NOTIFIED THAT AN ALLEGED VIOLATION OF THE NEWPORT PROPERTY MAINTENANCE CODE EXISTS ON YOUR PROPERTY.

TO PAY this citation, you must pay the amount shown as the minimum fine above, by mail or in person, at the Newport Code Enforcement Department, 2nd Floor, 998 Monmouth Street, Newport, KY 41071 within ten (10) days of the citation.

TO CONTEST this citation, you must file an appeal in person at the Newport Code Enforcement Department, 2nd Floor, 998 Monmouth Street, Newport, KY 41071 within ten (10) days of the citation. If you appeal and the citation is Upheld by the Code Enforcement Board, the fine may be increased up to the "maximum fine" Shown above.

FAILURE TO PAY THE MINIMUM FINE OR TO FILE AN APPEAL WITHIN TEN (10) DAYS will result in a waiver of your right to a hearing, and the determination that a violation was committed will be considered final. The maximum fine shall then be imposed and it, along with costs of collection, shall be collected as a debt in a court of law.

If you have any further questions, please call the Director of Code Enforcement at 859-292-3637.

ABOVE FINE(S) MUST BE PAID OR CONTESTED. CORRECTION OF LISTED VIOLATIONS DOES NOT VOID CITATION.



City of Newport

Code Enforcement

998 Monmouth Street
Newport, Kentucky 41071-2115
Phone: (859) 292-3637
Fax: (859) 292-3663
TDD: (859) 292-3622

Citation

NAME	Citation #
SHARLEIN STEVEN M COMISAR LINDA M	25537

834 LINDEN AVE	NEWPORT, KY 41071-0000
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VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
09/16/2025	7:30 AM	834 LINDEN AVE, NEWPORT, 41071-0000

CODE SECTION	MINIMUM. FINE	MAXIMUM FINE
PM 302.4 Weeds	\$100.00	\$500.00
PM 304.6 Exterior Walls	\$100.00	\$500.00
PM 304.7 Roofs and drainage.	\$100.00	\$500.00
PM 304.9 Overhang extensions:	\$100.00	\$500.00

COMPLAINT INFORMATION

PM 302.4 Weeds:: Cut and properly dispose of all Tall grass and weeds in excess of ten inches (10") in height, throughout the exterior property areas. Eliminate any accumulations of noxious weeds.

PM 304.6 Exterior Walls:: Properly repair all exterior walls to be free from holes, breaks, loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration. (detail description)

PM 304.7 Roofs and drainage:: Properly repair all roof covering as to properly discharge roof drainage water. The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure.

PM 304.9 Overhang extensions:: All canopies, marquees, signs, metal awnings, fire escapes, standpipes, exhaust ducts and similar overhang extensions shall be maintained in good repair and be properly anchored so as to be kept in a sound condition.

If the violations have not been removed within 10 days, the city will proceed to abate the above stated violations. All costs incurred by the city in the abatement of the violations shall constitute a lien against the property. In addition to the lien against the property, the owner of the property shall be personally liable for the amount of the lien, including all interest, civil penalties, and other charges. Furthermore, the City of Newport may bring a civil action against the owner for the recovery of the debt owed.

NOTES: PM 302.4 Weeds: Cut high grass and weeds growing on the building and roof.

PM 304.6 Exterior Wall Properly repair the garage wall.

PM 304.7 Roofs and drainage. Properly repair the down spouts on your building.

PM 304.9 Overhang extensions: Properly repair the garage soffits. and fascia boards.

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Mike Cronin	09/19/2025	7:15 AM

YOU ARE HEREBY NOTIFIED THAT AN ALLEGED VIOLATION OF THE NEWPORT PROPERTY MAINTENANCE CODE EXISTS ON YOUR PROPERTY.

TO PAY this citation, you must pay the amount shown as the minimum fine above, by mail or in person, at the Newport Code Enforcement Department, 2nd Floor, 998 Monmouth Street, Newport, KY 41071 within ten (10) days of the citation.

TO CONTEST this citation, you must file an appeal in person at the Newport Code Enforcement Department, 2nd Floor, 998 Monmouth Street, Newport, KY 41071 within ten (10) days of the citation. If you appeal and the citation is Upheld by the Code Enforcement Board, the fine may be increased up to the "maximum fine" Shown above.

FAILURE TO PAY THE MINIMUM FINE OR TO FILE AN APPEAL WITHIN TEN (10) DAYS will result in a waiver of your right to a hearing, and the determination that a violation was committed will be considered final. The maximum fine shall then be imposed and it, along with costs of collection, shall be collected as a debt in a court of law.

If you have any further questions, please call the Director of Code Enforcement at 859-292-3637.

ABOVE FINE(S) MUST BE PAID OR CONTESTED. CORRECTION OF LISTED VIOLATIONS DOES NOT VOID CITATION.

AFFIDAVIT OF LIEN

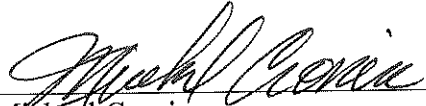
CITATIONS 25536 25537

Now comes Mike Cronin, Code Enforcement Supervisor of the City of Newport, Campbell County, Kentucky, a city of the Home Rule class, and states as follows:

That pursuant to KRS 65.8835 and Section 32.023 of the Newport Code of Ordinances and other applicable laws, the City of Newport, Kentucky has a lien in the amount of **\$4,500** on the real property owned by **Steven M. Sharlein and Linda M. Comisar** and located at **834 Linden Ave., Newport, Kentucky** by a final, non-appealable orders of September 19, 2025.

That the City of Newport, Kentucky asserts a lien against the property owned by **Steven M. Sharlein and Linda M. Comisar** and located at **834 Linden Ave., Newport Kentucky**, and more particularly described in **Deed Book 600, Page 26** of the Campbell County Clerk's Office at Newport, Kentucky, in the amount of **\$4,500**.

CITY OF NEWPORT, KENTUCKY



Michael Cronin
Code Enforcement Supervisor
998 Monmouth Street
Newport, Kentucky 41071
(859) 292-6345

See attached legal description

COMMONWEALTH OF KENTUCKY
COUNTY OF CAMPBELL

The foregoing Affidavit of Lien was subscribed and sworn to before me, a Notary Public in and for the aforementioned county and state, by Michael Cronin, Code Enforcement Supervisor of the City of Newport, Kentucky, this 15th day of October, 2025.



NATALIE FORNASH
Notary Public, Kentucky
State At Large
My Commission Expires
June 13, 2026
Notary ID# KYNP53702

Natalie Fornash
Notary Public

Kentucky State at Large

My Commission Expires: June 13, 2026

This instrument prepared by:

William Summe
Assistant City Solicitor
998 Monmouth Street
Newport, KY 41071
859-292-3666

✓

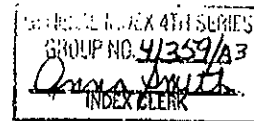
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT the Grantors, **KENNETH D. LAWSON AND DONNA S. LAWSON, BOTH SINGLE**, for and in consideration of One (\$1.00) Dollar and other good and valuable consideration to them paid by **STEVEN M. SHARLEIN AND LINDA M. COMISAR**, the receipt whereof is hereby acknowledged, does hereby **BARGAIN, SELL** and **CONVEY** to the said **STEVEN M. SHARLEIN AND LINDA M. COMISAR**, as tenants in common during their natural lives, with remainder in fee simple to the survivor of them, his or her heirs and assigns forever, the following described Real Estate, to-wit:

GROUP NO. 41359/A3

PID #999-99-00-958.00



Property Address: 834 Linden Avenue, Newport, Kentucky 41071

Situated in the City of Newport, Campbell County, Kentucky, to-wit:

Lot Number Twelve (12) in Block "F" of the Taylor Heirs Addition to said City. Said lot fronts thirty (30) feet on the west side of Linden Avenue, and extends back between parallel lines one hundred and fifteen (115) feet in depth to an alley.

SUBJECT to conditions, restrictions and easements of record and/or in existence.

