

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) 25584, issued to Zachar J. Chalk, 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 November 18, 2025.

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

*Michael Cowie*  
Code Enforcement Supervisor

Dated: November 18, 2025

9489 0178 9820 3038 1686 79



# 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 #           |                                    |
|----------------------|----------------------|------------------------------------|
| CHALK ZACHARY J      | 25584                |                                    |
| 1421 AMSTERDAM RD    | PARK HILLS, KY 41011 |                                    |
| VIOLATION DATE       | VIOLATION TIME       | LOCATION OF VIOLATION              |
| 10/28/2025           | 9:30 AM              | 207 W 13TH 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                           |

#### 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.

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 Clean yard of junk trash and debris

PM 302.4 Weeds Cut high grass and weeds around the property on the building and in public right of way in the front of the building

| INSPECTORS PRINTED NAME & SIGNATURE | DATE ISSUED | TIME ISSUED |
|-------------------------------------|-------------|-------------|
| Mike Cronin                         | 10/29/2025  | 11:30 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, 2<sup>nd</sup> 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, 2<sup>nd</sup> 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 25584

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 **Zachary J. Chalk** and located at **207 W. 13<sup>th</sup> Street, Newport, Kentucky** by a final, non-appealable order of October 29, 2025.

That the City of Newport, Kentucky asserts a lien against the property owned by **Zachary J. Chalk** and located at **207 W. 13<sup>th</sup> Street, Newport Kentucky**, and more particularly described in **Deed Book 807, Page 852** 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 18<sup>th</sup> day of November, 2025.

Debra S. Fleckinger  
Notary Public  
Kentucky State at Large  
My Commission Expires: May 27, 2026

This instrument prepared by:

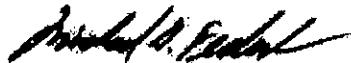
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William Summe  
Assistant City Solicitor  
998 Monmouth Street  
Newport, KY 41071  
859-292-3666



DEBRA SUSAN FLECKINGER  
Notary Public, Kentucky  
State At Large  
My Commission Expires  
May 27, 2026  
Notary ID# KYNP52629

THIS INSTRUMENT PREPARED BY:



|                          |
|--------------------------|
| GENERAL INDEX 4th SERIES |
| GROUP NO. 41105-A1-P     |
| <i>2N</i>                |
| INDEX CLERK              |

Michael W. Federle  
Attorney at Law  
LANGE, QUILL & POWERS, P.L.C.  
4 West Fourth Street, Suite 400  
Newport, Kentucky 41071  
(859) 491-1500

**GENERAL WARRANTY DEED**

**KNOW ALL PERSONS BY THESE PRESENTS:**

That the Grantor, **SCENIC PROPERTIES, LLC**, a Kentucky limited liability company, pursuant to authorizing resolution, for and in consideration of \$434,000.00, to the Grantor paid by the Grantee herein, the receipt of which is hereby acknowledged, does hereby **BARGAIN, SELL AND CONVEY** to the Grantee, **ZACHARY J. CHALK**, his heirs and assigns forever, the following described real estate, to wit:

**Property A:**

Being in the City of Newport, County of Campbell, Commonwealth of Kentucky and more commonly known as 207 West 13<sup>th</sup> Street, Newport, KY 41071.

**Group Number: 41105-A1 & 41102-A2**

**PIDN: 999-99-00-165.00**

**Parcel 1:**

Being part of Lot or Share "C" of the division of the estate of Casper Pfirrmann estate, situated in the city of Clifton, Campbell County, Kentucky, and bounded and described as follows: Beginning at a point in the northerly line of McCracken Avenue ninety-six (96) feet west of Central Avenue, thence westwardly with the northerly line of McCracken Avenue thirty-five (35) feet, thence northwardly and parallel with Central Avenue one hundred and fifteen (115) feet to the line of L. & N. Railroad, thence eastwardly with the L. & N. Railroad thirty-five (35) feet, thence southwardly one hundred and fifteen (115) feet to the place of beginning.

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

Parcel 2:

All of lots Numbered One (1) and Two (2) in Casper Pfirrman's Subdivision of lot Numbered Five (5) of the Home or Bellevue Tract of Gen. James Taylor's Estate, in the Town of Clifton, now City of Newport, Campbell County, Kentucky, and more particularly described as follows: Beginning at a stake in the westerly line of Central Avenue Twenty-Five (25) feet south of the center of the right-of-way of the L & N Railway; thence southwardly with the west line of Central Avenue Sixty (60) feet; thence westwardly Ninety-Six (96) feet; thence northwardly and parallel with Central Avenue Sixty (60) feet to the South line of the right-of-way of the L & N Railway; thence eastwardly with the same Ninety-Six (96) feet to the place of beginning.

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

As to Parcel 1 and Parcel 2: Being the same property conveyed to Scenic Properties, LLC, a Kentucky limited liability company, from Ronald L. Spaulding and Vicki Sue Spaulding, husband and wife by deed dated December 18, 2012 and recorded in Deed Book 748 Page 467 of the Campbell County Clerk's records at Newport, Kentucky.

CITY OF NEWPORT, KENTUCKY  
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET  
NEWPORT, KENTUCKY 41071

**NOTICE OF FINAL ORDER**

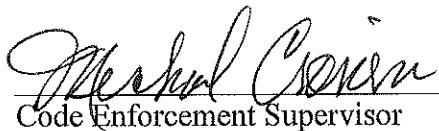
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 25582, issued to Barbara S. Gabbard, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final 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 \$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 November 18, 2025.

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

  
\_\_\_\_\_  
Marshal Corbin  
Code Enforcement Supervisor

Dated: November 18, 2025

9489 0178 9820 3038 1686 62



# 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 #         |                                    |
|-------------------|--------------------|------------------------------------|
| GABBARD BARBARA S | 25582              |                                    |
| 127 RAINTREE ROAD | FLORENCE, KY 41041 |                                    |
| VIOLATION DATE    | VIOLATION TIME     | LOCATION OF VIOLATION              |
| 10/28/2025        | 7:30 AM            | 829 DAYTON ST, NEWPORT, 41071-0000 |
| CODE SECTION      | MINIMUM FINE       | MAXIMUM FINE                       |
| PM 302.4 Weeds    | \$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.

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:** Cut yard of high grass and weeds

| INSPECTORS PRINTED NAME & SIGNATURE | DATE ISSUED | TIME ISSUED |
|-------------------------------------|-------------|-------------|
| Mike Cronin                         | 10/28/2025  | 11:30 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, 2<sup>nd</sup> 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, 2<sup>nd</sup> 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 25582

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 **\$500** on the real property owned by **Barbara S. Gabbard** and located at **829 Dayton Street, Newport, Kentucky** by a final, non-appealable order of October 28, 2025.

That the City of Newport, Kentucky asserts a lien against the property owned by **Barbara S. Gabbard** and located at **829 Dayton Street, Newport Kentucky**, and more particularly described in **Deed Book 459, Page 261** of the Campbell County Clerk's Office at Newport, Kentucky, in the amount of **\$500**.

CITY OF NEWPORT, KENTUCKY



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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 18<sup>th</sup> day of November, 2025.

Debra S. Fleckinger  
Notary Public  
Kentucky State at Large  
My Commission Expires: May 27, 2026

This instrument prepared by:

---

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



DEBRA SUSAN FLECKINGER  
Notary Public, Kentucky  
State At Large  
My Commission Expires  
May 27, 2026  
Notary ID# KYNP52629

SITUATE IN THE CITY OF NEWPORT, COUNTY OF CAMPBELL AND STATE OF KENTUCKY,  
AND BEING THE SOUTHERLY TWENTY (20) FEET OF LOT NUMBERED TWENTY-SEVEN (27)  
IN TAYLOR'S NEW BELLEVUE ADDITION TO SAID CITY. SAID REAL ESTATE IS BOUNDED  
AS FOLLOWS:

BEGINNING IN THE EASTERLY LINE OF DAYTON STREET BETWEEN EIGHT AND NINTH  
STREETS AT THE INTERSECTION OF SAID EASTERLY LINE AND THE DIVIDING LINE  
BETWEEN SAID LOT NUMBER 27 AND LOT NUMBER 28 IN SAID ADDITION; THENCE IT  
RUNS NORTHWARDLY IN SAID EASTERLY LINE 20 FEET THENCE EASTWARDLY IN A LINE  
PARALLEL WITH SAID DIVIDING LINE 90 FEET; THENCE SOUTHWARDLY IN A LINE  
PARALLEL WITH THE EASTERLY LINE OF DAYTON STREET 20 FEET TO SAID DIVIDING  
LINE; THENCE WESTWARDLY IN SAID DIVIDING LINE, 90 FEET TO THE PLACE OF  
BEGINNING.

SUBJECT TO EASEMENTS, CONDITIONS AND RESTRICTIONS OF RECORD.

GENERAL INDEX 3RD  
GROUP NO. 784

PIDN: 999-99-01-728.00

Group: 30984/A2

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) 25555 and 25583, 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 \$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 November 18, 2025.

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

  
\_\_\_\_\_  
Michael Connor  
Code Enforcement Supervisor

Dated: November 18, 2025

9489 0178 9820 3038 1686 86



# 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              |                | 25555                              |
| 245 CLAIBORNE DR                     |                | DRY RIDGE, KY 41035 41035          |
| VIOLATION DATE                       | VIOLATION TIME | LOCATION OF VIOLATION              |
| 10/06/2025                           | 10:30 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 Failure to keep building secure.

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 yard clean .

PM 302.4 Weeds: Failure to cut high grass and weeds.

| INSPECTORS PRINTED NAME & SIGNATURE | DATE ISSUED | TIME ISSUED |
|-------------------------------------|-------------|-------------|
| Mike Cronin                         | 10/06/2025  | 11:30 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, 2<sup>nd</sup> 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, 2<sup>nd</sup> 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 #                |                                    |
|--------------------------------------|---------------------------|------------------------------------|
| POP FIVE PROPERTIES LLC              | 25583                     |                                    |
| 245 CLAIBORNE DR                     | DRY RIDGE, KY 41035 41035 |                                    |
| VIOLATION DATE                       | VIOLATION TIME            | LOCATION OF VIOLATION              |
| 10/27/2025                           | 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                           |
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#### COMPLAINT INFORMATION

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**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.

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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 yard clean

PM 302.4 Weeds: Failure to cut high grass and weeds.

| INSPECTORS PRINTED NAME & SIGNATURE | DATE ISSUED | TIME ISSUED |
|-------------------------------------|-------------|-------------|
| Mike Cronin                         | 10/28/2025  | 1:15 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, 2<sup>nd</sup> Floor, 998 Monmouth Street, Newport, KY 41071 within ten (10) days of the citation.

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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 25555 25583

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 **Pop Five Properties LLC** and located at **23 Laycock Lane, Newport, Kentucky** by a final, non-appealable orders of October 6, 2025 and October 28, 2025.

That the City of Newport, Kentucky asserts a lien against the property owned by **Pop Five Properties LLC** and located at **23 Laycock Lane, Newport Kentucky**, and more particularly described in **Deed Book 873, Page 129** 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 18<sup>th</sup> day of November, 2025.

Debra S. Fleckinger  
Notary Public  
Kentucky State at Large  
My Commission Expires: May 27, 2026

This instrument prepared by:

---

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



DEBRA SUSAN FLECKINGER  
Notary Public, Kentucky  
State At Large  
My Commission Expires  
May 27, 2026  
Notary ID# KYNP52629

## **GENERAL WARRANTY DEED**

**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.