

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

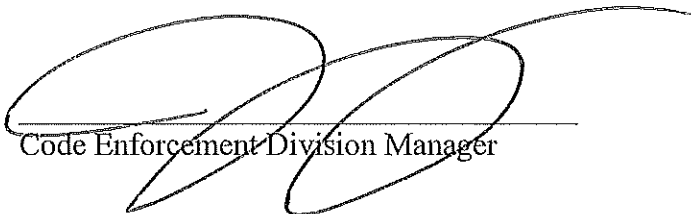
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 360, issued to John Perry, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final Order(s).

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

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

This is a final and non-appealable order and will result in a lien being filed against the property. This notice has been sent to you via First class mail on December 7, 2023.

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


Code Enforcement Division Manager

Dated: December 7, 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 #
PERRY JOHN	360

P O BOX 307	ALEXANDRIA, KY 41001-0000
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VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
08/21/2023	9:50 AM	519 E 10TH 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:

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Mike Cronin	08/21/2023	12:55 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 360

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 **John Perry** and located at **519 E. 10th St., Newport, Kentucky** by a final, non-appealable order of August 21, 2023.

That the City of Newport, Kentucky asserts a lien against the property owned by **John Perry** and located at **519 E. 10th St., Newport Kentucky**, and more particularly described in **Deed Book 757, Page 489** 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, consisting of several overlapping loops, positioned above 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 7th day of December, 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"

Property Address: 519 East Tenth Street, Newport, Kentucky 41071

Group No. 41076/A1

PIDN No. 999-99-03-328.00

Situated in the City of Newport, Campbell County, Kentucky, and being parts of Lots Number One (1) and Two (2) of the Park Avenue Addition in said City. Beginning at a point in the north line of Tenth Street fifty-six and 05/100 (56.05) feet west of Park Avenue; thence westwardly with the north line of Tenth Street twenty-two and 91/100 (22.91) feet; thence northwardly in a line parallel with Park Avenue sixty-four and 23/100 (64.23) feet to the north line of Lot 2, said point being forty and 33/100 (40.33) feet eastwardly from the first alley west of Park Avenue; thence eastwardly with the northerly line of said Lot 2, twenty-one and 67/100 (21.67) feet; thence at right angles southwardly fifty-six and 70/100 (56.70) feet to the place of beginning.

Subject to an easement over the rear five (5) feet thereof for the purpose of a private alley five (5) feet wide extending from the first alley west of Park Avenue sixty-two (62) feet eastwardly along the northerly line of Lot 2 and a point five (5) feet southwardly from said line, which alley is for the private use of the owners of lots carved out of said lots one (1) and two (2) abutting said alley.

In addition to the foregoing, the above described property is subject to all other easements and restrictions of record, if any.

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

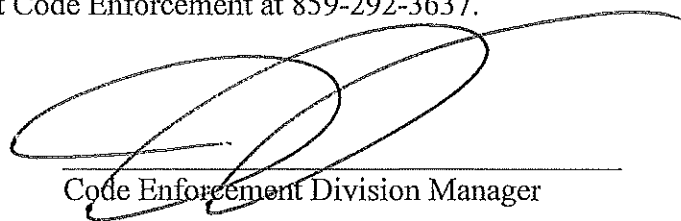
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 361, issued to Douglas J. Burkhardt, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final Order(s).

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

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

This is a final and non-appealable order and will result in a lien being filed against the property. This notice has been sent to you via First class mail on December 7, 2023.

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



Code Enforcement Division Manager

Dated: December 7, 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 #
BURKHARDT DOUGLAS J	361

214 4TH ST.	AURORA, IN 47001-0000
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VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
08/21/2023	10:23 AM	533 E 4TH 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 YOUR PROPERTY

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
MICHAEL CRONIN	08/21/2023	11/56 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 361

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 **Douglas J. Burkhardt** and located at **533 E. 4th St., Newport, Kentucky** by a final, non-appealable order of August 21, 2023.

That the City of Newport, Kentucky asserts a lien against the property owned by **Douglas J. Burkhardt** and located at **533 E. 4th St., Newport Kentucky**, and more particularly described in **Deed Book 532, Page 244** 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, consisting of a large, stylized 'J' followed by a horizontal line and a flourish.

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 7th day of December, 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"

Address: 533 E. Fourth Street
Newport, Kentucky 41071

Re: Burkhardt

Group No. 30920/A3 - Newport
PIDN: 999-99-00-736.00

Lot No. 12 of the Mansion Hill Addition to the City of Newport, Campbell County, Kentucky
and described as follows:

Beginning at a point on the north line of Fourth Street in said Addition, corner to Lots 12 and 13
thence running eastwardly along said Fourth Street 30 feet; thence northwardly 107 feet to an
alley; thence westwardly along said alley 30 feet; thence southwardly 107 feet to the place of
beginning.

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

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

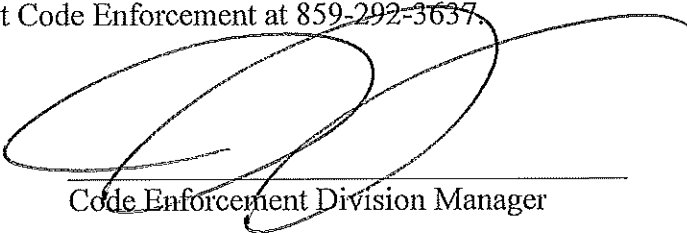
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 363, issued to Chad Ramsey and Tiffany Ramsey, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final Order(s).

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

It is hereby ordered that the maximum fine set forth on each citation in the amount of \$2,500 shall be imposed as a civil fine.

This is a final and non-appealable order and will result in a lien being filed against the property. This notice has been sent to you via First class mail on December 7, 2023.

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



Code Enforcement Division Manager

Dated: December 7, 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 #
RAMSEY CHAD & TIFFANY	363

519 W 10TH ST	NEWPORT, KY 41071-0000
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VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
08/21/2023	0924 AM	519 W 10TH ST, NEWPORT, 41071-0000

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

COMPLAINT INFORMATION

305.4 Stairs and walking surfaces. : Every stair, ramp, landing, balcony, porch, deck or other walking. surface shall be main-tained in sound condition and good repair.

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 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.

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	08/21/2023	1529 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.

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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

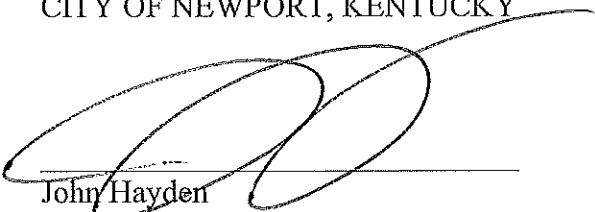
CITATION 363

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 **Chad Ramsey and Tiffany Ramsey** and located at **519 W. 10th St., Newport, Kentucky** by a final, non-appealable order of August 21, 2023.

That the City of Newport, Kentucky asserts a lien against the property owned by **Chad Ramsey and Tiffany Ramsey** and located at **519 W. 10th St., Newport Kentucky**, and more particularly described in **Deed Book 699, Page 763** 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 7th day of December, 2023.

Rosemary Williams
Notary Public

Kentucky State at Large

My Commission Expires: March 2nd 2024

This instrument prepared by:



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

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

DEED

KNOW ALL MEN BY THESE PRESENTS:

That Robert Taylor and Gladys V. Taylor (fka) Gladys V. Collins, his wife,

Grantors, whose address is: 215 West 10th Street, Newport, Ky 41071

for and in consideration of **Fifty-Four Thousand Dollars (\$54,00.00)** to them paid by the Grantees herein, the receipt of which is acknowledged, do bargain, sell, and convey to:

Chad Ramsey and Tiffany Ramsey, his wife, 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, in the County of Campbell and the Commonwealth of Kentucky, to-wit:

Property Street Address: 519 W. 10th Street, Newport, Kentucky 41071

Grantees' Mailing Address: 519 W. 10th Street, Newport, Kentucky 41071

Group No.: 41440 A2

PIDN No.: 999.99-01-000.00

Lot Number Three Hundred Thirty-Three (333) in the Trustees Addition to the City of Newport, in Campbell County, Kentucky, said lot fronting thirty (30) feet on the north side of Tibbatts Street and extending back one hundred (100) feet in depth to Phillips Alley.

Subject to further easements and restrictions of record.

Being the same property conveyed to Grantor, Gladys V. Taylor (fka) Gladys V. Collins, herein by Darlene R. Starns, and unmarried widow, by Deed dated the 13th day of October, 1988 and recorded on the 14th day of October, 1988 in Deed Book 515, Page 527 of the Campbell County Court Clerk's records at Newport, Kentucky. Said Grantor, Gladys V. Taylor (fka) Gladys V. Collins, subsequently married Grantor, Robert Taylor, herein who has joined herein to convey any and all of his interest on and to the aforesaid property resulting from his said marriage or otherwise.

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

TO HAVE AND TO HOLD the same to the said

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

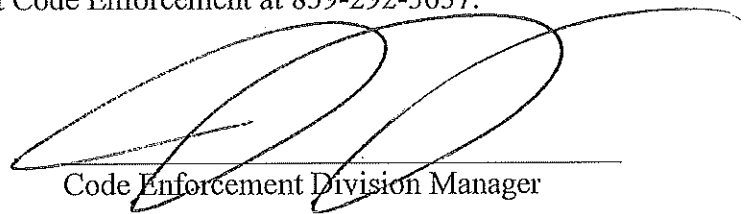
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 365, issued to Justin D. Johnson, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final 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 \$2,500 shall be imposed as a civil fine.