Being the same property conveyed to the grantors herein by deed from Brenda S. Melahn, formerly known as Brenda S. Cole, and Karl Eric Melahn, her husband, dated the 10th day of November, 1994 and recorded in Deed Book No. 573 at Page 115 of the Campbell County Clerk's records at Newport, Kentucky.

The said Kenneth D. Lawson and Donna S. Lawson were divorced by Decree of Dissolution, entered in Campbell Circuit Court, Case No. 96-CI-00934, on October 15th, 1997, and are both currently single and unremarried.

ATTACHED HERETO, INCORPORATED HEREIN AND MADE A PART HEREOF IS A STATEMENT IN CONFORMITY WITH K.R.S. CHAPTER 382.

Together with all the **PRIVILEGES AND APPURTENANCES** to the same belonging. **TO HAVE AND TO HOLD** the same to the said , the receipt whereof is hereby acknowledged, does hereby **BARGAIN**,

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

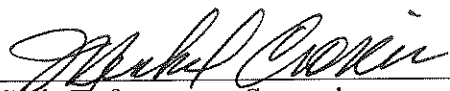
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 25538, issued to Erin K. Fey and John A Fey Jr., has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final Order(s).

Pursuant to statute, it is hereby determined that the right to a hearing contesting the citation(s) has/has been waived and it is determined that the violation(s) described in the citation(s) has/have been committed and the citation(s) shall be considered final.

It is hereby ordered that the maximum fine set forth on each citation in the amount of \$2,500 shall be imposed as a civil fine.

This is a final and non-appealable order and will result in a lien being filed against the property. This notice has been sent to you via First class mail on October 17, 2025.

If you have any questions please contact Code Enforcement at 859-292-3637.


Code Enforcement Supervisor

Dated: October 17, 2025

9489 0178 9820 3038 1686 48



City of Newport

Code Enforcement

998 Monmouth Street
Newport, Kentucky 41071-2115
Phone: (859) 292-3637
Fax: (859) 292-3663
TDD: (859) 292-3622

Citation

NAME	Citation #
FEY ERIN K & JOHN A JR	25538

1023 PARK AVE	NEWPORT, KY 41071-0000
---------------	------------------------

VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
09/19/2025	11:00 AM	1023 PARK AVE, NEWPORT, 41071-0000

CODE SECTION	MINIMUM FINE	MAXIMUM FINE
PM 302.1 Sanitation:	\$100.00	\$500.00
PM 302.4 Weeds::	\$100.00	\$500.00
PM 302.8 Motor Vehicles	\$100.00	\$500.00
PM 304.6 Exterior Walls:	\$100.00	\$500.00
PM 304.11 Chimneys and towers	\$100.00	\$500.00

COMPLAINT INFORMATION

PM 302.1 Sanitation: : All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition

PM 302.4 Weeds:: Cut and properly dispose of all Tall grass and weeds in excess of ten inches (10") in height, throughout the exterior property areas. Eliminate any accumulations of noxious weeds.

PM 302.8 Motor Vehicles:: Except as provided for in other regulations, no inoperative or unlicensed motor vehicles shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled.

PM 304.11 Chimneys and towers: : All chimneys, cooling towers, smoke stacks, and similar appurtenances shall be maintained structurally safe and sound, and in good repair. All exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

PM 304.6 Exterior Walls:: Properly repair all exterior walls to be free from holes, breaks, loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration. (detail description)

If the violations have not been removed within 10 days, the city will proceed to abate the above stated violations. All costs incurred by the city in the abatement of the violations shall constitute a lien against the property. In addition to the lien against the property, the owner of the property shall be personally liable for the amount of the lien, including all interest, civil penalties, and other charges. Furthermore, the City of Newport may bring a civil action against the owner for the recovery of the debt owed.

