

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

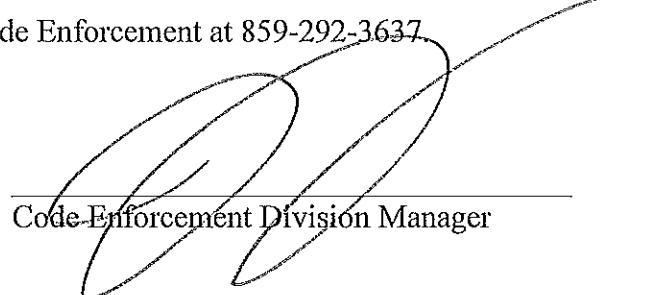
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 21, issued to JSP Properties LLC, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final 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 \$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 May 23, 2023.

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


Code Enforcement Division Manager

Dated: May 23, 2023



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 #
JSP PROPERTIES LLC	21
4329 CRESCENT SPRINGS CT	LEXINGTON, KY 40515
VIOLATION DATE	VIOLATION TIME
01/31/2023	1021 AM
LOCATION OF VIOLATION	
940 CENTRAL AVE, NEWPORT, 41071-0000	
CODE SECTION	MINIMUM FINE
PM 301.2 SANITATION	\$100
	MAXIMUM FINE
	\$500

COMPLAINT INFORMATION

PM 302.1 Sanitation: Remove and properly dispose of all junk, trash, and debris from the exterior property areas.

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
BARRY A. SHIELDS	01/31/2023	1416 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 21

Now comes John Hayden, Assistant City Manager 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 **JSP Properties LLC** and located at **940 Central Ave., Newport, Kentucky** by a final, non-appealable order of January 31, 2023.

That the City of Newport, Kentucky asserts a lien against the property owned by **JSP Properties LLC** and located at **17 Carothers Rd., Newport Kentucky**, and more particularly described in **Deed Book 835, Page 310** of the Campbell County Clerk's Office at Newport, Kentucky, in the amount of **\$500**.

CITY OF NEWPORT, KENTUCKY

John Hayden
Assistant City Manager
998 Monmouth Street
Newport, Kentucky 41071
(859) 292-3652

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 John Hayden, Assistant City Manager of the City of Newport, Kentucky, this 23rd day of May, 2023.

Debra J. Fleckinger
Notary Public
Kentucky State at Large
My Commission Expires: 5-27-2026

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

DEED

THIS DEED, made and entered into on this the 17 day of February 2022, by and between GG RE NKY, LLC, a Delaware limited liability company, of PO Box 141, Waunakee, WI 53597-0141, GRANTOR, and JSP Properties LLC, a Kentucky limited liability company, of 4329 Crescent Springs Court, Lexington, KY 40515, GRANTEE. Further, the address to which the property tax bill for the year in which the property is transferred may be sent is 4329 Crescent Springs Court, Lexington, KY 40515.

WITNESSETH:

THAT for and in consideration of the sum of \$510,114.50, the receipt of which is hereby acknowledged, Grantor has BARGAINED AND SOLD and does hereby GRANT AND CONVEY unto Grantee, in fee simple absolute, its successors and assigns forever, the following described property located Newport, Campbell County, Commonwealth of Kentucky:

TRACT I

Situated in the County of Campbell and Commonwealth of Kentucky, described as follows, to wit:

Lot Numbered 56 in the Trustees Addition to the City of Newport, Campbell County, Kentucky, fronting thirty (30) feet on the South side of Eighth Street, between Patterson and Isabella Streets and extending back Southwardly that width to an alley, as shown by plat thereof in Plat Cabinet B, Slide 262B (formerly Plat Book 5, Page 49) in the Campbell County Clerk's office.

Property Address: 336 W 8TH ST., UNITS 1 - 3, NEWPORT, KY 41071

Parcel Number: 999-99-00-539.00

Group Number: 41415-A3

TRACT II

Situated in the City of Dayton, in Campbell County, Kentucky, beginning at a point on the northerly side of Eighth Avenue One Hundred Thirteen and Four twelfths (113-4/12) feet East of the East line of Lot 240 in Burton Hazen's Town of Brooklyn; running thence East with the North line of Eighth Avenue Twenty Seven (27) feet to a point; thence from these two points Northwardly in a rectangular shape to an alley; and being part of Lots Nos. 241 and 242 of the Burton Hazen's Subdivision of the Town of Brooklyn, as shown by plat thereof in Plat Cabinet A, Slide 198A (formerly Plat Book 4, Page 5) in the Campbell County Clerk's office, now part of said City of Dayton, Campbell County, Kentucky.