This is a final and non-appealable order and will result in a lien being filed against the property. This notice has been sent to you via First class mail on December 7, 2023.

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



Code Enforcement Division Manager

Dated: December 7, 2023

FAILURE TO PAY THE MINIMUM FINE OR TO FILE AN APPEAL WITHIN TEN (10) DAYS will result in a waiver of your right to a hearing, and the determination that a violation was committed will be considered final. The maximum fine shall then be imposed and it, along with costs of collection, shall be collected as a debt in a court of law.

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

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



City of Newport

Code Enforcement

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

Citation

NAME	Citation #
JOHNSON JUSTIN D	365

929 ANN ST	NEWPORT, KY 41071-0000
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VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
08/22/2023	1310 PM	929 ANN ST, NEWPORT, 41071-0000

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

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.

PM 304.14 Insect screens:: Properly install insect screens on every openable window or door used for ventilation purposes serving any habitable room. Insect screens shall be provided during the period from April 1st to November 1st. Screens shall not be less than 16 mesh per inch.

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 304.7 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	08/22/2023	1417 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.

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AFFIDAVIT OF LIEN

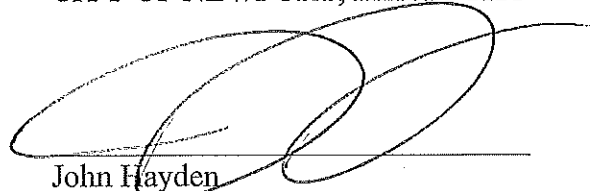
CITATION 365

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 **Justin D. Johnson** and located at **929 Ann St., Newport, Kentucky** by a final, non-appealable order of August 22, 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 **\$2,500**.

CITY OF NEWPORT, KENTUCKY

A large, stylized handwritten signature in black ink, consisting of several overlapping loops, 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 7th day of December, 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

CH

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

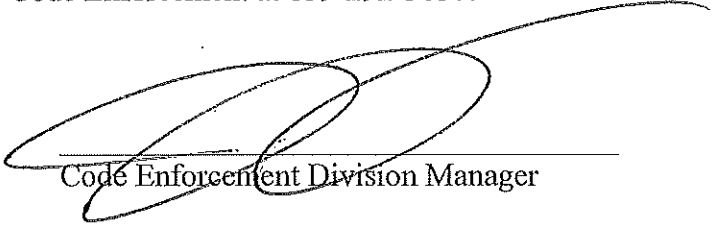
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 367, issued to Ladonnia Bishop, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final Order(s).

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

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

This is a final and non-appealable order and will result in a lien being filed against the property. This notice has been sent to you via First class mail on December 7, 2023.

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



Code Enforcement Division Manager

Dated: December 7, 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 #
BISHOP LADONNIA	367

822 WASHINGTON AVE	NEWPORT, KY 41071-0000
--------------------	------------------------

VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
08/22/2023	2:37 PM	822 WASHINGTON 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 THAT ARE AROUND THE PROPERTY

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Mike Cronin	08/23/2023	11:17 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

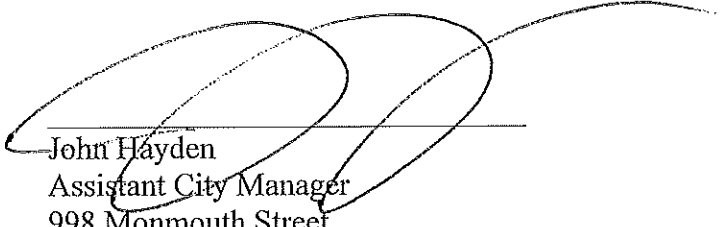
CITATION 367

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 **Ladonna Bishop** and located at **822 Washington Ave., Newport, Kentucky** by a final, non-appealable order of August 23, 2023.

That the City of Newport, Kentucky asserts a lien against the property owned by **Ladonna Bishop** and located at **822 Washington Ave., Newport Kentucky**, and more particularly described in **Deed Book 703, Page 682** 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 7th day of December, 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"

Property Address: **822 Washington Avenue , Newport, KY 41071-1946**

County: **Campbell**

Situated in the City of Newport, County of Campbell, and Commonwealth of Kentucky, and being part of Lot Number Sixty-nine (69) of Taylors New Bellevue Addition to the City of Newport, Campbell County, Kentucky; more particularly described as follows:

Beginning at a point in the west line of Washington Avenue, between Eighth Street and Ninth Street, and the northeast corner of said Lot No. 69, and extending thence westwardly on a line at right angles with Washington Avenue, 188 feet to a point in the east line of Robert Street; thence southwardly along the east line of Robert Street 25 feet to a point; thence eastwardly on a line at right angles with Robert Street, 188 feet to a point in the west line of Washington Avenue; thence northwardly along said west line of Washington Avenue, 25 feet to the place of beginning; being the north 25 feet of Lot Number Sixty-nine (69) in said Addition.

Being the same property conveyed to Choice Homes, Inc., an Ohio Corporation, by deed dated October 28, 1988 and recorded on November 3, 1988, in Deed Book 516, Page 256, in the Office of the Campbell County Clerk.

Subject to easements and restrictions of record and taxes and assessments due and payable, which grantee assumes and agrees to pay.

Group No: ³⁰986/A2

999-99-0090200

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

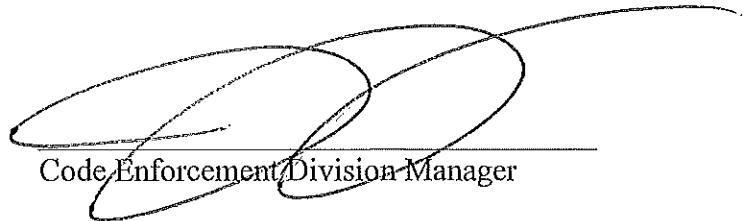
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 368, issued to Mowry Properties LLC, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final 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 December 7, 2023.

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



Code Enforcement Division Manager

Dated: December 7, 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 #
MOWRY PROPERTIES LLC		368
701 CLAY RIDGE RD		ALEXANDRIA, KY 41001
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
08/22/2023	1:14 PM	401 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 AND WEEDS AROUND THE BUILDING AND IN THE SIDEWALK

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Mike Cronin	08/23/2023	11:26AM

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

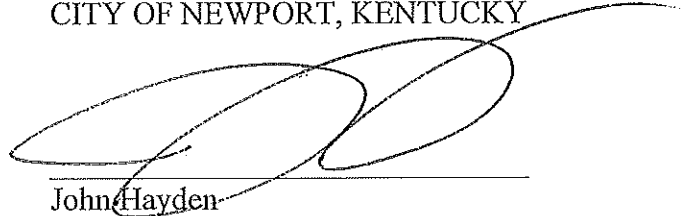
CITATION 368

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 **Mowry Properties LLC** and located at **401 E. 10th St., Newport, Kentucky** by a final, non-appealable order of August 23, 2023.

That the City of Newport, Kentucky asserts a lien against the property owned by **Mowry Properties LLC** and located at **401 E. 10th St., Newport Kentucky**, and more particularly described in **Deed Book 827, Page 292** 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 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 7th day of December, 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



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That **Irvin J. Bacon, JR**, unmarried, whose mailing address is 10061 Persimmon Grove Pk, Alexandria, Kentucky 41001 for and in consideration of **One Hundred Ninety Five Thousand and 00/100 (\$195,000.00) DOLLARS**, paid by the Grantee herein, the receipt of which is acknowledged, do bargain, sell, and convey to **Mowry Properties LLC**, a Kentucky limited liability company, its successors and assigns, the following described Real Estate, to-wit:

PROPERTY ADDRESS: 401 E. 10th Street
Newport, KY 41071
GRANTEE MAILING ADDRESS: 701 Clay Ridge Rt,
& TAX MAILING ADDRESS: Alexandria, Kentucky 41001

PIDN: 999-99-00-177.00

Group No: 30376/A1

Lot No. Four Hundred & Eight (408) and the west six (6) inches of Lot No. Four Hundred & Seven (407) in the East Row Addition in the City of Newport, Campbell County, Kentucky, fronting thirty (30) feet six (6) inches on the northerly side of Tenth Street and extending back northwardly along the easterly line of Boone Street and a line parallel thereto one hundred (100) feet in depth to an alley.

Being the same property conveyed to Irvin J. Bacon, Jr. an unmarried person, by deed dated the 4th day of September, 1980 and recorded in Deed Book 462, Page 358 and by quitclaim deed dated the 28th day of April, 2005 and recorded in Deed Book 685, Page 374 of the records of the Campbell County Clerk's Office in Newport,

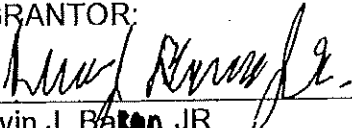
Subject to easements, conditions and restrictions of record and/or in existence.