NOTES: PM 302.1 Sanitation: Failure to clean yard of all junk trash and debris.
PM 302.4 Weeds. Failure to cut high grass and weeds around the house.
PM 302.8 Motor Vehicles. Failure to remove unlicensed black Ford from the property.
Failure to replace the missing siding on the building
PM 304.11 Chimneys and towers Properly repair the chimney top the bricks are falling out

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Mike Cronin	09/22/2025	2:15 PM

YOU ARE HEREBY NOTIFIED THAT AN ALLEGED VIOLATION OF THE NEWPORT PROPERTY MAINTENANCE CODE EXISTS ON YOUR PROPERTY.

TO PAY this citation, you must pay the amount shown as the minimum fine above, by mail or in person, at the Newport Code Enforcement Department, 2nd Floor, 998 Monmouth Street, Newport, KY 41071 within ten (10) days of the citation.

TO CONTEST this citation, you must file an appeal in person at the Newport Code Enforcement Department, 2nd Floor, 998 Monmouth Street, Newport, KY 41071 within ten (10) days of the citation. If you appeal and the citation is Upheld by the Code Enforcement Board, the fine may be increased up to the "maximum fine" Shown above.

FAILURE TO PAY THE MINIMUM FINE OR TO FILE AN APPEAL WITHIN TEN (10) DAYS will result in a waiver of your right to a hearing, and the determination that a violation was committed will be considered final. The maximum fine shall then be imposed and it, along with costs of collection, shall be collected as a debt in a court of law.

If you have any further questions, please call the Director of Code Enforcement at 859-292-3637.

ABOVE FINE(S) MUST BE PAID OR CONTESTED. CORRECTION OF LISTED VIOLATIONS DOES NOT VOID CITATION.

AFFIDAVIT OF LIEN

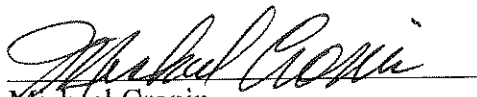
CITATION 25538

Now comes Mike Cronin, Code Enforcement Supervisor of the City of Newport, Campbell County, Kentucky, a city of the Home Rule class, and states as follows:

That pursuant to KRS 65.8835 and Section 32.023 of the Newport Code of Ordinances and other applicable laws, the City of Newport, Kentucky has a lien in the amount of **\$2,500** on the real property owned by **Erin K. Fey and John A. Fey Jr.** and located at **1023 Park Ave., Newport, Kentucky** by a final, non-appealable order of September 22, 2025.

That the City of Newport, Kentucky asserts a lien against the property owned by **Erin K. Fey and John A. Fey Jr.** and located at **1023 Park Ave., Newport Kentucky**, and more particularly described in **Deed Book 601, Page 572** of the Campbell County Clerk's Office at Newport, Kentucky, in the amount of **\$2,500**.

CITY OF NEWPORT, KENTUCKY


Michael Cronin
Code Enforcement Supervisor
998 Monmouth Street
Newport, Kentucky 41071
(859) 292-6345

See attached legal description

COMMONWEALTH OF KENTUCKY
COUNTY OF CAMPBELL

The foregoing Affidavit of Lien was subscribed and sworn to before me, a Notary Public in and for the aforementioned county and state, by Michael Cronin, Code Enforcement Supervisor of the City of Newport, Kentucky, this 15th day of October, 2025.



NATALIE FORNASH
Notary Public, Kentucky
State At Large
My Commission Expires
June 13, 2026
Notary ID# KYNP53702

Natalie Fornash
Notary Public
Kentucky State at Large
My Commission Expires: June 13, 2026

This instrument prepared by:

William Summe
Assistant City Solicitor
998 Monmouth Street
Newport, KY 41071
859-292-3666

DEED

INDEX 4th Series
GROUP NO. 30249/A2
Mike Thompson

KNOW ALL MEN BY THESE PRESENTS:

That Lori S. Diesman fka Lori A. Stevens and Patrick G. Diesman, wife and husband, for and in consideration of Fifty-Three Thousand Dollars (\$53,000.00) to them paid by the Grantees herein, the receipt of which is hereby acknowledged, do hereby bargain, sell, and convey to the Grantees, Erin K. Fey and John A. Fey, Jr., wife and husband, jointly for and during their natural lives, with the remainder in fee simple, to the survivor of them, his or her heirs and assigns forever, the following described Real Estate, in the County of Campbell and Commonwealth of Kentucky, to-wit:

PROPERTY ADDRESS: 1023 Park Avenue, Newport, Kentucky 41071
MAILING ADDRESS: 1023 Park Avenue, Newport, Kentucky 41071

Group No. 30249/A2

PIDN No. 999-99-04-992.00

Situate in the City of Newport, County of Campbell and State of Kentucky, and being all of Lot Numbered Eighteen (18) in the Cote Billante Lot and Home Company's Subdivision. Said lot fronts 30 feet on the easterly line of Park Avenue, northwardly from Center Street, and extends back eastwardly, between parallel lines, 100 feet to the westerly line of an alley.

Subject to all easements and restrictions of record.

Being the same property conveyed to Lori A. Stevens, a single person, in Deed Book 532, Page 235 in the Campbell County Clerk's office at Newport, Kentucky.

TOGETHER with all the PRIVILEGES AND APPURTENANCES to the same belonging. TO HAVE AND TO HOLD the same to the said Erin K. Fey and John A. Fey, Jr., jointly for and during their natural lives, with the remainder in fee simple, to the survivor of them, his or her heirs and assigns forever, the Grantors, their heirs, executors and administrators, HEREBY COVENANTING with the Grantees, their heirs and assigns, that the TITLE so conveyed is CLEAR, FREE AND UNINCUMBERED, except for matters of record and that they will WARRANT AND DEFEND the same against all legal claims whatsoever, except for matters of record.

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

The City of Newport Code Enforcement Board has determined that citation(s) number(s) 25543, issued to Pop Five Properties LLC, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final Order(s).

Pursuant to statute, it is hereby determined that the right to a hearing contesting the citation(s) has/has been waived and it is determined that the violation(s) described in the citation(s) has/have been committed and the citation(s) shall be considered final.

It is hereby ordered that the maximum fine set forth on each citation in the amount of \$2,000 shall be imposed as a civil fine.

This is a final and non-appealable order and will result in a lien being filed against the property. This notice has been sent to you via First class mail on October 17, 2025.

If you have any questions please contact Code Enforcement at 859-292-3637.

Code Enforcement Supervisor

Dated: October 17, 2025

9489 0178 9820 3038 1686 55



City of Newport

Code Enforcement

998 Monmouth Street
Newport, Kentucky 41071-2115
Phone: (859) 292-3637
Fax: (859) 292-3663
TDD: (859) 292-3622

Citation

NAME	Citation #
POP FIVE PROPERTIES LLC	25543

245 CLAIBORNE DR	DRY RIDGE, KY 41035 41035
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VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
09/25/2025	9:30 AM	23 LAYCOCK LN, NEWPORT, 41071-0000

CODE SECTION	MINIMUM FINE	MAXIMUM FINE
PM 109.2 Temporary safeguards.	\$100.00	\$500.00
PM 301.3 Vacant structures and land:	\$100.00	\$500.00
PM 302.1 Sanitation:	\$100.00	\$500.00
PM 302.4 Weeds	\$100.00	\$500.00

COMPLAINT INFORMATION

PM 109.2 Temporary safeguards.: Notwithstanding other provisions of this code, whenever, in the opinion of the code official, there is imminent danger due to an unsafe condition, the code official shall order the necessary work to be done, including the boarding up of openings, to render such structure temporarily safe whether or not the legal procedure herein described has been instituted; and shall cause such other action to be taken

PM 301.3 Vacant structures and land: All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

PM 302.1 Sanitation: : All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition

PM 302.4 Weeds:: Cut and properly dispose of all Tall grass and weeds in excess of ten inches (10") in height, throughout the exterior property areas. Eliminate any accumulations of noxious weeds.

If the violations have not been removed within 10 days, the city will proceed to abate the above stated violations. All costs incurred by the city in the abatement of the violations shall constitute a lien against the property. In addition to the lien against the property, the owner of the property shall be personally liable for the amount of the lien, including all interest, civil penalties, and other charges. Furthermore, the City of Newport may bring a civil action against the owner for the recovery of the debt owed.

