

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

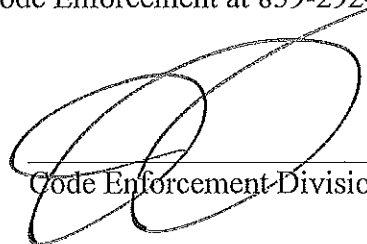
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 283, issued to Justice Contracting LLC, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the 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 \$2,500 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 July 14, 2023.

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



Code Enforcement Division Manager

Dated: July 13, 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 #
JUSTICE CONTRACTING LLC	283

1626 MEARS AVE	CINCINNATI, OH 45230
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VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
06/06/2023	2:18 PM	206 E 9TH ST, NEWPORT, Ky 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 302.9 Defacement of property	\$100.00	\$500.00
PM 304.13.1 Window Glazing:	\$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: Remove and properly dispose of all junk, trash, and debris from the exterior property areas.

PM 302.9 Defacement of property. : No person shall willfully or wantonly damage, mutilate or deface any exterior surface of any structure or building on any private or public property by placing thereon any marking, carving or graffiti. It shall be the responsibility of the owner to restore said surface to an approved state of maintenance and repair.

PM 304.13.1 Window Glazing.: Properly replace any missing or broken window glazing. All glazing materials shall be maintained free from cracks and holes.

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 is not secure and open to the public.

PM 301.3 Vacant structures and land: This build is vacant , condemned, is causing blight to the surrounding buildings.

PM 302.1 Sanitation: Junk, bags of trash and debris that has not been removed.

PM 302.9 Defacement of property Failure to remove graffiti from the building.

PM 304.13.1 Window Glazing: failure to replace the missing windows in building..

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Mike Cronin	06/14/2023	8:38 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

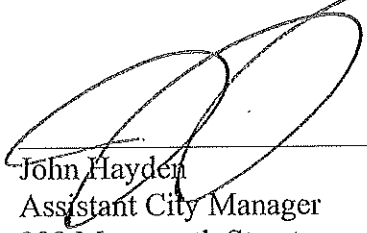
CITATION 283

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 **\$2,500** on the real property owned by **Justice Contracting LLC** and located at **206 E. 9th St., Newport, Kentucky** by a final, non-appealable order of June 14, 2023.

That the City of Newport, Kentucky asserts a lien against the property owned by **Justice Contracting LLC** and located at **206 E. 9th St., Newport Kentucky**, and more particularly described in **Deed Book 828, Page 698** of the Campbell County Clerk's Office at Newport, Kentucky, in the amount of **\$2,500**.

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 13th day of July, 2023.

Rosemary Williams
Notary Public
Kentucky State at Large
My Commission Expires: March 2nd 2024

This instrument prepared by:

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



ROSEMARY L. WILLIAMS
Notary Public, Kentucky
State At Large
My Commission Expires
March 2, 2024
Notary ID# KYNP3697

EXHIBIT "A"

Legal Description

Group No. 41487/A1
PIDN: 999-99-02-270.00

Situate in the City of Newport, Campbell County, Kentucky and being parts of Lots Numbered 73, 74 and 75 in James Taylor's Turnpike Addition to the City of Newport, Campbell County, Kentucky. Beginning on the South side of Ninth Street, 31 feet East of Saratoga Street, thence Eastwardly on Ninth Street, 26.2 feet; thence extending back Southwardly in rectangular shape 90 feet deep.

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

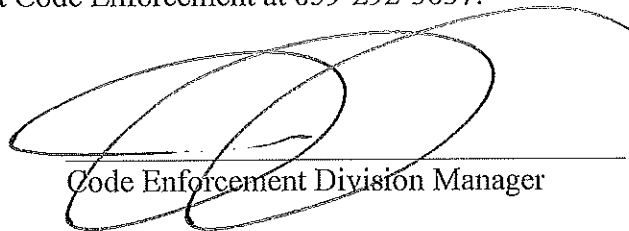
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 301, issued to Justin D. Johnson, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final 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 \$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 July 14, 2023.

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



Code Enforcement Division Manager

Dated: July 13, 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 #
JOHNSON JUSTIN D	301

929 ANN ST	NEWPORT, KY 41071-0000
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VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
06/29/2023	1328 PM	929 ANN ST, NEWPORT, 41071-0000

CODE SECTION	MINIMUM FINE	MAXIMUM FINE
JTD	\$100	\$500
HGW	\$100	\$500

COMPLAINT INFORMATION

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	06/30/2023	1201 PM

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

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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

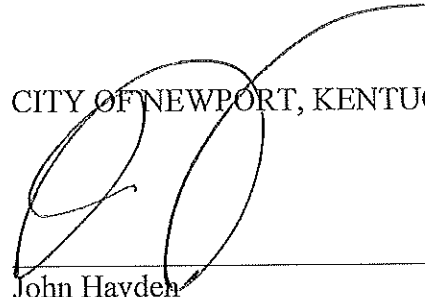
CITATION 301

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 **\$1,000** on the real property owned by **Justin D. Johnson** and located at **929 Ann St., Newport, Kentucky** by a final, non-appealable order of June 30, 2023.

That the City of Newport, Kentucky asserts a lien against the property owned by **Justin D. Johnson** and located at **929 Ann St., 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 **\$1,000**.

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 13th day of July, 2023.

Rosemary Williams
Notary Public
Kentucky State at Large
My Commission Expires: March 2nd 2024

This instrument prepared by:

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



ROSEMARY L. WILLIAMS
Notary Public, Kentucky
State At Large
My Commission Expires
March 2, 2024
Notary ID# KYNP3897

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

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

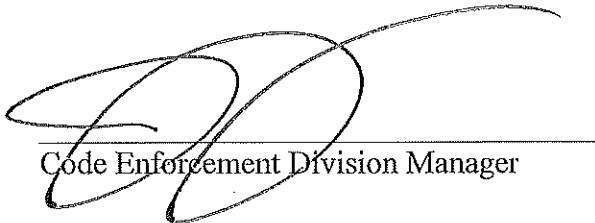
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 250, issued to Match Properties LLC, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final 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 July 14, 2023.