Property Address: 617 8TH AVE., DAYTON, KY 41074

Parcel Number: 999-99-08-537.00

Group Number: 30571-A1

TRACT III

Situated in the City of Newport, Campbell County, Kentucky, and being parts of Lots Numbered forty five (45), forty six (46), forty seven (47) and forty eight (48) in the Trustees' Addition to the City of Newport, Campbell County, Kentucky as follows:

Beginning at a point on the West side of Isabella Street, thirty six (36) feet and four (4) inches Northwardly from the Northwest corner of Isabella Street and Hardy Alley; thence along the West side of Isabella Street, Northwardly twenty four (24) feet and two (2) inches; thence from these two points, between parallel lines, in rectangular shape, westwardly one hundred (100) feet, as shown by plat thereof of record in Plat Cabinet B, Slide 262B (formerly Plat Book 5, Page 49), in the Campbell County Clerk's office.

Property Address: 808 ISABELLA ST. Units 1-4, NEWPORT, KY 41071

Parcel Number: 999-99-02-991.00

Group Number: 41415-A1

TRACT IV

And being the Easterly one hundred (100) feet of Lot Number One Hundred Ninety (190) in the Trustees Addition to the City of Newport, Campbell County, Kentucky, fronting thirty (30) feet on the West side of Central Avenue between Ninth and Tenth Streets extending back Westwardly in rectangular shape one hundred (100) feet, Plat Cabinet B, Slide 261B (formerly Plat Book 5, Page 46), in the Campbell County Clerk's office.

Property Address: 940 CENTRAL AVE. Units 1-4, NEWPORT, KY 41071

Parcel Number: 999-99-05-091.00

Group Number: 41427/A2

Being part of the same property conveyed to GG RE NKY, LLC by Deed dated November 11, 2019, of record in Deed Book 807, Page 532, in the Campbell County Clerk's office.

TO HAVE AND TO HOLD the above-described property, together with all appurtenances and privileges thereunto belonging, unto Grantee, in fee simple absolute, its successors and assigns forever.

GRANTOR does hereby release and relinquish unto Grantee, its successors and assigns forever, all of its right, title and interest in and to the above-described property, including all exemptions allowed by law, and does hereby covenant to and with Grantee, its successors and assigns forever, that it is lawfully seized in fee simple title to said property and has good right to convey the same as is herein done; that said property is free and clear of all encumbrances of whatsoever nature, except as herein stated, and that it will WARRANT GENERALLY the title to said property.

PROVIDED, HOWEVER, that there is excepted from the foregoing warranty and covenants of title and this conveyance is made subject to any restrictions, easements and conditions of record affecting said title.

Grantee assumes and agrees to pay all ad valorem taxes assessed against the above-described property for the current fiscal year and all subsequent years, the current taxes and assessments to be prorated as of the date of transfer of this Deed.

The parties hereto state the consideration reflected in this Deed is the FULL CONSIDERATION paid for the property. The Party of the Second Part joins in this Deed for the sole purpose of certifying the consideration pursuant to KRS 382. Further, the address of the GRANTEEES as noted above is the address to which the property tax bill for the year in which the property is transferred may be sent. The purchase price should be allocated among the subject properties, as follows: Tract I-\$156,958.31; Tract II-\$90,607.75; Tract III-\$117,718.73; and Tract IV-\$144,829.71.

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

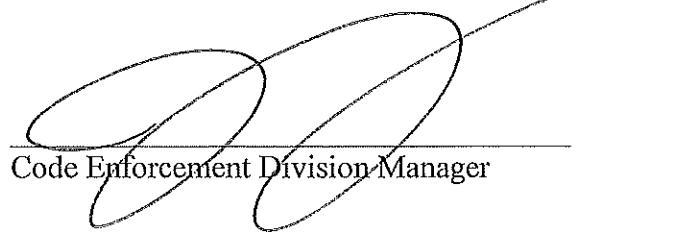
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 19250, issued to York 1023 LLC, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final Order(s).

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 \$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 May 23, 2023.

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



Code Enforcement Division Manager

Dated: May 23, 2023



City of Newport

Code Enforcement Department

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

CITATION

Citation# 19250

NAME

YORK 1023 LLC.

