

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) 24270, issued to David Hosea, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final Order(s).

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

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

This is a final and non-appealable order and will result in a lien being filed against the property. This notice has been sent to you via First class mail on August 19, 2024.

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



Code Enforcement Division Manager

Dated: August 19, 2024



City of Newport

Code Enforcement

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

Citation

NAME	Citation #
HOSEA DAVID	24270

P O BOX 398	NEWPORT, KY 41071
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VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
07/16/2024	1048 AM	830 YORK 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	07/18/2024	1254 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

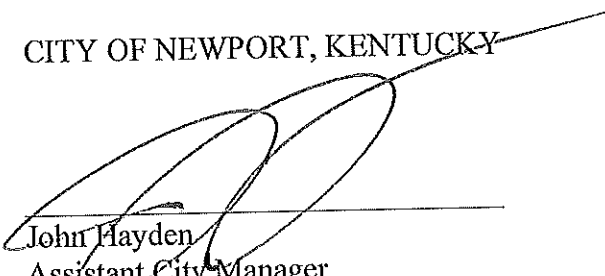
CITATION 24270

Now comes John Hayden, Assistant City Manager of the City of Newport, Campbell County, Kentucky, a city of the Home Rule class, and states as follows:

That pursuant to KRS 65.8835 and Section 32.023 of the Newport Code of Ordinances and other applicable laws, the City of Newport, Kentucky has a lien in the amount of **\$500** on the real property owned by **David Hosea** and located at **830 York St., Newport, Kentucky** by a final, non-appealable order of July 18, 2024.

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

CITY OF NEWPORT, KENTUCKY



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 19 day of August, 2024.

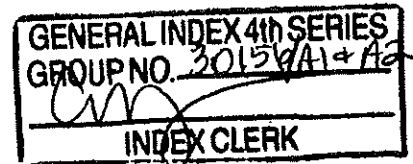
Debra S. Fleckinger
Notary Public
Kentucky State at Large
My Commission Expires: May 27, 2026

This instrument prepared by:

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



DEBRA SUSAN FLECKINGER
Notary Public, Kentucky
State At Large
My Commission Expires
May 27, 2026
Notary ID# KYNP52629



GENERAL WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS:

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

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

Group Number: 30156-A1 and 30156-A2

PIDN: 999-99-32-573.00

Parcel One:

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

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

Parcel Two:

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

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

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

Parcel Three:

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

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

Parcel Four:

Tract One:

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

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

Tract Two:

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

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

Tract Three:

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

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

Parcel Five:

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

Parcel Six:

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

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

Parcel Seven:

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

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

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

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

CONSIDERATION CERTIFICATE

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

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

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

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

The City of Newport Code Enforcement Board has determined that citation(s) number(s) 24251, issued to David S Hosea Seeds Of Hope Foundation 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 August 19, 2024.

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


Code Enforcement Division Manager

Dated: August 19, 2024



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 #
DAVID S HOSEA SEEDS OF HOPE FOUNDATION LLC		24251
P O BOX 398		NEWPORT, KY 41072
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
07/08/2024	AM	801 YORK 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 building

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Michael Cronin	07/08/2024	10:44 AM::

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

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

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

AFFIDAVIT OF LIEN

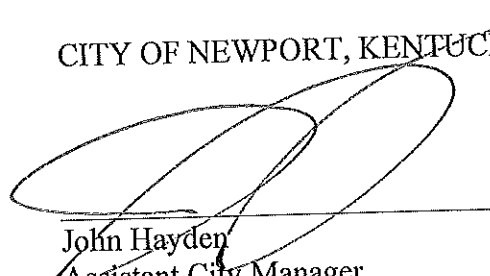
CITATION 24251

Now comes John Hayden, Assistant City Manager of the City of Newport, Campbell County, Kentucky, a city of the Home Rule class, and states as follows:

That pursuant to KRS 65.8835 and Section 32.023 of the Newport Code of Ordinances and other applicable laws, the City of Newport, Kentucky has a lien in the amount of **\$500** on the real property owned by **David S Hosea Seeds Of Hope Foundation LLC** and located at **801 York St., Newport, Kentucky** by a final, non-appealable order of July 8, 2024.

That the City of Newport, Kentucky asserts a lien against the property owned by **David S Hosea Seeds Of Hope Foundation LLC** and located at **801 York St., Newport Kentucky**, and more particularly described in **Deed Book 858, Page 374** 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 19 day of August, 2024.