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


Code Enforcement Division Manager

Dated: July 13, 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 #
MATCH PROPERTIES LLC	250

9981 UNIONCREEK LN	LOVELAND, OH 45140
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VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
06/02/2023	8:30 A M	1017 SARATOGA 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 high grass and weeds around the house.

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Michael Cronin	06/02/2023	9:50 AM

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

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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

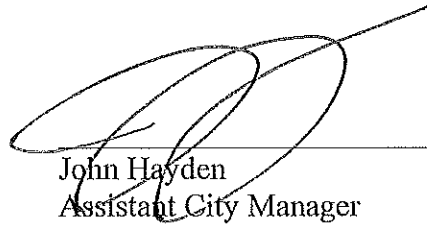
CITATION 250

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 **Match Properties LLC** and located at **1017 Saratoga St., Newport, Kentucky** by a final, non-appealable order of June 2, 2023.

That the City of Newport, Kentucky asserts a lien against the property owned by **Match Properties LLC** and located at **1017 Saratoga St., Newport Kentucky**, and more particularly described in **Deed Book 839, Page 439** 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 13th day of July, 2023.

Rosemary Williams

Notary Public

Kentucky State at Large

My Commission Expires: march 2nd 2024

This instrument prepared by:

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



ROSEMARY L. WILLIAMS
Notary Public, Kentucky
State At Large
My Commission Expires
March 2, 2024
Notary ID# KYNP3897

GENERAL WARRANTY DEED

2022-7986

KNOW ALL MEN BY THESE PRESENTS:

THAT Virginia Lee Reed, unmarried and Larry S. Reed, Jr., married whose spouse is Katie Reed, for and in consideration of **\$40,335.61** to them paid by the grantee herein, the receipt of which is hereby acknowledged, do bargain, sell, and convey to **Match Properties LLC, an Ohio 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: 2203 West Garrison Lane, Amelia, OH 45102

Grantee Address: 9981 Unioncreek Lane, Loveland, OH-45140

Property Address: **1017 Saratoga Street, Newport, KY 41071**

Parcel No: 999-99-04-153.00 Group No.: 41490/A1

Tax Mailing Address: 9981 Unioncreek Lane, Loveland, OH-45140

Legal Description:

Lot numbered ninety seven (97) in James Taylor Turnpike Addition, to the City of Newport, Campbell County, Ky., fronting 25 feet on the east side of Saratoga Street, between 10th and Forest Street, and extending back that width 100 feet.

Being the same property conveyed to **Virginia Lee Reed (mother) and Larry S Reed, Jr., her son**, by Deed dated July 28, 2011, recorded August 2, 2011, in book 738, page 86 of the Campbell County Clerks recorder.

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

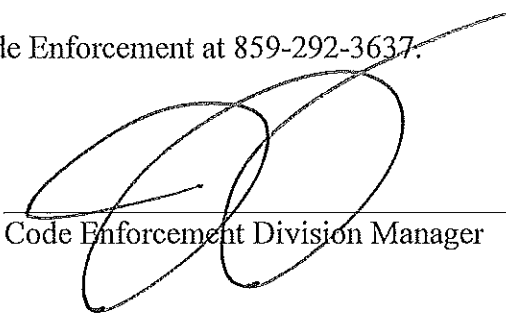
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 253, issued to Denning Preservation Trust and Jamie L Denning Trustee, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated 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 July 14, 2023.

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



Code Enforcement Division Manager

Dated: July 13, 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 #
DENNING PRESERVATION TRUST DENNING JAMIE L TRUSTEE	253

1 DOROTHY DR	CRESTVIEW, KY 41076
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VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
06/05/2023	11:20 AM	836 PARK AVE, 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 high grass and weeds around the property and grass strip by curb.

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Mike Cronin	06/05/2023	11:45 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

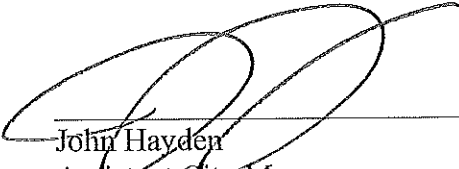
CITATION 253

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 **Denning Preservation Trust and Jamie L. Denning Trustee** and located at **836 Park Ave., Newport, Kentucky** by a final, non-appealable order of June 5, 2023.

That the City of Newport, Kentucky asserts a lien against the property owned by **Denning Preservation Trust and Jamie L. Denning Trustee** and located at **836 Park Ave., Newport Kentucky**, and more particularly described in **Deed Book 785, Page 536** 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 13th day of July, 2023.

Rosemary Williams
Notary Public
Kentucky State at Large
My Commission Expires: march 2nd 2024

This instrument prepared by:

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



ROSEMARY L. WILLIAMS
Notary Public, Kentucky
State At Large
My Commission Expires
March 2, 2024
Notary ID# KYNP2887

EXHIBIT A

Lot Numbered Sixteen (16) of the Park Avenue Addition to the City of Newport, Campbell County, Kentucky. Beginning at a point in the west side of Park Avenue in said addition, corner to lots Fifteen (15) and Sixteen (16); thence running northwardly along said Park Avenue 30 feet; thence westwardly 115 feet to an alley; thence southwardly along said alley 30 feet; thence eastwardly 115 feet to the place of beginning. Reference being made to the recorded plat, same will fully appear.

PIDN 999-99-01-316.00

Group No. 41077/A1

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

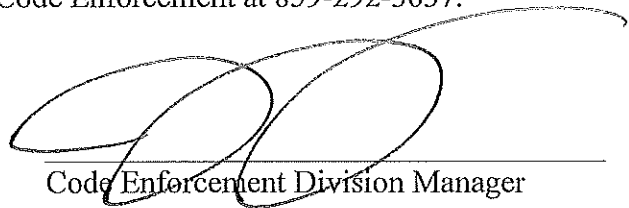
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 271, issued to Nolan Rehtin, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final Order(s).

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.

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



Code Enforcement Division Manager

Dated: July 13, 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 #
RECHTIN NOLAN		271
904 COLUMBIA ST		NEWPORT, KY 41071
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
06/06/2023	1113 AM	904 COLUMBIA ST, NEWPORT, 41071-0000
CODE SECTION	MINIMUM. FINE	MAXIMUM FINE
ROOFS	\$100	\$500

COMPLAINT INFORMATION

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
BARRY A. SHIELDS	06/09/2023	1456 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

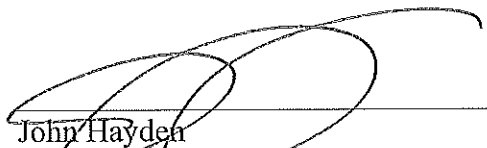
CITATION 271

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 **Nolan Rechtin** and located at **904 Columbia St., Newport, Kentucky** by a final, non-appealable order of June 9, 2023.

That the City of Newport, Kentucky asserts a lien against the property owned by **Nolan Rechtin** and located at **904 Columbia St., Newport Kentucky**, and more particularly described in **Deed Book 777, Page 491** 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 13th day of July, 2023.

Rosemary Williams
Notary Public

Kentucky State at Large

My Commission Expires: March 2nd 2024

This instrument prepared by:

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



ROSEMARY L. WILLIAMS
Notary Public, Kentucky
State At Large
My Commission Expires
March 2, 2024
Notary ID# KYNP3887

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that Fannie Mae A/K/A Federal National Mortgage Association, organized and existing under the laws of the United States of America, with an address of P.O. Box 650043, Dallas, TX 75265-0043 to it paid by the Grantee herein, the receipt and sufficiency of which are hereby acknowledged, does hereby bargain, sell, grant and convey, but without recourse, representation or warranty, except as expressed herein, to Nolan Rechtin, whose mailing address is 904 COLUMBIA STREET, NEWPORT, KY 41071, and tax mailing address is 904 COLUMBIA STREET, NEWPORT, KY 41071 which is also the "in care of" address for the current year tax bills.

WITNESSETH:

That for and in consideration of the sum of Forty Four Thousand and 00/100 (\$44,000.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, the Grantor does hereby sell, barter, grant and convey, with Special Warranty covenants, unto the Grantee, Nolan Rechtin, his heirs and assigns forever, the following described real property:

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

Parts of Lots Numbered 537 and 538 in Buena Vista Addition to the City of Newport, Campbell County, Kentucky, as recorded in Plat Book 42, Page 5, and more particularly described as follows:

Beginning at a point in the West line of Columbia Street 20 feet, 2 inches South of the Southwest corner of Ninth and Columbia Streets; thence Southwardly with the West line of Columbia Street 19 11/12 feet; thence from the point last named and the place of beginning extending back Westwardly between parallel lines and at right angles to Columbia Street 91 1/2 feet in depth, excepting and reserving however, 4 feet off of the rear or most Westerly end of the real estate hereinabove described, as a way of ingress and egress, for the benefit of and the use of Pallas Swope, an unmarried woman, her heirs and assigns forever, and the owners of Lots Numbered 535, 536 and 537 in the Buena Vista Addition to the City of Newport, Campbell County, Kentucky, their heirs and assigns forever.

Also: The right of ingress and egress over a strip of ground 4 feet wide off the rear end of the North 20 feet 2 11/12 inches of Lot Numbered 538 in Buena Vista Addition to the City of Newport, Kentucky.

There are excepted from the warranty covenants set forth herein, matters of zoning, conditions and restrictions, and easements of record.

Being the same property conveyed to Federal National Mortgage Corporation who acquired title by virtue of a deed from George Kolentse, Campbell County Master Commissioner, dated March 29, 2016, recorded April 26, 2016, at Deed Book 775, Page 798, Campbell County, Kentucky records.

Subject to easements, conditions and restrictions of record.

Such real estate is commonly known as 904 Columbia Street, Newport, Kentucky, 41071.

Parcel Number(s): 999-99-00-716.00
Group 30178-A3 and 30178-A4

Together with all the PRIVILEGES AND APPURTENANCES to the same belonging.

TO HAVE AND TO HOLD the same to the said Grantee, as aforementioned, his heirs and assigns forever.

THE PARTIES HERETO STATE THE CONSIDERATION REFLECTED IN THIS DEED IS \$44,000.00 AND IS THE FULL CONSIDERATION PAID FOR THE PROPERTY. THE GRANTEE JOIN IN THIS DEED FOR THE SOLE PURPOSE OF CERTIFYING THE CONSIDERATION PURSUANT TO KRS 382.

THIS DEED IS TO (OR FROM) THE UNITED STATES OF AMERICA, OR AN INSTRUMENTALITY THEREOF, FOR NOMINAL CONSIDERATION ONLY AND IS THEREFORE EXEMPT UNDER KRS 142.050(7)(B)

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

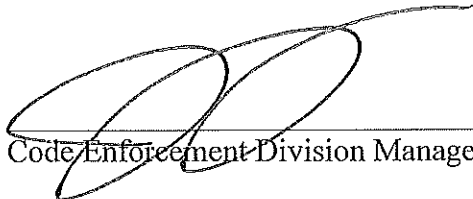
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 278, issued to Harry Ashcraft Jr. and Lydia Ashcraft, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference 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 July 14, 2023.

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



Code Enforcement Division Manager

Dated: July 13, 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 #
ASHCRAFT HARRY JR & LYDIA	278

1115 COLUMBIA ST	NEWPORT, KY 41071-0000
------------------	------------------------

VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
06/12/2023	1504 PM	1115 COLUMBIA ST, NEWPORT, 41071-0000

CODE SECTION	MINIMUM FINE	MAXIMUM FINE
JTD	\$100	\$500
HGW	\$100	\$500

COMPLAINT INFORMATION

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

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:

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
BARRY A. SHIELDS	06/08/2023	1315 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

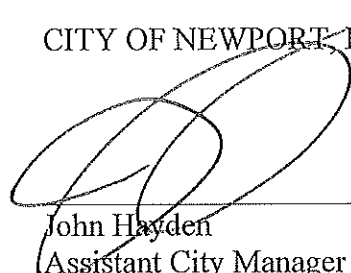
CITATION 278

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 **\$1,000** on the real property owned by **Harry Ashcraft Jr. and Lydia Ashcraft** and located at **1115 Columbia St., Newport, Kentucky** by a final, non-appealable order of June 8, 2023.

That the City of Newport, Kentucky asserts a lien against the property owned by **Harry Ashcraft Jr. and Lydia Ashcraft** and located at **1115 Columbia St., Newport Kentucky**, and more particularly described in **Deed Book 662, Page 147** of the Campbell County Clerk's Office at Newport, Kentucky, in the amount of **\$1,000**.

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 13th day of July, 2023.

Rosemary Williams
Notary Public
Kentucky State at Large
My Commission Expires: March 2nd 2024

This instrument prepared by:

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



ROSEMARY L. WILLIAMS
Notary Public, Kentucky
State At Large
My Commission Expires
March 2, 2024
Notary ID# KYNP3897

147

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That the Grantor, **VICTOR W. ROSENHAGEN**, an unremarried widower, for and in consideration of **TWENTY-FOUR THOUSAND (\$24,000.00) DOLLARS**, to him paid by the Grantees herein, the receipt whereof is hereby acknowledged, does hereby **BARGAIN, SELL, AND CONVEY** to the Grantees, **HARRY E. ASHCRAFT, JR. and LYDIA ASHCRAFT, Husband and Wife**, whose mailing address is 1115 Columbia Street, Newport, Kentucky 41071, 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, to wit:

City of Newport, County of Campbell, Kentucky

Address of property conveyed: 1115 Columbia St., Newport, KY

Group No. 30173/A6 P.I.D.N. 999-04-332.00⁴⁹

Situated in the City of Newport, Campbell County, Kentucky and being Lot No. 400 as laid down and designated on the recorded plan of the Buena Vista Addition to the said City of Newport fronting thirty (30) feet on the east side of Columbia Street, and extending back in rectangular shape ninety-three (93) feet, three (3) inches.

Being the same property conveyed to Victor W. Rosenhagen and Nola Rosenhagen, husband and wife, with the right of survivorship by deed dated January 21, 1953 and recorded in Deed Book 290, Page 262 of the Campbell County Clerk's records in Newport, Kentucky. Nola Rosenhagen died on May 20, 1998, and by virtue of the survivorship provision in the aforementioned deed, title to the real estate described hereinabove vested solely in the name of Victor W. Rosenhagen.

Together with all the **PRIVILEGES AND APPURTENANCES TO THE SAME BELONGING.**

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

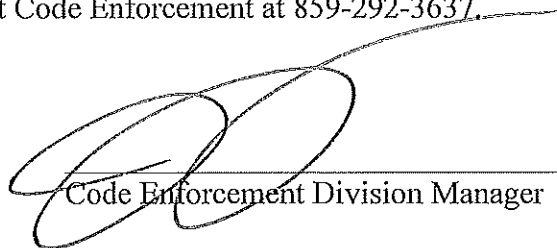
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 280, issued to RHJS Properties LLC, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final 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 July 14, 2023.

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



Code Enforcement Division Manager

Dated: July 13, 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 #
RHJS PROPERTIES LLC		280
222 KENTUCKY DR		NEWPORT, KY 41071
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
06/05/2023	1347 PM	1041 COLUMBIA ST, NEWPORT, 41071-0000
CODE SECTION	MINIMUM FINE	MAXIMUM FINE
JTD	\$100	\$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	06/06/2023	0908 AM

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 280

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 **RHJS Properties LLC** and located at **1041 Columbia St., Newport, Kentucky** by a final, non-appealable order of June 6, 2023.

That the City of Newport, Kentucky asserts a lien against the property owned by **RHJS Properties LLC** and located at **1041 Columbia St., Newport Kentucky**, and more particularly described in **Deed Book 837, Page 86** of the Campbell County Clerk's Office at Newport, Kentucky, in the amount of **\$500**.

CITY OF NEWPORT, KENTUCKY

A handwritten signature in black ink, appearing to read 'John Hayden', is written over a horizontal line.

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 13th day of July, 2023.

Rosemary Williams
Notary Public
Kentucky State at Large
My Commission Expires: March 2nd 2024

This instrument prepared by:

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



ROSEMARY L. WILLIAMS
Notary Public, Kentucky
State At Large
My Commission Expires
March 2, 2024
Notary ID# KYNP3897

EXHIBIT "A"
(File #19-0840)

The following described real estate located in the City of Newport, County of Campbell and Commonwealth of Kentucky, to-wit:

Being Lot Number 472 in the Buena Vista Addition to the City of Newport, Campbell County, Kentucky. For a more particular described of said lot reference is made to the recorded plat set forth in Plat Book 5, Page 39 of the records of the Campbell County Clerk's Office in Newport, Kentucky.

Parcel No.: 999-99-04-329.00 / Group No.: 30174-A8

Prior Deed Reference: Book D827, Page 205 of the Campbell County, Kentucky records

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

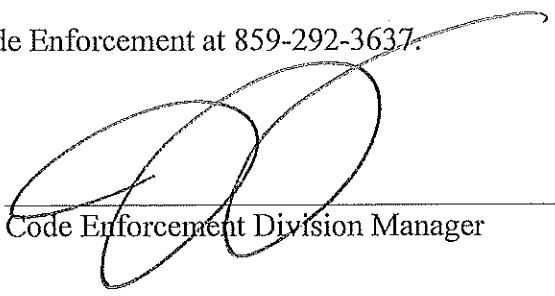
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 281, issued to Steven M. Sharlein and Linda M. Comisar, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference 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 \$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 July 14, 2023.

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



Code Enforcement Division Manager

Dated: July 13, 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	281

834 LINDEN AVE		NEWPORT, KY 41071-0000
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
06/06/2023	10:10 AM	834 LINDEN AVE, NEWPORT, 41071-0000

CODE SECTION	MINIMUM FINE	MAXIMUM FINE
PM 302.1 Sanitation:	\$100.00	\$500.00
PM 304.15 Doors:	\$100.00	\$500.00
PM 304.2 Exterior Painting	\$100.00	\$500.00
PM 304.6 Exterior Walls	\$100.00	\$500.00
PM 304.9 Overhang extensions	\$100.00	\$500.00

COMPLAINT INFORMATION

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

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.

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 304.9 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 302.1 Sanitation: clean wood off the front porch. Properly clean the leaves off the sidewalk in front of your house.

PM 304.15 Doors: failure to properly replace the entry door to the garage.

PM 304.2 Exterior Painting failure to repaint the trim, gutters, and around the windows

PM 304.6 Exterior Walls failed to properly repair garage walls.

PM 304.9 Overhang extension, failure to properly repair soffits on the garage.

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Mike Cronin	06/13/2023	1:56 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

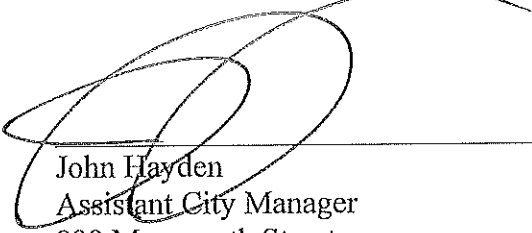
CITATION 281

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 **\$2,500** 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 order of June 13, 2023.

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 **\$2,500**.

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 13th day of July, 2023.

Rosemary Williams
Notary Public
Kentucky State at Large
My Commission Expires: March 2nd 2024

This instrument prepared by:

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



ROSEMARY L. WILLIAMS
Notary Public, Kentucky
State At Large
My Commission Expires
March 2, 2024
Notary ID# KYNP3887

✓

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) 284, issued to Jas Murphy and Gloria G. Murphy, 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).

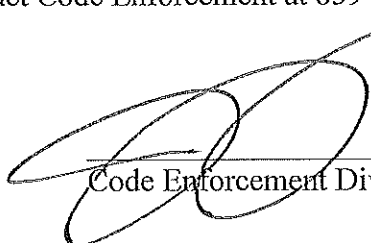
Pursuant to statute, it is hereby determined that the right to a hearing contesting the citation(s) has/has been waived and it is determined that the violation(s) described in the citation(s) has/have been committed and the citation(s) shall be considered final.

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.

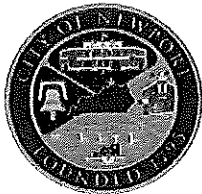
This is a final and non-appealable order and will result in a lien being filed against the property. This notice has been sent to you via First class mail on July 14, 2023.

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

Dated: July 13, 2023



Code Enforcement Division Manager



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 #
MURPHY JAS MURPHY GLORIA G	284

3611 DELL ST	ERLANGER, KY 41018
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VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
06/13/2023	7:30 AM	20 AMELIA ST, NEWPORT, 41071-0000

CODE SECTION	MINIMUM. FINE	MAXIMUM FINE
PM 302.4 Weeds	\$100.00	\$500.00
PM 304.15 Doors:	\$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 304.15 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.

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 around the property , and growing on the building.
PPM 304.15 Doors properly repair garage door. Remove plywood in driveway

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Mike Cronin	06/14/2023	10:09 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


CITATION 284

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 **\$1,000** on the real property owned by **Jas Murphy and Gloria G. Murphy** and located at **20 Amelia St., Newport, Kentucky** by a final, non-appealable order of June 14, 2023.

That the City of Newport, Kentucky asserts a lien against the property owned by **Jas Murphy and Gloria G. Murphy** and located at **20 Amelia St., Newport Kentucky**, and more particularly described in **Deed Book 472, Page 256** of the Campbell County Clerk's Office at Newport, Kentucky, in the amount of **\$1,000**.

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 13th day of July, 2023.

Rosemary Williams
Notary Public
Kentucky State at Large
My Commission Expires: March 2nd 2027

This instrument prepared by:

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



ROSEMARY L. WILLIAMS
Notary Public, Kentucky
State At Large
My Commission Expires
March 2, 2024
Notary ID# KYNP3897

EXHIBIT "A"

PIDN 999-99-03-579.00
Group No. 41176/A2

SITUATED IN THE CITY OF CLIFTON, NOW PART OF THE CITY OF NEWPORT,
CAMPBELL COUNTY, KENTUCKY AND BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE NORTH SIDE OF AMELIA STREET, 188.32 FEET
WEST OF HOME STREET, THENCE S 43 DEG. W 60 FEET; THENCE N 47 DEG. W 100
FEET; THENCE N 43 DEG. E 60 FEET; THENCE S 47 DEG. E 100 FEET TO THE PLACE
OF BEGINNING, BEING LOTS NUMBERED SEVEN (7) AND EIGHT (8) OF BLOCK 'C'
OF AN UNRECORDED PLAT OF JOHN W. SCHNEIDER'S LAND IN SAID CITY.

SUBJECT TO EASEMENTS, RESTRICTIONS, COVENANTS, AND RIGHTS OF WAYS OF
RECORD AND/OR IN EXISTENCE

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

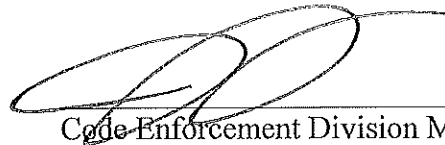
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 290, issued to Jas F. Gallucci & L Estate, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the 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 July 14, 2023.

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



Code Enforcement Division Manager

Dated: July 13, 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 #
GALLUCCI JAS F & L ESTATE	290

403 BROOKWOOD	ALEXANDRIA, KY 41001
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VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
06/13/2023	78:24 AM	196 MAIN 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 302.7 Accessory Structures	\$100.00	\$500.00
PM 304.10 Stairways, decks, porches and balconies	\$100.00	\$500.00
PM 304.7 Roofs and drainage.	\$100.00	\$500.00

COMPLAINT INFORMATION

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

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 304.10 Stairways, decks, porches and balconies:: Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

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: PM 302.1 Sanitation clean entire yard of all junk trash debris fencing, wood Etc.

PM 302.4 Weeds cut high grass and weeds around the entire property

PM 302.7 Accessory Structures: properly repair the garage. replace missing and deteriorated doors. and glazing.

PM 304.10 Stairways, decks, porches and balconies properly repair or replace concrete steps and porch deck.

PM 304.7 Roofs and drainage.properly repair or replace the roof.

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Mike Cronin	06/20/2023	3:45 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

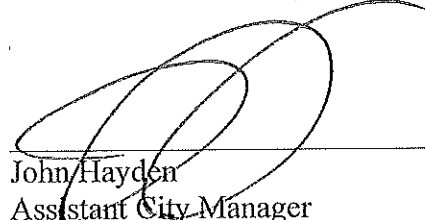
CITATION 290

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 **\$2,500** on the real property owned by **Jas F. Gallucci & L Estate** and located at **196 Main St., Newport, Kentucky** by a final, non-appealable order of June 20, 2023.

That the City of Newport, Kentucky asserts a lien against the property owned by **Jas F. Gallucci & L Estate** and located at **196 Main St., Newport Kentucky**, and more particularly described in **Deed Book 226, Page 461** of the Campbell County Clerk's Office at Newport, Kentucky, in the amount of **\$2,500**.

CITY OF NEWPORT, KENTUCKY

A large, stylized handwritten signature in black ink, appearing to read 'John Hayden', is written over a horizontal line.

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 13th day of July, 2023.

Rosemary Williams
Notary Public
Kentucky State at Large
My Commission Expires: March 2nd 2024

This instrument prepared by:

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



ROSEMARY L. WILLIAMS
Notary Public, Kentucky
State At Large
My Commission Expires
March 2, 2024
Notary ID# KYNP3897

WARRANTY DEED

Group: 41066/A3 PION: 999-99-01-791.00

Know All Men by these Presents: 8007

That the grantors, Ben Sprague and Myrtle Sprague, husband and wife,

for and in consideration of one dollar and other valuable considerations,

to them paid by the Grantee wherein the receipt whereof is hereby acknowledged, do hereby BARGAIN, SELL AND CONVEY to the grantees, James F. Gallucci and Laura K. Gallucci, husband and wife, their heirs and assigns forever, with the right of survivorship,

~~the following described Real Estate, to-wit:~~

Lot Number Three Hundred and Seven (307) in the Orlando Land Company's Subdivision, in the District of Clifton (now South Newport) Campbell County, Kentucky.

Being the same property conveyed to the grantors herein by deed from Eugene Hall and Elizabeth Hall, his wife, dated May 10th, 1944, and recorded in Deed Book 218, page 180, of the Campbell County records at Newport, Kentucky.

Together with all the PRIVILEGES AND APPURTENANCES to the same belonging. TO HAVE AND TO HOLD the same to the said James F. Gallucci and Laura K. Gallucci, husband and wife, their heirs and assigns forever, with the right of survivorship,

~~the following described Real Estate, to-wit:~~ with COVENANTS OF GENERAL WARRANTY., except the taxes and assessments for the year 1945, which are to be prorated as of this date.

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

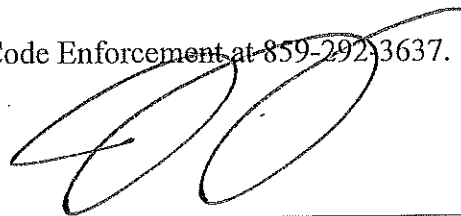
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 294, issued to David Hosea, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final Order(s).

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 July 14, 2023.

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



Code Enforcement Division Manager

Dated: July 13, 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 #
HOSEA DAVID		294
P O BOX 398		NEWPORT, KY 41071
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
06/26/2023	1:27 PM	830 YORK ST, NEWPORT, 41071-0000
CODE SECTION	MINIMUM. FINE	MAXIMUM FINE
PM 302.1 Sanitation:	\$100.00	\$500.00

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: remove trash junk around the building.

Also repair sign or remove

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Mike Cronin	06/27/2023	9:18 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

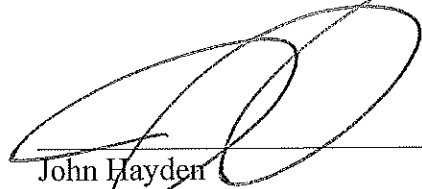
CITATION 294

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 **David Hosea** and located at **830 York St., Newport, Kentucky** by a final, non-appealable order of June 27, 2023.

That the City of Newport, Kentucky asserts a lien against the property owned by **David Hosea** and located at **830 York St., Newport Kentucky**, and more particularly described in **Deed Book 840, Page 181** of the Campbell County Clerk's Office at Newport, Kentucky, in the amount of **\$500**.

CITY OF NEWPORT, KENTUCKY

A large, stylized handwritten signature in black ink, appearing to be 'JH', is written over a horizontal line.

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 13th day of July, 2023.

Rosemary Williams
Notary Public

Kentucky State at Large

My Commission Expires: March 2nd 2024

This instrument prepared by:

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



ROSEMARY L. WILLIAMS
Notary Public, Kentucky
State At Large
My Commission Expires
March 2, 2024
Notary ID# KYNP3897

GENERAL WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS:

That the Grantor, **THE DISTRICT ADVISORY BOARD, EASTERN KENTUCKY DISTRICT, CHURCH OF THE NAZARENE, INCORPORATED**, a Kentucky non-profit corporation, for and in consideration of \$700,000.00, to the Grantor paid by the Grantee herein, the receipt of which is hereby acknowledged, does hereby **BARGAIN, SELL AND CONVEY** to the Grantee, **DAVID S. HOSEA**, his heirs and assigns forever, the following described real estate, to wit:

Being in the City of Newport, County of Campbell, Commonwealth of Kentucky and more commonly known as 830 York St., Newport, KY 41071.

Group Number: 30156-A1 and 30156-A2

PIDN: 999-99-32-573.00

Parcel One:

Part of Lot Number Thirty Five (35) of the Buena Vista Addition in the City of Newport, Campbell County, Kentucky bounded as follows:

Beginning in the westerly line of York Street at a point 80 feet northwardly from the northwesterly corner of Ninth and York Streets; thence westwardly parallel with Ninth Street 95 feet; thence northwardly parallel with York Street, 25 feet; thence eastwardly parallel with Ninth Street, 95 feet to the westerly line of York Street; thence southwardly with said westerly line of York Street, 25 feet to the place of beginning.

Parcel Two:

Part of Lot Number Thirty-Five (35) of the Buena Vista Addition in the City of Newport, Campbell County, Kentucky bounded as follows:

Beginning at a point in the east line of Putnam Street, 80 feet northwardly from the northeast corner of Ninth and Putnam Streets; thence northwardly with Putnam Street 25 feet to a point;

thence eastwardly at right angles 95 feet to a point; thence at right angles southwardly and parallel with Putnam Street 25 feet to a point; thence westwardly at right angles 95 feet to the place of beginning.

Parcel Three:

Part of Lots Numbers Thirty-Five (35) and Thirty-Six (36) in James Taylor's of the Buena Vista Addition in the City of Newport, Campbell County, Kentucky bounded as follows: Beginning at a stake on the west side of York Street, 55 feet from the west intersection of York and Ninth Streets; thence with York Street, northwesterly 25 feet; thence off at right angles and parallel to Ninth Street, 110 feet in depth; thence at right angles southeastwardly and parallel to York Street, 25 feet to a stake; thence northeastwardly and parallel to Ninth Street, 110 feet to the place of beginning.

This conveyance is made subject to an easement for the maintenance of and repairs to the sewer line over the rear of said lots, heretofore granted to the owner of the property adjacent on the south side of the property herein conveyed.

Parcel Four:

Tract One:

Part of Lots Numbers Thirty-Two (32) and Thirty-Three (33) in the Buena Vista Addition in the City of Newport, Campbell County, Kentucky bounded as follows: Such part of Lots No. 32 and 33 constitutes one parcel of land which fronts 60 feet on the westerly line of York Street, between Eighth and Ninth Streets, and extends back westwardly between parallel lines, 190 feet to the easterly line of Putnam Street. Such parcel of land is bounded as follows, to wit:

Beginning at the point in the westerly line of York Street which is 170 feet northwardly from the northerly line of Ninth Street at the point where such westerly line intersects such northerly line, thence it runs northwardly, in said westerly line, 60 feet; thence it runs westwardly, in a line that runs parallel with the northerly line of Ninth Street, 190 feet to the easterly line of Putnam Street; thence southwardly, in said easterly line, 60 feet; thence eastwardly, in a direct line, 190 feet to the place of beginning.

Tract Two:

Part of Lots Numbers Thirty-Three (33) and Thirty-Four (34) in the Buena Vista Addition in the City of Newport, Campbell County, Kentucky bounded as follows: Such part of said Lots No. 33 and 34 constitute one parcel of land which fronts 40 feet on the westerly line of York Street between Eighth and Ninth Streets, and extends back westwardly between parallel lines, 100 feet. Such parcel of land is particularly described as follows, to-wit: Beginning at the point in the westerly line of York Street which is 130 feet northwardly from the northerly line of Ninth Street at the point where such westerly line intersects such northerly line, thence it runs northwardly, in said westerly line 40 feet; thence westwardly in a line that runs parallel with the northerly line of

Ninth Street, 100 feet; thence southwardly in a line that runs parallel with the westerly line of York Street, 40 feet; thence eastwardly, in a direct line, 100 feet to the place of beginning.

Tract Three:

Part of Lots Numbers Thirty-Three (33) and Thirty-Four (34) in the Buena Vista Addition in the City of Newport, Campbell County, Kentucky bounded as follows: Such part of said Lots No. 33 and 34 constitutes one parcel of land which fronts 19 feet and 9 inches on the easterly line of Putnam between Eighth and Ninth Streets, and extends back eastwardly, between parallel lines, 90 feet to the present property line of said grantee. Such parcel of land is particularly described as follows, to-wit: Beginning at a point in the easterly line of Putnam Street, 150 feet and 3 inches northwardly from the northerly line of Ninth Street; thence it runs northwardly, in said easterly line, 19 feet and 9 inches; thence eastwardly in a line that runs parallel with the northerly line of Ninth Street, 90 feet; thence southwardly, in a line that runs parallel with said easterly line of Putnam Street, 19 feet and 9 inches; thence westwardly, in a direct line, and in the middle line of the partition wall of the double frame residence now situate on the parcel of land hereby conveyed and the parcel of land immediately to the south, 90 feet to the place of beginning.

Parcel Four which consists of three different tracts as listed above has also been described as follows: Part of Lots Numbers Thirty-Three (32), Thirty-Three (33) and Thirty-Four (34) in the Buena Vista Addition in the City of Newport, Campbell County, Kentucky bounded as follows: Such part of said Lots No. 32, 33 and 34 constitutes one parcel of land fronting 100 feet on the westerly line of York Street, between Eighth and Ninth Streets, and is bounded as follows to wit: Beginning at a point in the westerly line of York Street, which point is 130 feet northwardly from the northwesterly corner of Ninth and York Street; thence it runs northwardly, in said westerly line of York Street, 100 feet; thence westwardly in a line that runs parallel with Ninth Street aforesaid, 190 feet to the easterly line of Putnam Street; thence southwardly in said easterly line of Putnam Street, 79 feet and 9 inches; thence eastwardly in a line that runs parallel with Ninth Street, 90 feet; thence southwardly in a line that runs parallel with Putnam Street, 20 feet and 3 inches; thence eastwardly, in a line that runs parallel with Ninth Street, 100 feet to the place of beginning.