Together with all the PRIVILEGES AND APPURTENANCES to the same belonging. TO HAVE AND TO HOLD the same to the Grantee in the manner set forth above, the Grantor, his heirs and assigns, HEREBY COVENANTING with the Grantee, its successors and assigns, that the TITLE so conveyed is CLEAR, FREE AND UNENCUMBERED, and that they will WARRANT AND DEFEND the same against all legal claims whatsoever.

Grantor and Grantee certify, under oath, that the consideration reflected in this deed is the full consideration paid for the property and Grantee executes this deed for the sole purpose of making this certificate about the consideration.

IN WITNESS WHEREOF, this General Warranty Deed has been executed by the above named Grantors and Grantee this the 16th day of July, 2021.

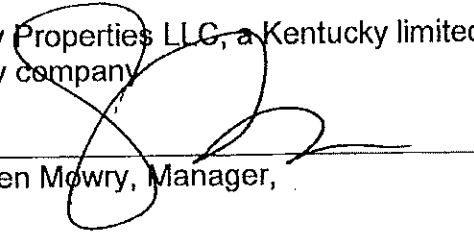
GRANTOR:


Irvin J. Bacon JR
Bacon JR

GRANTEE:

Mowry Properties LLC, a Kentucky limited liability company

BY:


Stephen Mowry, Manager,

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

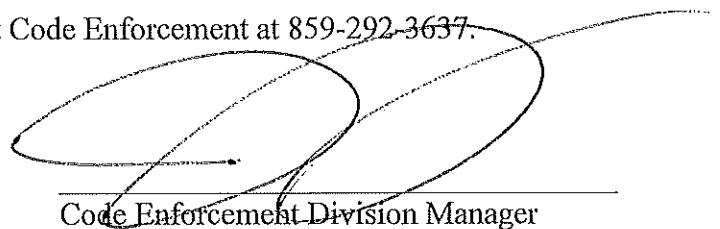
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 370, issued to Woody Kowolonek, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final Order(s).

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 December 7, 2023.

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



Code Enforcement Division Manager

Dated: December 7, 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 #
KOWOLONEK WOODY	370

1123 ISABELLA ST	NEWPORT, KY 41071-0000
------------------	------------------------

VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
08/23/2023	1148 AM	1123 ISABELLA ST, NEWPORT, 41071-0000

CODE SECTION	MINIMUM. FINE	MAXIMUM FINE
JTD	\$100	\$500
ACCESSORY STRUCTURE	\$100	\$500
STAIRWAYS	\$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 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.

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	08/24/2023	1210 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

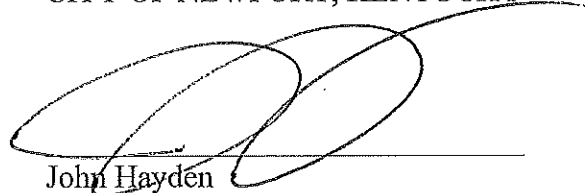
CITATION 370

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 **Woody Kowolonek** and located at **1123 Isabella St., Newport, Kentucky** by a final, non-appealable order of August 24, 2023.

That the City of Newport, Kentucky asserts a lien against the property owned by **Woody Kowolonek** and located at **1123 Isabella St., Newport Kentucky**, and more particularly described in **Deed Book 739, Page 749** of the Campbell County Clerk's Office at Newport, Kentucky, in the amount of **\$1,500**.

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 7th day of December, 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

DEED

KNOW ALL MEN BY THESE PRESENTS:

That Donna L. Fetters, a single person, whose mailing address is 425 Ivy Ridge Drive, Co^fspring Campbell County Ky., for and in consideration of prior contract of sale which has been satisfied and Grantees comittment to pay all real estate taxes through 2011, the receipt of which is acknowledged, do bargain, sell and convey to Woody Kowolonek, his heirs and assigns forever, the following described real estate found in the Commonwealth of Kentucky, County of Campbell and City of Newport, to wit:

Group No. 414698A2
PIDN: 999-99-01-588.00

Address of Property: 1123 Isabella Street, Newport, Ky. 41071

Grantee Address: 1123 Isabella Street, Newport, Ky. 41071

TAX MAILING ADDRESS 1123 ISABELLA, NEWPORT, KY 41071
AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

The westerly one hundred (100) feet of Lot Seven Hundred Nineteen (719) of the Trustees Addition in the City of Newport, Campbell County, Ky., fronting 30 feet on the easterly side of Isabella Street, between Eleventh and Twelfth Streets, and extending back eastwardly between parallel lines (the lateral lines of said lot) 100 feet in depth.

Being the same property conveyed to the Grantor herein by Deed from Timothy E. Fetters and Connie J. Fetters on August 16, 1991, and recorded in Deed Book 539, Page 570, Campbell County Clerks Records at Newport, Ky. AND HER LATE HUSBAND, CHARLES FETTERS
CHARLES FETTERS DIED ON 2/12/04 AND HIS INTEREST PASSED TO GRANTOR BY VIRTUE OF THE SURVIVORSHIP CLAUSE IN THAT DEED.
Together with all the PRIVILEGES AND APPURTENANCES to the same belonging.

TO HAVE AND TO HOLD the same to the said Woody Kowolonek, his heirs and assigns, forever, the Grantors their heirs, executors and administrators, HEREBY COVENANTING with the Grantee, his heirs and assigns, that the TITLE so conveyed is CLEAR, FREE AND UNINCUMBERED, so that they will WARRANT AND DEFEND the same against all legal claims whatsoever.

IN WITNESS WHEREOF, The said Grantor, Donna L. Fetters, hereunto set her hand, this 2ND day of NOVEMBER, 2011.

Donna L. Fetters
DONNA L. FETTERS

STATE OF KENTUCKY
COUNTY OF CAMPBELL

The foregoing instrument was acknowledged before me this 2ND day of NOVEMBER, 2011, by the Grantor, Donna L. Fetters.

My Commission Expires: 11-3-14

[Signature]
Notary Public State at Large

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

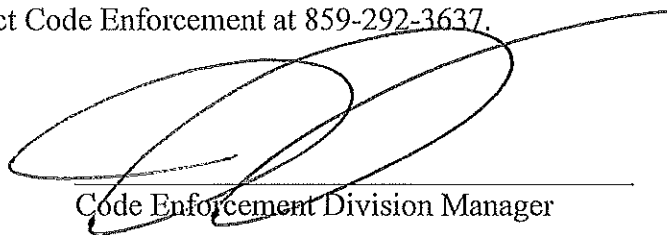
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 371, issued to Pauline Deaton, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final Order(s).

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 December 7, 2023.

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



Code Enforcement Division Manager

Dated: December 7, 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	371

816 ANN ST	NEWPORT, KY 41071-0000
------------	------------------------

VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
08/23/2023	1354 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	08/24/2023	1228 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

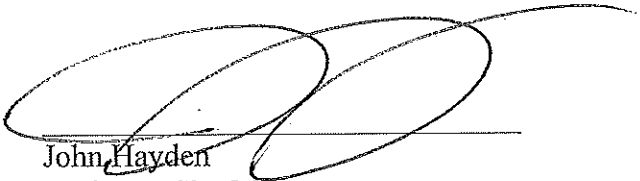
CITATION 371

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 August 24, 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

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 7th day of December, 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

✓

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... herein 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. 184-30184/A3

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 Mildred Arnold, his wife, to Mercedes Haubold and Margaret Haubold, by instrument dated July 10, 1940, and recorded 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, 1964 and recorded in Deed Book 365 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, ETC. SYSTEM
GROUP NO. 184

INDEXED BY
Marian Marsh

999-99-01-280.00

Together with all the PRIVILEGES AND AFFORTUNANCES 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

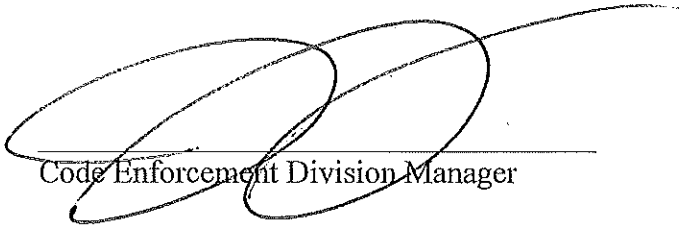
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 372, issued to Sprinkle Real Estate Holdings LLC, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference 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 December 7, 2023.

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



Code Enforcement Division Manager

Dated: December 7, 2023

9171 9690 0935 0278 7765 98



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 #
SPRINKLE REAL ESTATE HOLDINGS LLC	372

117 WHISPERING WOODS	ALEXANDRIA, KY 41001
----------------------	----------------------

VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
08/23/2023	11:56 AM	241 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:

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Mike Cronin	08/24/2023	2:50 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

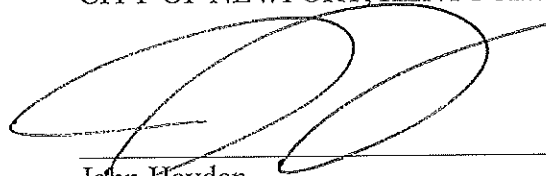
CITATION 372

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 **Sprinkle Real Estate Holdings LLC** and located at **241 E. 10th St., Newport, Kentucky** by a final, non-appealable order of August 24, 2023.

That the City of Newport, Kentucky asserts a lien against the property owned by **Sprinkle Real Estate Holdings LLC** and located at **241 E. 10th St., Newport Kentucky**, and more particularly described in **Deed Book 795, Page 223** of the Campbell County Clerk's Office at Newport, Kentucky, in the amount of **\$1,000**.

CITY OF NEWPORT, KENTUCKY

A large, stylized handwritten signature in black ink, appearing to be 'JD' or similar, 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 7th day of December, 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

Group No. 41501/A1 (New)
PIDN 999-99-04-928.00

PARCEL ONE:

Situated in the City of Newport, Campbell County, Kentucky, and being Lot Numbered One Hundred Fifty-One (151) in the Turnpike Addition to said City being the same property referred to in previous deeds as Lot numbered 151 in the James Taylor's Second Turnpike Addition.

PARCEL TWO:

Lot Number One Hundred Fifty-Two (152) in James Taylor's Turnpike Addition to the City of Newport, Campbell County, Kentucky, fronting thirty (30) feet on the northerly side of Tenth Street between Robert Street and Washington Avenue and extending back northwardly in rectangular shape one hundred (100) feet in depth to an alley.

Subject to easements, restriction and covenants of record.

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

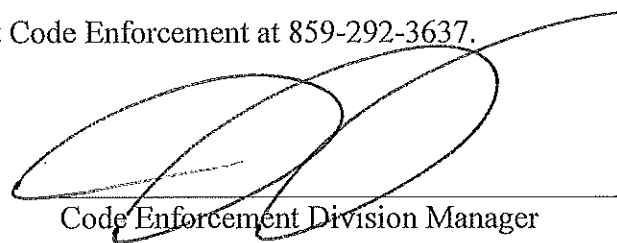
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 373, issued to John Perry, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final Order(s).

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 December 7, 2023.

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



Code Enforcement Division Manager

Dated: December 7, 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 #
PERRY JOHN	373

P O BOX 307	ALEXANDRIA, KY 41001-0000
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VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
08/24/2023	10:17 AM	1004 YORK 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 Sanitation Clean the junk trash and debris around your building
cut the high grass and weeds around the property

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Mike Cronin	08/24/2023	3:12 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 373

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 **John Perry** and located at **1004 York St., Newport, Kentucky** by a final, non-appealable order of August 24, 2023.

That the City of Newport, Kentucky asserts a lien against the property owned by **John Perry** and located at **1004 York St., Newport Kentucky**, and more particularly described in **Deed Book 773, Page 764** 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 7th day of December, 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"

Office File No.: 15-4697

Property Address: 1004 York Street, Newport, KY 41071

Tax ID No.: 999-99-05-001.00

Group: 30171 / A 4

Prior Instrument: Deed Book 768, Page 518

Parts of Lots Number Three-hundred and Twenty-nine (329) and Three hundred and Thirty (330) of the Buena Vista Addition of the City of Newport, Campbell County, Kentucky, beginning at a point eighteen (18) feet South of the Southwest corner of Tenth and York Streets, in said city, thence running Southwardly along the West side of York Street twenty-one (21) feet, thence extending back Westwardly, in rectangular shape, ninety-three and two-thirds ($93 \frac{2}{3}$) feet, more or less, deep.

Subject to any and all easements, restrictions, conditions, and legal highways of record and/or in existence

Being the same property conveyed from Abel P. Portokalos and Meron M. Butta, as husband and wife, to Meron M. Butta, as the Trustee of the Meron M. Butta R Revocable Family Trust, by virtue of a deed dated June 16, 2015 and recorded June 16, 2015 at Deed Book 768, Page 518 of the Campbell County, Kentucky real estate records.

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

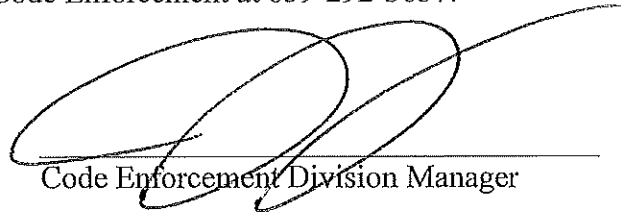
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 378, issued to Monica Skrzewski and Anthony Koziol Jr., has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final Order(s).

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

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

This is a final and non-appealable order and will result in a lien being filed against the property. This notice has been sent to you via First class mail on December 7, 2023.

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



Code Enforcement Division Manager

Dated: December 7, 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 #
SKRZELOWSKI MONICA KOZIOL ANTHONY JR	378

334 W 11TH ST	NEWPORT, KY 41071
---------------	-------------------

VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
08/29/2023	1148 AM	334 W 11TH 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	08/29/2023	1513 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

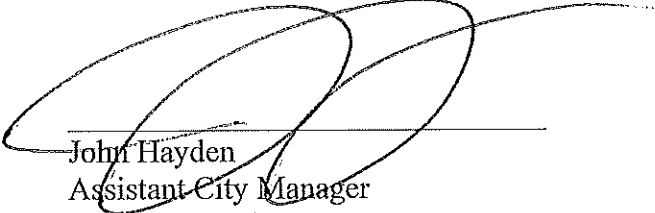
CITATION 378

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 **Monica Skrzelowski and Anthony Koziol Jr.** and located at **334 W. 11th St., Newport, Kentucky** by a final, non-appealable order of August 29, 2023.

That the City of Newport, Kentucky asserts a lien against the property owned by **Monica Skrzelowski and Anthony Koziol Jr.** and located at **334 W. 11th St., Newport Kentucky**, and more particularly described in **Deed Book 840, Page 593** 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 7th day of December, 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"

Office File No.: 22-0992

Property Address: 334 W 11th St, Newport, KY 41071

Tax ID No.: 999-99-03-855.00

Group: 41455/A3

Prior Instrument: Deed Book 748, Page 341

Lot Number Five Hundred Thirty-Three (533), of the Trustees Addition in the City of Newport, Campbell County, Kentucky fronting 30 feet on the Southerly side of Eleventh Street, between Isabella and Petterson Streets, and extending bank Southwardly in Rectangular Shape 100 feet in depth to an alley.

Subject to any and all easements, restrictions, conditions, and legal highways of record and/or in existence

Being the same property conveyed from Secretary of Housing and Urban Development, Washington, D.C., acting by and through the Federal Housing Commissioner to Sandra Hamilton and Sandals, LLC by virtue of a deed dated December 18, 2012 and recorded December 20, 2012 at Deed Book 748, Page 341 of the Campbell County, Kentucky real estate 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) 381, issued to Brownstone Manor 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 December 7, 2023.

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



Code Enforcement Division Manager

Dated: December 7, 2023

9171 9690 0935 0278 7766 28



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 #
BROWNSTONE MANOR LLC	381

9 HICKORY HOLLOW	CINCINNATI, OH 45241-0000
------------------	---------------------------

VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
08/30/2023	11:07 AM	206 E 7TH 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 your property

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Mike Cronin	08/30/2023	11:37 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

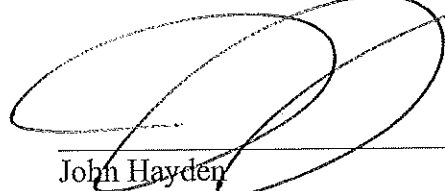
CITATION 381

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 **Brownstone Manor LLC** and located at **206 E. 7th St., Newport, Kentucky** by a final, non-appealable order of August 30, 2023.

That the City of Newport, Kentucky asserts a lien against the property owned by **Brownstone Manor LLC** and located at **206 E. 7th St., Newport Kentucky**, and more particularly described in **Deed Book 703, Page 747** 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 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 7th day of December, 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

Known All Men By These Presents:

That Grantors, Michael D. Ames and Teresa Cohen Ames, Husband and Wife whose mailing address is 7375 Drake Road, Cincinnati, Ohio 45243, for valuable consideration, do hereby grant with General Warranty Covenants, to Brownstone Manor, LLC whose mailing address is 7375 Drake Road, Cincinnati, Ohio 45243, its heirs, and assigns forever, the following described real estate, in the county of Hamilton, State of Ohio, to-wit: the following described real estate, in the county of Campbell, Commonwealth of Kentucky, to-wit

Street Address: 206 East Seventh Street, Newport, Ky., 41071

Group No. 20054A1 Newport Parcel No. 999-99-03-160.00

Situated in the City of Newport, County of Campbell, Commonwealth of Kentucky, to-wit: Lot Number (3) in Block Four (4) being part of the original lots numbered Two Hundred Seventeen (217), Two Hundred Eighteen (218), Two Hundred Nineteen (219), and Two Hundred Twenty (220) in the Bellevue Addition in the City of Newport, Campbell County, Kentucky as recorded in Cabinet C, Slide 524B of the Campbell County Clerk's Records and being more particularly described as follows:

Beginning on the south side of seventh street, sixty (60) feet east of Saratoga Street; thence running eastwardly on seventh street, Thirty (30) feet; thence extending back southwardly in rectangular shape, ninety (90) feet to an alley.

Subject to easements and restrictions of record.

Being the same property conveyed to Grantor Teresa Cohen Ames at Deed Book 703 Page 241 of The Campbell County Clerk's Office.

In Witness Wherefore, the said Michael David Ames has set his hand this 2nd day of January 2007.


Michael David Ames

State of Ohio :

: SS

County Hamilton

Michael David Ames acknowledged the foregoing instrument before me this 2nd day of January 2007