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

This instrument prepared by:

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



DEBRA SUSAN FLECKINGER
Notary Public, Kentucky
State At Large
My Commission Expires
May 27, 2026
Notary ID# KYNP52629

801 York Street
Campbell County
Newport, Kentucky

Situated in the City of Newport, County of Campbell, Commonwealth of Kentucky and all of Deed Book 137, Page 586, all of Deed Book 270, Page 234 & all of Deed Book 325, Page 347, and also being part of Lot 28 of the Buena Vista Addition to the City of Newport (Plat Slide C 507A) as Recorded at the County Clerk's office in Newport, Kentucky and being more particularly described as follows:

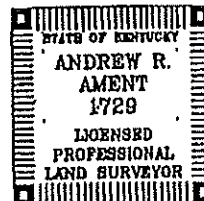
Beginning at a set iron pin at the base of a building corner at the intersection of the northeasterly right of way of York Street and the southeasterly right of way of Eighth Street (formerly Ringgold Street); thence with the right of way of York Street South $35^{\circ}05'55''$ East 125.00' to a cut notch in the sidewalk, near the base of a stone wall, said point being a corner shared with Salvatore Pellingra et al (Deed Book 715, Page 702), and also being the line shared by Lots 27 & 28 of said subdivision; thence leaving said right of way and along said shared lot line and with Pellingra North $54^{\circ}50'33''$ East 190.00' to a set mag nail in asphalt, passing a set mag nail in the top of a stonewall at 165.00', said point being along the southwestwardly right of way of Orchard Street; thence with said right of way North $35^{\circ}05'55''$ West 5.00' to a set mag nail in asphalt, said point being a corner shared with Newport National Bank (Deed Book 334, Page 126); thence leaving said right of way and with the Bank for 2 calls:

South $54^{\circ}50'33''$ West 25.00' to a cut notch in the sidewalk;
Thence North $35^{\circ}05'55''$ West 120.00' to a cut notch in the sidewalk,

Said point being along the southeasterly right of way of Eighth Street; thence with said right of way South $54^{\circ}50'33''$ West 165.00' to the place of beginning, containing 0.476 acres and is subject to all legal easements and right of ways of record.

All iron pins set are $\frac{1}{2}$ " diameter and at least 18" in length, stamped "A.R. Ament 1729." This legal description is based upon an actual field survey made by me, Andrew R Ament, or under my direct supervision in April of 2016.

Basis of bearing being NAD 83 - Kentucky North Zone.



Group Number - 30155-A 2
PIDN Number - 999-99-35-617.00

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

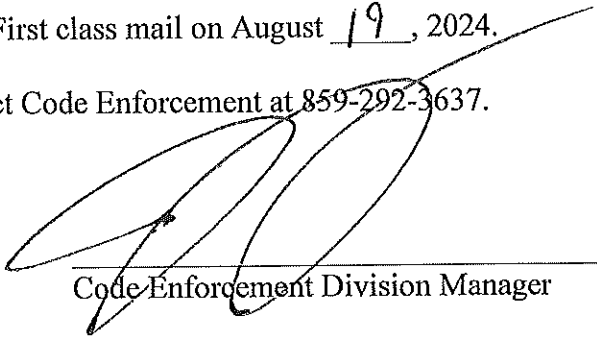
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 24278, issued to Tanger Homes LLC, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final 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.

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



Code Enforcement Division Manager

Dated: August 19, 2024



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 #
TANGER HOMES LLC	24278

1600 GELHOT DR SUITE 202	FAIRFIELD, OH 45014
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VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
07/19/2024	0755 AM	1124 ANN ST, NEWPORT, 41071-0000

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

COMPLAINT INFORMATION

PM 302.1 Sanitation: : All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition

PM 302.4 Weeds:: Cut and properly dispose of all Tall grass and weeds in excess of ten inches (10") in height, throughout the exterior property areas. Eliminate any accumulations of noxious weeds.

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	07/19/2024	1217 PM

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

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

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

AFFIDAVIT OF LIEN

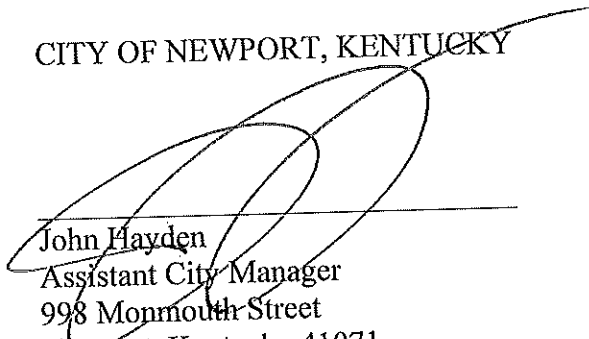
CITATION 24278

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 **Tanger Homes LLC** and located at **1124 Ann St., Newport, Kentucky** by a final, non-appealable order of July 19, 2024.

That the City of Newport, Kentucky asserts a lien against the property owned by **Tanger Homes LLC** and located at **1124 Ann St., Newport Kentucky**, and more particularly described in **Deed Book 833, Page 740** 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 19 day of August, 2024.