ADDRESS

541 E. 4TH ST.

CITY, STATE, ZIP

NEWPORT, KY 41071

VIOLATION DATE

VIOLATION TIME

LOCATION OF VIOLATION

1/13/2023

1207 PM

1023 YORK ST. NEWPORT, KY 41071

CODE SECTION

CHARGE(S)

MINIMUM FINE

MAXIMUM FINE

302.1

Sanitation

\$100.00

\$500.00

COMPLAINT INFORMATION

IPMC 302.1 Sanitation. Properly cut and dispose of all tall grass and weeds in excess of ten (10") inches in height on the property. Including Curbside, and the Alleyway, and dispose of all Grass Clippings.

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

BARRY A. SHIELDS

DATE ISSUED

TIME ISSUED

1/18/23

1216 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 contact 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

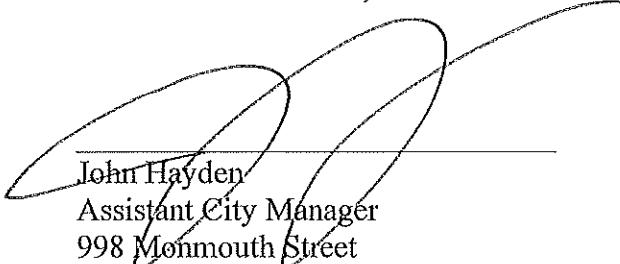
CITATION 19250

Now comes John Hayden, Assistant City Manager 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 **York 1023 LLC** and located at **1023 York St., Newport, Kentucky** by a final, non-appealable order of January 18, 2023.

That the City of Newport, Kentucky asserts a lien against the property owned by **York 1023 LLC** and located at **1023 York St., Newport Kentucky**, and more particularly described in **Deed Book 827, Page 131** of the Campbell County Clerk's Office at Newport, Kentucky, in the amount of **\$500**.

CITY OF NEWPORT, KENTUCKY



John Hayden
Assistant City Manager
998 Monmouth Street
Newport, Kentucky 41071
(859) 292-3652

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 John Hayden, Assistant City Manager of the City of Newport, Kentucky, this 23rd day of May, 2023.

Debra S. Fleckinger
Notary Public
Kentucky State at Large
My Commission Expires: 5-27-2026

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

EXHIBIT "A"

PIDN: 999-99-32-205.00
Group: 30168-A2

1023 York Street
Newport, KY 41071

Situated in the City of Newport, County of Campbell and Commonwealth of Kentucky and being all of Lot Numbered Two Hundred Seventy-Four (274) in the Buena Vista Addition to the City of Newport; said lot fronting thirty (30) feet on the east side of York Street.

Subject to easements and restrictions of record and/or in existence.

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) 19258, issued to RHJS 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 \$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 May 11, 2023.

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



Code Enforcement Division Manager

Dated: May 11, 2023



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

Citation# 19258

NAME			
RHJS PROPERTIES LLC.			
ADDRESS			
222 KENTUCKY DR.			
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION	
1/23/23	1521 PM	1041 COLUMBIAST, NEWPORT, KY 41071	
CODE SECTION	CHARGE(S)	MINIMUM FINE	MAXIMUM FINE
• 302.1	SANITATION	\$100.00	\$500.00

COMPLAINT INFORMATION

IPMC 304.1 General. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

IPMC 302.1 Sanitation. Properly cut and dispose of all tall grass and weeds in excess of ten (10") inches in height on the property. **Dispose of All Junk, Trash & Debris.**

structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

If the violations have not been removed within 5 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

Barry A. Shields

DATE ISSUED

1/25/23

TIME ISSUED

1211 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 Finance 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 Finance 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, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

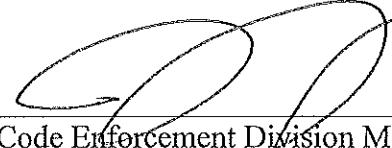
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 5, issued to Steven M. Sharlein and Linda M. Comisar, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference 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 \$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 May 11, 2023.

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



Code Enforcement Division Manager

Dated: May 11, 2023



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	5	
834 LINDEN AVE	NEWPORT, KY 41071-0000	
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
03/07/2023	9:30 A M	834 LINDEN AVE, NEWPORT, 41071-0000
CODE SECTION	MINIMUM FINE	MAXIMUM FINE
PM 302.4 Exterior Painting	\$100.00	\$500.00

COMPLAINT INFORMATION

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: Properly scrape and repaint all surfaces previously painted Window trim soffits and gutters on your house.

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Mike Cronin	03/07/2023	11:07 A M

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.