NOTES: PM 109.2 Temporary safeguards. This building must be secured if no one in at the building.
PM 301.3 Vacant structures and land: Building is Condemned and not being maintained causing blight to the neighborhood.
PM 302.1 Sanitation: Failure to keep the yard clean junk trash and debris left everywhere.
PM 302.4 Weeds Yard and bushes need to be cut and trimmed.

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Mike Cronin	09/25/2025	2:15 PM

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If you have any further questions, please call the Director of Code Enforcement at 859-292-3637.

ABOVE FINE(S) MUST BE PAID OR CONTESTED. CORRECTION OF LISTED VIOLATIONS DOES NOT VOID CITATION.

AFFIDAVIT OF LIEN

CITATION 25543

Now comes Mike Cronin, Code Enforcement Supervisor of the City of Newport, Campbell County, Kentucky, a city of the Home Rule class, and states as follows:

That pursuant to KRS 65.8835 and Section 32.023 of the Newport Code of Ordinances and other applicable laws, the City of Newport, Kentucky has a lien in the amount of **\$2,000** on the real property owned by **Pop Five Properties LLC** and located at **23 Laycock Ln., Newport, Kentucky** by a final, non-appealable order of September 25, 2025.

That the City of Newport, Kentucky asserts a lien against the property owned by **Pop Five Properties LLC** and located at **23 Laycock Ln., Newport Kentucky**, and more particularly described in **Deed Book 873, Page 126** of the Campbell County Clerk's Office at Newport, Kentucky, in the amount of **\$2,000**.

CITY OF NEWPORT, KENTUCKY

Michael Cronin
Code Enforcement Supervisor
998 Monmouth Street
Newport, Kentucky 41071
(859) 292-6345

See attached legal description

COMMONWEALTH OF KENTUCKY
COUNTY OF CAMPBELL

The foregoing Affidavit of Lien was subscribed and sworn to before me, a Notary Public in and for the aforementioned county and state, by Michael Cronin, Code Enforcement Supervisor of the City of Newport, Kentucky, this 15th day of October, 2025.



NATALIE FORNASH
Notary Public, Kentucky
State At Large
My Commission Expires
June 13, 2026
Notary ID# KYNP53702

Natalie Fornash
Notary Public

Kentucky State at Large

My Commission Expires: June 13, 2026

This instrument prepared by:

William Summe
Assistant City Solicitor
998 Monmouth Street
Newport, KY 41071
859-292-3666

GENERAL WARRANTY DEED

2025-11483

KNOW ALL MEN BY THESE PRESENTS:

THAT Rapid Fire Cincinnati LLC, a Kentucky Limited Liability Company, for and in consideration of \$75,000.00 to them paid by the grantee herein, the receipt of which is hereby acknowledged, do bargain, sell, and convey to **Pop Five Properties LLC, a Kentucky Limited Liability Company** its successors and assigns forever, the following described Real Estate, located in the City of Newport, County of Campbell, Commonwealth of Kentucky, to-wit:

Grantor Address: 133 W 4TH ST,CINCINNATI OH 45202

Grantee Address: 245 Claiborne Dr, Dry Ridge, KY 41035

Property Address: 23 Laycock Lane, Newport, KY 41071

Parcel No: 999-99-04-270.00 Group No.20022/G5

Tax Mailing Address: 245 Claiborne Dr, Dry Ridge, KY 41035

Legal Description:

Situated in the City of Newport, Campbell County, Kentucky, and being all of Lot Numbered 23 in Block "E" of the Riddle View Heights Subdivision as shown upon the recorded plat of said Subdivision in Plat Book 11, at page 35-G of the records in the office of the Campbell County Clerk at Newport, Campbell County, Kentucky.

Subject to all easements and restrictions of record including but not limited to those set forth in Plat Book 11, Page 35-G and Deed Book 304, page 297.

Being the same property conveyed to **Rapid Fire Cincinnati, LLC, a Kentucky Limited Liability Company**, by Deed dated May 6, 2025, recorded May 9, 2025, in book D872, page 282 of the Campbell County Clerks recorder.