

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) 25608, issued to Annette Saylor, 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 December 11th, 2025.

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


Code Enforcement Supervisor

Dated: December 11th, 2025



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 #
SAYLOR ANNETTE	25608

714 ANN ST	NEWPORT, KY 41071-1219
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VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
11/19/2025	1:45PM	714 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 304.8 Decorative features:	\$100.00	\$500.00
PM 108.1.1 Unsafe structures:	\$100.00	\$500.00

COMPLAINT INFORMATION

PM 108.1.1 Unsafe structures: An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.
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 304.2 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 304.8 Decorative features: : Properly repair or replace all damaged or deteriorating decorative features. All cornices, belt courses, corbels, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe 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:

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Larry Long	11/19/2025	2:07PM

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 25608

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 **Annette Saylor** and located at **714 Ann Street, Newport, Kentucky** by a final, non-appealable order of November 19, 2025.

That the City of Newport, Kentucky asserts a lien against the property owned by **Annette Saylor** and located at **714 Ann Street, Newport Kentucky**, and more particularly described in **Deed Book 612, Page 50** of the Campbell County Clerk's Office at Newport, Kentucky, in the amount of **\$2,500**.

CITY OF NEWPORT, KENTUCKY

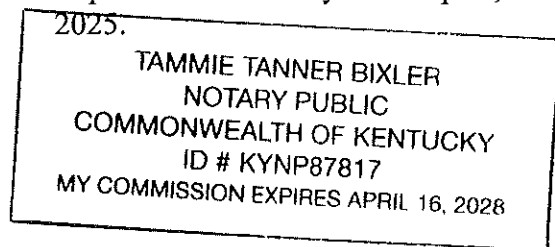


Michael Cronin
Code Enforcement Supervisor
998 Monmouth Street
Newport, Kentucky 41071
(859) 292-6345

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 11th day of December, 2025.



Tammie Bixler
Notary Public
Kentucky State at Large
My Commission Expires: 4/16/28

This instrument prepared by:

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

999 99-00-513-00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That the Grantor herein, Lillian Padgett, a single person, whose mailing address is 229 East 33rd Street, Covington, Kentucky 41015, does hereby convey, by way of gift, unto the grantee, Annette Saylor, a married woman, whose mailing address is 229 East 33rd Street, Covington, Kentucky 41015, her heirs and assigns forever, all of her right, title and interest in and to the following real estate:

A certain tract or parcel of land lying and being in Campbell County, Kentucky, and more particularly bounded and described as follows, to-wit:

Group No. 30943/A1-Newport

Situate in the City of Newport, Campbell County, Kentucky and being all of lot Numbered Twenty-Five (25) of the Subdivision of Out Lots Numbered Twenty-One and Twenty-Two (22) of the Original Plan of said City, as made by the heirs of D.D. Mayo, deceased, Said lot fronts twenty-five (25) feet on the westerly side of Ann Street, Between Seventh and Eighth Streets and extends back westwardly, between parallel lines, ninety-one (91) feet and six (6) inches and has the same width in the rear as in front.

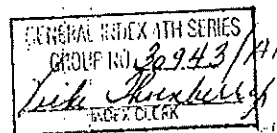
Subject to easements, conditions, restrictions and right-of-ways of record and/or in existence of the Campbell County Clerk's records at Newport, Kentucky.

Being the same property conveyed to the Grantor herein by deed of record at Deed Book 575, Page 271 of the Campbell County Clerk's records at Newport, Kentucky dated April 21, 1995.

Together with all PRIVILEGES AND APPURTENANCES to the same belonging. TO HAVE AND TO HOLD the same to the said Annette Saylor, her heirs and assigns forever, with COVENANTS OF GENERAL WARRANTY.

IN WITNESS WHEREOF, The said Grantor, Lillian Padgett, hereunto sets her hand this 23rd day of November, 1998.

Lillian Padgett
Lillian Padgett



The foregoing Deed was sworn to and/or acknowledged before me this 23 day of November, 1998, by Lillian Padgett.

STATE OF KENTUCKY)
COUNTY OF KENTON)

Gregory S. Saylor
NOTARY PUBLIC, State-at-large

My Commission expires: 11/23/98

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) 25598, issued to Roberth H. Thompson, 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 December 11th, 2025.

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


Code Enforcement Supervisor

Dated: December 11th, 2025



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 #
THOMPSON ROBERT H	25598

2108 NEW LINDEN RD		NEWPORT, KY 41071-0000
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
11/10/2025	9:30 AM	2108 NEW LINDEN RD, 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: Failure to cut high grass and weeds around the house and on the house.

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Mike Cronin	11/25/2025	1:00 PM

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

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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

CITATION 25598

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 **Robert H. Thompson** and located at **2108 New Linden Road, Newport, Kentucky** by a final, non-appealable order of November 25, 2025.

That the City of Newport, Kentucky asserts a lien against the property owned by **Robert H. Thompson** and located at **2108 New Linden Road, Newport Kentucky**, and more particularly described in **Deed Book 565, Page 473** of the Campbell County Clerk's Office at Newport, Kentucky, in the amount of **\$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 11th day of December, 2025.

TAMMIE TANNER BIXLER
NOTARY PUBLIC
COMMONWEALTH OF KENTUCKY
ID # KYNP87817
MY COMMISSION EXPIRES APRIL 16, 2028

Tammie Bixler
Notary Public
Kentucky State at Large
My Commission Expires: 4/16/28

This instrument prepared by:

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

EXHIBIT A

GROUP NO. 22²⁰⁰/L8

SITUATED IN THE CITY OF NEWPORT, CAMPBELL COUNTY, KENTUCKY
AND BEING ALL OF LOT NUMBERED FIFTY-FIVE (55) IN THE FIRST
ADDITION TO R.C. BENEDICT'S SUBDIVISION AS SHOWN ON THE PLAT
RECORDED IN PLAT BOOK 11, PAGE 35 OF THE CAMPBELL COUNTY
RECORDS AT NEWPORT, KENTUCKY.

BEING ALL OF THAT CERTAIN PROPERTY CONVEYED TO ROBERT H.
THOMPSON, AN UNMARRIED MAN FROM MARVIN B. TIEFERMANN AND
JANICE M. SCHNEIDER TIEFERMANN, HUSBAND AND WIFE BY DEED
DATED 04/08/1994 AND RECORDED 04/08/1994 IN BOOK 565, PAGE
473 IN THE LAND RECORDS OF CAMPBELL COUNTY, KENTUCKY.

PPN: 999-99-04-516.00
ROBERT H. THOMPSON, AN UNMARRIED MAN

2108 NEW LINDEN ROAD, NEWPORT KY 41071
Loan Reference Number : 31206800/4001933-31206800-1
First American Order No: 53438705
Identifier:

