

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

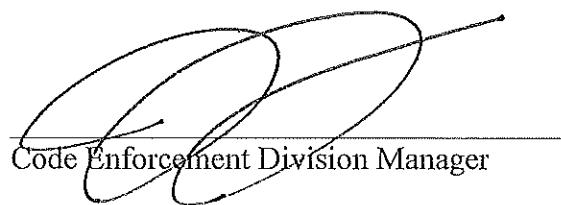
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 333, issued to Pauline Deaton, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final Order(s).

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 August 14, 2023.

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



Code Enforcement Division Manager

Dated: August 14, 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 #	
DEATON PAULINE	333	
816 ANN ST	NEWPORT, KY 41071-0000	
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
07/27/2023	1244 PM	816 ANN ST, NEWPORT, 41071-0000
CODE SECTION	MINIMUM FINE	MAXIMUM FINE
HGW	\$100	\$500

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:

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
BARRY A. SHIELDS	07/28/2023	1245 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 333

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 **Pauline Deaton** and located at **816 Ann St., Newport, Kentucky** by a final, non-appealable order of July 28, 2023.

That the City of Newport, Kentucky asserts a lien against the property owned by **Pauline Deaton** and located at **816 Ann St., Newport Kentucky**, and more particularly described in **Deed Book 422, Page 199** 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 14 day of August, 2023.



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

Natalie Fornash

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

This instrument prepared by:

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

✓

Know All Men by these Presents:

That the Grantor... NELSON DEATON, single,

for and in consideration of One (\$1.00)Dollar and other valuable consideration
to him paid by the Grantee... herin the receipt whereof is hereby acknowledged, do hereby
BARGAIN, SELL AND CONVEY to the Grantee... PAULINE DEATON, single, her

heirs and assigns forever, the following described Real Estate, to wit:

CITY OF NEWPORT COUNTY OF CAMPBELL
STATE OF KENTUCKY and known as 816 Ann Street, Newport, Kentucky

The mailing address of the grantee _____

GROUP NO. 104 3084/43

PLAT BOOK B-2580

Lot Number Six Hundred and Seventy-nine (679) of the Buena
Vista Addition in the City of Newport, Campbell County,
Kentucky; fronting thirty (30) feet on the west side of
Ann Street, between Eighth and Ninth Streets, and extending
back westwardly, in rectangular shape, ninety-one feet six
inches (91 feet 6 inches) in depth.

This conveyance is made subject to a perpetual easement over
the property herein described for the construction, use and
maintenance of a sewer pipe for the use and benefit of the
owners of Lot 680 of said Subdivision, as granted by John A.
Arnold and Hildrad Arnold, his wife, to Mercedea Haubold and
Margaret Haubold, by instrument dated July 10, 1940, and re-
corded in Misc. Book No. 18, page 412 of said records.

Being the same property conveyed to Nelson Deaton and Pauline
Deaton, husband and wife, dated December 3, 1966 and recorded
in Deed Book 353 Page 469 by Ruby Eulett, unmarried, and Nancy
Eulett, unmarried, of the Campbell County Clerks records at
Newport, Kentucky. This conveyance is made pursuant to a
Divorce Action #3488 in the Campbell Circuit Court at Newport,
Kentucky.

GENERAL INDEX BY STREET
GROUP NO. 4784

Marian Marsh

999-99-01-280,00

Together with all the PRIVILEGES AND APPURTENANCES to the same belonging,
TO HAVE AND TO HOLD the same to the said PAULINE DEATON, single, her

heirs and assigns forever, with COVENANTS OF GENERAL WARRANTY

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

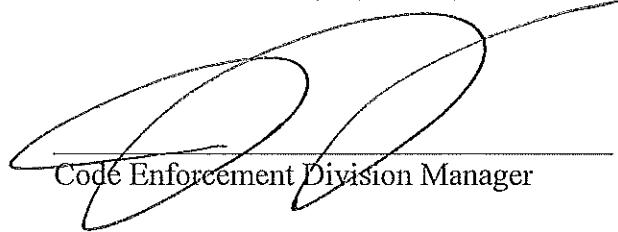
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 332, issued to Justin D. Johnson, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final 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 August 14, 2023.

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



Code Enforcement Division Manager

Dated: August 14, 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	332	
929 ANN ST	NEWPORT, KY 41071-0000	
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
07/27/2023	1202 PM	929 ANN 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	07/28/2023	1231 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

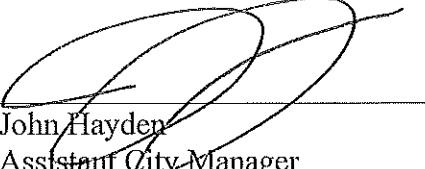
CITATION 332

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 July 28, 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 14 day of August, 2023.



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

Natalie Fornash

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

This instrument prepared by:

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

EXHIBIT A

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

Beginning at a point in the East line of Ann Street 180 feet North of the northeast corner of Tenth and Ann Street; thence at right angles to Ann Street and parallel to Tenth Street 91 1/2 feet; thence northwardly and parallel with Ann Street 27 feet; thence westwardly and parallel with Tenth Street 91 1/2 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

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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) 331, issued to ETC Ventures 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).

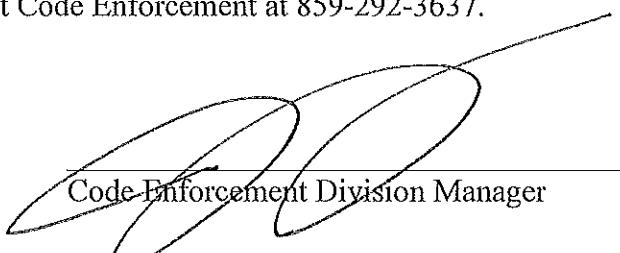
Pursuant to statute, it is hereby determined that the right to a hearing contesting the citation(s) has/has been waived and it is determined that the violation(s) described in the citation(s) has/have been committed and the citation(s) shall be considered final.

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.

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

Dated: August 14, 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 #	
ETC VENTURES LLC	331	
3626 SAYBROOK AVE	CINCINNATI, OH 45208	
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
07/27/2023	7:32 AM	319 E 10TH 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 in the parking strip

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Mike Cronin	07/27/2023	10:58 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

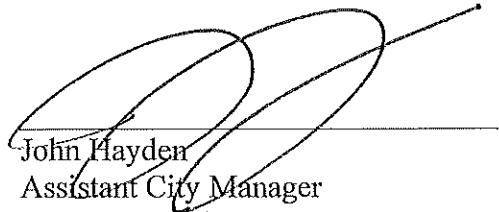
CITATION 331

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 **ETC Ventures LLC** and located at **319 E. 10th St., Newport, Kentucky** by a final, non-appealable order of July 27, 2023.

That the City of Newport, Kentucky asserts a lien against the property owned by **ETC Ventures LLC** and located at **319 E. 10th St., Newport Kentucky**, and more particularly described in **Deed Book 824, Page 106** 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 14 day of August, 2023.



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

Natalie

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

This instrument prepared by:

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

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That the Grantors, PEGGY ANN RILEY, unmarried; and MARCUS C. RILEY and JENNIFER R. RILEY, his wife, 1450 Waterworks Road, Newport, KY 41071

for and in consideration of Two Hundred Thirty Thousand and 00/100 Dollars (\$230,000.00)-----

to them paid by the Grantee herein, the receipt whereof is hereby acknowledged, do hereby BARGAIN, SELL AND CONVEY in fee simple, with COVENANTS OF GENERAL WARRANTY to the Grantee, ETC VENTURES, LLC, its successors and assigns forever, the following described Real Estate in Campbell County, Kentucky, to-wit:

Location of Property: 319 East 10th Street, Newport, KY 41071

The mailing address of the Grantee: ETC Ventures LLC, c/o Adam Hickey, 319 East 10th Street, Newport, KY 41071

Notice to PVA: The property tax bill for 2021 and thereafter should be sent to Adam Hickey, 319 East 10th Street, Newport, KY 41071.

Group No. 30347/A4

PIDN: 999-99-32-334.00

Being parts of Lots 120, 121, 122 and 123 East Row Addition to the City of Newport, Campbell County, Kentucky and bounded thus:

Beginning at the northwest corner of 10th and Hamlet Streets, running thence along Hamlet Street 100 feet; thence westwardly at right angles 30 feet, thence at right angles southwardly 100 feet to Tenth Street; thence with Tenth Street eastwardly to the place of beginning.

Subject to easements of record and in existence.

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

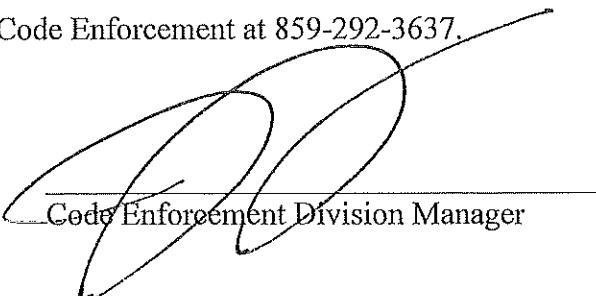
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 330, issued to Madeline Jerauld, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final Order(s).

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: August 14, 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 #	
JERAULD MADELINE	330	
424 LINDSEY ST	NEWPORT, KY 41071	
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
07/24/2023	1154 AM	424 LINDSEY ST, NEWPORT, 41071-0000
CODE SECTION	MINIMUM FINE	MAXIMUM FINE
HGW	\$100	\$500

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: REPAIR BROKEN WINDOW.

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
BARRY A. SHIELDS	07/26/2023	1111 AM

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

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

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

AFFIDAVIT OF LIEN

CITATION 330

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 **Madeline Jerauld** and located at **424 Lindsey St., Newport, Kentucky** by a final, non-appealable order of July 26, 2023.

That the City of Newport, Kentucky asserts a lien against the property owned by **Madeline Jerauld** and located at **424 Lindsey St., Newport Kentucky**, and more particularly described in **Deed Book 819, Page 637** 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 14 day of August, 2023.



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

Natalie Fornash

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

This instrument prepared by:

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

EXHIBIT "A"
(File #4-9460)

Situated in the County of Campbell, Commonwealth of Kentucky, and being more particularly described as follows:

Being all of Lot Number Three Hundred Ten (310) in the TRUSTEES ADDITION to the City of Newport, Campbell County, Kentucky, as shown on plat recorded in Plat Book 5, Page 54 of the Campbell County Clerk's Records at Newport, Kentucky.

Parcel No.: 999-99-04-308.00 / Group No. 41438/A2

Prior Deed Reference: Book D809, Page 792, Campbell County, Kentucky records

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

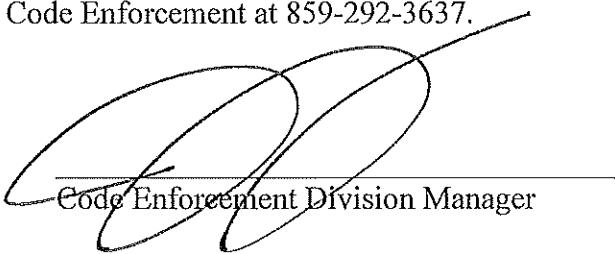
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 327, issued to N & B Consulting LLC, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final 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 \$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 August 14, 2023.

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



Code Enforcement Division Manager

Dated: August 14, 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 #	
N & B CONSULTING LLC	327	
4 HARVARD DR	FT MITCHELL, KY 41017	
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
07/25/2023	10:54 AM	38 E 10TH ST, NEWPORT, 41071-0000
CODE SECTION	MINIMUM FINE	MAXIMUM FINE
PM 302.1 Sanitation:	\$100.00	\$500.00
PM 302.4 Weeds	\$100.00	\$500.00

COMPLAINT INFORMATION

PM 302.1 Sanitation: 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: PM 302.1 pick up junk and debris around the yard
PM 302.4 Weeds cut high grass and weeds around the property

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Mike Cronin	07/25/2023	11:21 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

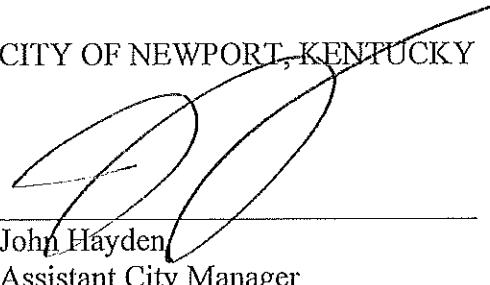
CITATION 327

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 **N & B Consulting LLC** and located at **38 E. 10th St., Newport, Kentucky** by a final, non-appealable order of July 25, 2023.

That the City of Newport, Kentucky asserts a lien against the property owned by **N & B Consulting LLC** and located at **38 E. 10th St., Newport Kentucky**, and more particularly described in **Deed Book 793, Page 64** 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 14 day of August, 2023.



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

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

This instrument prepared by:

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

EXHIBIT "A"
LEGAL DESCRIPTION

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

Situate in the City of Newport, Campbell County, Kentucky, and being parts of Lots Numbered 136, 137, and 138 of Buena Vista Addition and described as follows:

Beginning at point in the South line of Tenth Street 23 feet 9 inches West of John Street; thence Westwardly along the South line of Tenth Street 23 feet to a point; thence Southwardly from the said 2 point and between parallel lines at right angles to Tenth Street 90 feet in depth.

Prior Deed Reference: Deed Book 598 Page 434

Group Number: 30163/A3

Parcel Number: 999-99-01-113.00

Deed Reference: Deed Book 793, Page 62

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

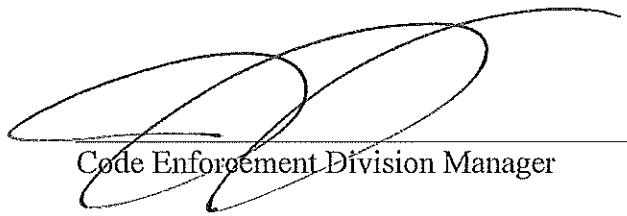
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 323, issued to Michael S. Miller and Tami M. Miller, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference 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.

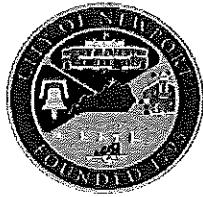
This is a final and non-appealable order and will result in a lien being filed against the property. This notice has been sent to you via First class mail on August 14, 2023.

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



Code Enforcement Division Manager

Dated: August 14, 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 #	
MILLER MICHAEL S MILLER TAMI M	323	
104 LUMLEY AVE	FT THOMAS, KY 41075	
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
07/19/2023	1259 AM	700 MONMOUTH ST, NEWPORT, 41071-0000
CODE SECTION	MINIMUM. FINE	MAXIMUM FINE
WINDOWS	\$100	\$500

COMPLAINT INFORMATION

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

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	07/20/2023	1149 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 323

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 **Michael S. Miller and Tami M. Miller** and located at **700 Monmouth St., Newport, Kentucky** by a final, non-appealable order of July 20, 2023.

That the City of Newport, Kentucky asserts a lien against the property owned by **Michael S. Miller and Tami M. Miller** and located at **700 Monmouth St., Newport, Kentucky**, and more particularly described in **Deed Book 809, Page 873** 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 14 day of August, 2023.



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

A handwritten signature of Natalie Fornash.

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

This instrument prepared by:

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

EXHIBIT "A"

PIDN: 999-99-04-433.00
Group: 30935-A1

700 Monmouth Street
Newport, KY 41071

The northeasterly part of Lot Number Seven (7) in Mayo's Orchard Addition to the City of Newport, Campbell County, Kentucky beginning at the southwest corner of Monmouth and Seventh Streets; running thence southwardly with the west line of Monmouth Street Twenty four (24) feet to a point and extending back westwardly between parallel lines and along the south line of Seventh Street One Hundred (100) feet in depth, to the property formerly owned by the German Methodist Church, reference being hereby made to the recorded plat of said Addition for a more particular description of said lot.

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

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

The City of Newport Code Enforcement Board has determined that citation(s) number(s) 322, issued to EMRO Marketing Company, 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).

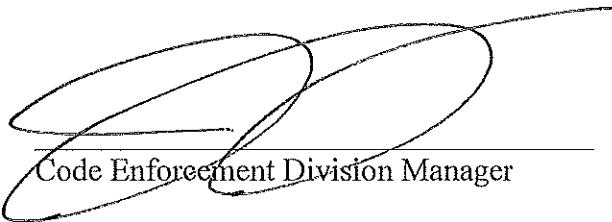
Pursuant to statute, it is hereby determined that the right to a hearing contesting the citation(s) has/has been waived and it is determined that the violation(s) described in the citation(s) has/have been committed and the citation(s) shall be considered final.

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 August 14, 2023.

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

Dated: August 14, 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 #	
EMRO MARKETING COMPANY	322	
PROPERTY TAX DEPT 539 SOUTH MAIN	FINDLAY, OH 45840-0000	
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
07/18/2023	1414 PM	1902 MONMOUTH 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	07/20/2023	1139 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 322

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 **EMRO Marketing Company** and located at **1902 Monmouth St., Newport, Kentucky** by a final, non-appealable order of July 20, 2023.

That the City of Newport, Kentucky asserts a lien against the property owned by **EMRO Marketing Company** and located at **1902 Monmouth St., Newport Kentucky**, and more particularly described in **Deed Book 525, Page 566** 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 14 day of August, 2023.



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

Natalie For

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

This instrument prepared by:

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

EXHIBIT "A"

Situate in the City of Newport, Campbell County, Commonwealth of Kentucky; being a part of Lot "C" of Summer Hill Addition to the City of Newport as conveyed to EMRO MARKETING COMPANY from BILLIE JUNE ENGEL AND RICHARD W. ENGEL, her husband; LYDA LEE MARTIN AND ARTHUR MARTIN, her husband; and MARCIA DEL SULLIVAN AND FRANK J. SULLIVAN, her husband, by deed dated January 31, 1990 as recorded in Deed Book 525, Page 566 in the Office of the County Clerk of Campbell County located at Newport, Kentucky (hereinafter referred to as "Grantor's Property").

Group # 41313/A1

PIDN# 999-99-01-492.00

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

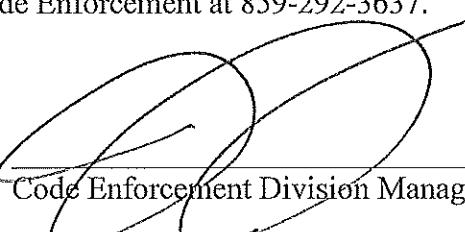
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 318, issued to William Legner and Cheryl Legner, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference 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 August 14, 2023.

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


Code Enforcement Division Manager

Dated: August 14, 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 #	
LEGNER WILLIAM & CHERYL	318	
711 ROBERTS ST	NEWPORT, KY 41071-0000	
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
07/14/2023	12:16 PM	711 ROBERTS 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

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Mike Cronin	07/18/2023	2:51 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

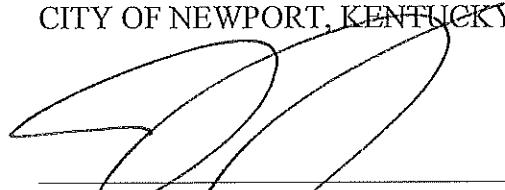
CITATION 318

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 **William Legner and Cheryl Legner** and located at **711 Roberts St., Newport, Kentucky** by a final, non-appealable order of July 18, 2023.

That the City of Newport, Kentucky asserts a lien against the property owned by **William Legner and Cheryl Legner** and located at **711 Roberts St., Newport Kentucky**, and more particularly described in **Deed Book 591, Page 35** 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 14 day of August, 2023.



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

Natalie Fornash

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

This instrument prepared by:

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

EXHIBIT "A"

GROUP NO: 20050/A4
PIDN: 999-99-00-645.00

Lot No. One Hundred Eighty-Eight (188) in the Bellevue Addition to the City of Newport, Campbell County, Kentucky, fronting twenty-five (25) feet on the East side of Robert Street and extending back at right angles eastwardly between parallel lines ninety (90) feet as shown on the recorded plat of said addition.

Being the same property conveyed to the Defendants William Legner and Cheryl Legner, husband and wife, jointly with the right of survivorship, and recorded in Deed Book 591, page 035 of the Campbell County Clerk's records at Newport, Kentucky.

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

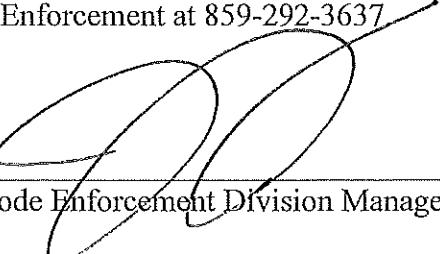
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 310, issued to Domonic Hopson and Vincent Phu, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final Order(s).

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

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

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

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



Code Enforcement Division Manager

Dated: August 14, 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 #	
HOPSON DOMONIC PHU VINCENT	310	
4217 VERNE AVE	CINCINNATI, OH 45209	
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
07/12/2023	1139 AM	744 COLUMBIA ST, NEWPORT, 41071-0000
CODE SECTION	MINIMUM FINE	MAXIMUM FINE
HGW	\$100	\$500
EXTERIOR PAINT	\$100	\$500
EXTERIOR WALLS	\$100	\$500

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 304.2 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)

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 BA. SHIELDS	07/14/2023	1115 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

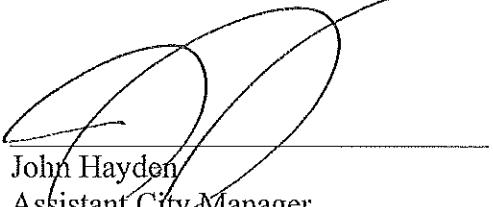
CITATION 310

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 **\$1,500** on the real property owned by **Domonic Hopson and Vincent Phu** and located at **744 Columbia St., Newport, Kentucky** by a final, non-appealable order of July 14, 2023.

That the City of Newport, Kentucky asserts a lien against the property owned by **Domonic Hopson and Vincent Phu** and located at **744 Columbia St., Newport Kentucky**, and more particularly described in **Deed Book 843, Page 488** of the Campbell County Clerk's Office at Newport, Kentucky, in the amount of **\$1,500**.

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 14 day of August, 2023.



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

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

This instrument prepared by:

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

"EXHIBIT A"

Being part of Lot Twelve (12) in Mayo's Heirs Subdivision of Out Lot Twenty-One (21) in the City of Newport, Campbell County, Kentucky, described as follows:

Beginning at a point in the west line of Columbia Street 54 feet North of Eighth Street; thence northwardly with the West line of Columbia Street 13 1/2 feet to the center of a partition wall; thence westwardly and parallel to Eighth Street 91 1/2 feet to a point in the dividing line between Lots 12 and 24 of said subdivision; thence southwardly with said dividing line 13 and 1/2 feet; thence eastwardly and parallel to Eighth Street 91 1/2 feet to the place of beginning, with an easement in the sewer running through the lot adjoining the above described property to the north.

Most commonly known as: 744 Columbia Street, Newport, KY 41071
PIDN: 999-99-00-106.00
Group No.: 30942/A3

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

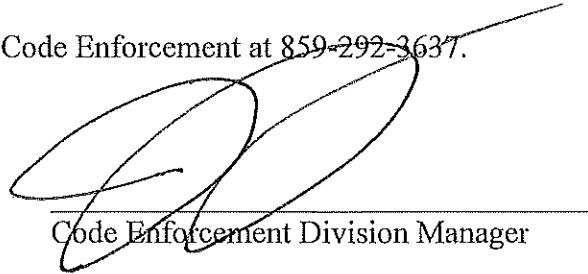
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 334, issued to Domonic Hopson and Vincent Phu, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference 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 August 14, 2023.

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



Code Enforcement Division Manager

Dated: August 14, 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 #	
HOPSON DOMONIC PHU VINCENT	334	
4217 VERNE AVE	CINCINNATI, OH 45209	
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
07/27/2023	1154 AM	742 COLUMBIA ST, NEWPORT, 41071-0000
CODE SECTION	MINIMUM FINE	MAXIMUM FINE
HGW	\$100	\$500

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:

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
BARRY A. SHIELDS	07/28/2023	1430 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

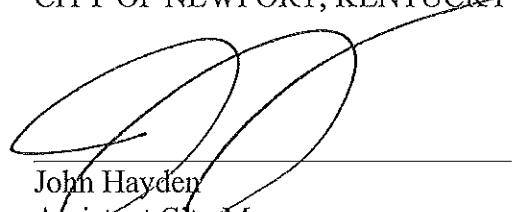
CITATION 334

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 **Domonic Hopson and Vincent Phu** and located at **742 Columbia St., Newport, Kentucky** by a final, non-appealable order of July 28, 2023.

That the City of Newport, Kentucky asserts a lien against the property owned by **Domonic Hopson and Vincent Phu** and located at **742 Columbia St., Newport Kentucky**, and more particularly described in **Deed Book 843, Page 493** 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 14 day of August, 2023.



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

Natalie F

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

This instrument prepared by:

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

"EXHIBIT A"

Part of Lot Twelve (12) in Mayo's Heirs Subdivision of Out Lot Twenty-One (21) situated in Newport, Campbell County, Kentucky, and bounded and described as follows:

Beginning at a point in the west line of Columbia Street eighty-one (81) feet one (1) inch north of Eighth Street, thence southwardly with the westerly line of Columbia Street thirteen (13) feet seven (7) inches to a point, the center of a partition wall; thence westwardly through the center of a partition wall and parallel to Eighth Street Ninety-One and one-half (91 1/2) feet to a point in the dividing line between Lots Twelve (12) and Twenty-four (24) of said subdivision; thence northwardly with said dividing line thirteen (13) feet seven (7) inches to a point, thence eastwardly and parallel to Eighth Street ninety-one and one-half (91 1/2) feet to the place of beginning.

Most Commonly Known As: 742 Columbia Street, Newport, KY 41071

PIDN: 999-99-00-636.00

Group No: 30942/A3