Parcel Five:

Part of Lots Numbers Thirty-Four (34) and Thirty-Five (35) in the Buena Vista Addition in the City of Newport, Campbell County, Kentucky bounded as follows: Beginning at a point in the west line of York Street 105 feet north of the northwest corner of Ninth and York Streets, fronting thence 25 feet on York Street and extending back between parallel line 125 feet in depth.

Parcel Six:

Part of Lots Numbers Thirty-Four (34) and Thirty-Five (35) in the Buena Vista Addition in the City of Newport, Campbell County, Kentucky bounded as follows: Beginning at a point in the easterly line of Putnam Street 105 feet northwardly from the northeast corner of Putnam and

Ninth Streets; thence eastwardly and parallel with Ninth Street 65 feet; thence northwardly and parallel with Putnam Street 25 feet; thence westwardly 65 feet to Putnam Street; thence southwardly on Putnam Street 25 feet to the place of beginning.

Parcel Seven:

Part of Lot Number Thirty-Four (34) in the Buena Vista Addition in the City of Newport, Campbell County, Kentucky bounded as follows: Beginning at a point on the east side of Putnam Street 130 feet north of Ninth Street running thence with the east line of Putnam Street north 20-3/12 feet; thence eastwardly at right angles to Putnam Street and parallel with Ninth Street 90 feet, said line extending through the middle line of a partition wall; thence at right angles southwardly and parallel with Putnam Street 20-3/12 feet; thence westwardly at right angles and parallel with Ninth Street 90 feet to the place of beginning.

Subject to easements, conditions, covenants, and restrictions recorded and/or in existence.

Being the same property conveyed to The District Advisory Board, Eastern Kentucky District, Church Of The Nazarene, Incorporated, a Kentucky non-profit corporation by deed recorded July 30, 2022 in Deed Book 840 Page 171 Campbell County Clerk's records at Newport, Kentucky.

Together with all the **PRIVILEGES AND APPURTENANCES** to the same belonging. **TO HAVE AND TO HOLD** the same to the said Grantee, **DAVID S. HOSEA**, his heirs and assigns forever, **WITH COVENANTS OF GENERAL WARRANTY**, with the exception that the Grantee shall assume all ad valorem real estate taxes and assessments on the subject property for the year 2022 and thereafter which have been prorated as of date of closing and except easements, conditions and restrictions of record.

CONSIDERATION CERTIFICATE

We, the undersigned, hereby certify that the consideration passing and/or value reflected in this Deed **\$700,000.00** is the full consideration passing and/or value of the property. Grantee joins herein for the sole purpose of attesting to the value.

The mailing address of the Grantor is: PO Box 999, Richmond, KY 40476.

The mailing address of the Grantee and the Transfer Year tax bill "In Care of Address" is David S. Hosea: PO Box 398, Newport, KY 41072.

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

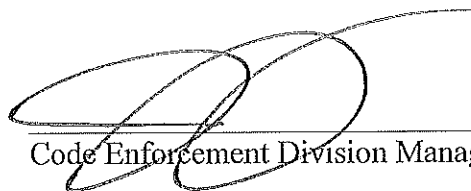
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 299, issued to Angel L. Mills, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final Order(s).

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 July 14, 2023.

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


Code Enforcement Division Manager

Dated: July 13, 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 #
MILLS ANGEL L	299

407 W 10TH ST	NEWPORT, KY 41071-0000
---------------	------------------------

VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
06/27/2023	1422 PM	407 W 10TH ST, NEWPORT, 41071-0000

CODE SECTION	MINIMUM. FINE	MAXIMUM FINE
JTD	\$100	\$500
HGW	\$100	\$500

COMPLAINT INFORMATION

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

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:

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
BARRY A. SHIELDS	06/29/2023	1441 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 299

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 **\$1,000** on the real property owned by **Angel L. Mills** and located at **407 W. 10th St., Newport, Kentucky** by a final, non-appealable order of June 14, 2023.

That the City of Newport, Kentucky asserts a lien against the property owned by **Angel L. Mills** and located at **407 W. 10th St., Newport Kentucky**, and more particularly described in **Deed Book 705, Page 317** of the Campbell County Clerk's Office at Newport, Kentucky, in the amount of **\$1,000**.

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 13th day of July, 2023.

Rosemary Williams
Notary Public

Kentucky State at Large

My Commission Expires: March 2nd 2024

This instrument prepared by:

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



ROSEMARY L. WILLIAMS
Notary Public, Kentucky
State At Large
My Commission Expires
March 2, 2024
Notary ID# KYNP3897

GENERAL WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS:

That the Grantors, **JUAN J. FLORES** and **JEANINE FLORES**, his wife, for and in consideration of One Dollar and Other Good and Valuable Consideration to them paid by the Grantee herein, the receipt whereof is hereby acknowledged, do hereby **BARGAIN, SELL, AND CONVEY** to the Grantee, **ANGEL L. MILLS**, her heirs and assigns forever, the following described real estate to-wit:

CITY OF NEWPORT

CAMPBELL COUNTY

STATE OF KENTUCKY and known as 407 West Tenth Street, Newport, Kentucky 41071.

Group Number - 41441-A3

PIDN Number - 999-99-00-586.00

Lot Number Three Hundred Fifty-One (351) of the Trustees Addition in the City of Newport, Campbell County, Kentucky, fronting 30 feet on the northerly side of Tenth Street between Patterson and Brighton Streets and extending back northwardly in rectangular shape 100 feet in depth to an alley.

Being the same property conveyed to Juan J. Flores by deed from John A. Bradford and Monica Bradford, husband and wife, dated October 10, 2006 which is recorded at Deed Book 701, page 106 of the Campbell County Clerk's records at Newport, Kentucky. Juan Flores is married to Jeanine Flores, who joins in the execution of the within Deed to convey any and all right, title, and interest she may have in the above-described real estate.

Together with all the **PRIVILEGES AND APPURTENANCES** to the same belonging. **TO HAVE AND TO HOLD** the same to the said **ANGEL L. MILLS**, her heirs and assigns forever, with **COVENANTS OF GENERAL WARRANTY** except taxes for the year 2007 which will be prorated as of the date of this conveyance and easements, conditions, and restrictions of record, if any.