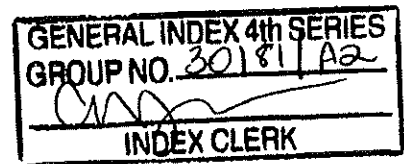
Debra S. Fleckinger
Notary Public
Kentucky State at Large
My Commission Expires: May 27, 2026

This instrument prepared by:

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



DEBRA SUSAN FLECKINGER
Notary Public, Kentucky
State At Large
My Commission Expires
May 27, 2026
Notary ID# KYNP52629



GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT Phillip R Liles, Jr. and Maricris Liles, husband and wife, for and in consideration of \$23,000.00 to them paid by the grantee herein, the receipt of which is hereby acknowledged, do bargain, sell, and convey to **Tanger Homes, LLC, an Ohio Limited Liability Company,** its successors and assigns forever, the following described Real Estate, located in the City of Covington, County of Kenton, Commonwealth of Kentucky, to-wit:

Grantor Address: **1124 Ann Street, Newport, KY-41071**

Grantee Address: **1600 Gelhot Dr, Suite 202, Fairfield, OH-45014**

Property Address: **1124 Ann Street, Newport, KY-41071**

PIDN #: 999-99-03-609.00 GROUP No. 30181/A2

Tax Mailing Address: **1600 Gelhot Dr, Suite 202, Fairfield, OH-45014**

Legal Description:

Situate in the City of Newport, County of Campbell and Commonwealth of Kentucky, to wit: Being Lot number 629 as laid down and designated on the recorded Plat of the Buena Vista Addition to the City of Newport, Campbell County, Kentucky. Subject to all easements and restrictions of record, if any.

Being the same property conveyed to Phillip R. Liles, Jr., by Deed dated 04/22/10, recorded 04/26/10, in book 729, page 117 of the Campbell County Clerks recorder at Newport, Kentucky.

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

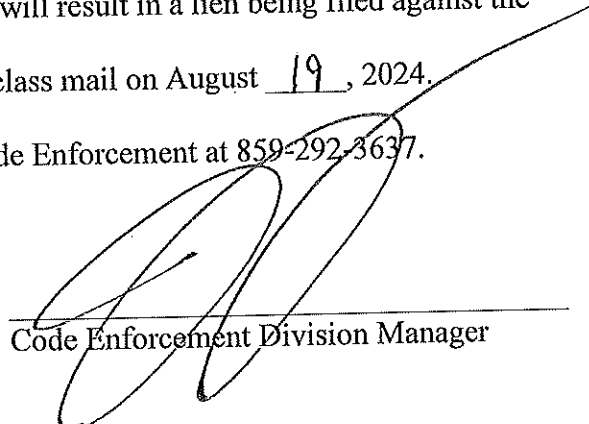
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 24279, issued to Match Properties LLC, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final Order(s).

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

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

This is a final and non-appealable order and will result in a lien being filed against the property. This notice has been sent to you via First class mail on August 19, 2024.

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



Code Enforcement Division Manager

Dated: August 19, 2024



City of Newport

Code Enforcement

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

Citation

NAME	Citation #
MATCH PROPERTIES LLC	24279

9981 UNIONCREEK LN		LOVELAND, OH 45140
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
07/19/2024	0804 AM	1017 SARATOGA 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	07/19/2024	1224 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

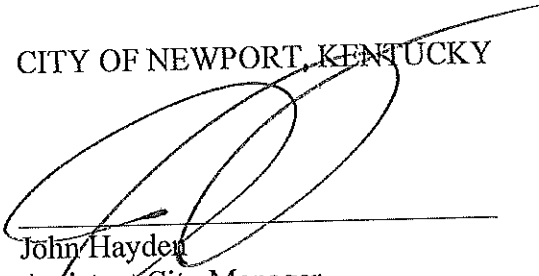
CITATION 24279

Now comes John Hayden, Assistant City Manager of the City of Newport, Campbell County, Kentucky, a city of the Home Rule class, and states as follows:

That pursuant to KRS 65.8835 and Section 32.023 of the Newport Code of Ordinances and other applicable laws, the City of Newport, Kentucky has a lien in the amount of **\$500** on the real property owned by **Match Properties LLC** and located at **1017 Saratoga St., Newport, Kentucky** by a final, non-appealable order of July 19, 2024.

That the City of Newport, Kentucky asserts a lien against the property owned by **Match Properties LLC** and located at **1017 Saratoga St., Newport Kentucky**, and more particularly described in **Deed Book 839, Page 439** of the Campbell County Clerk's Office at Newport, Kentucky, in the amount of **\$500**.

CITY OF NEWPORT, KENTUCKY



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

See attached legal description

COMMONWEALTH OF KENTUCKY
COUNTY OF CAMPBELL

The foregoing Affidavit of Lien was subscribed and sworn to before me, a Notary Public in and for the aforementioned county and state, by John Hayden, Assistant City Manager of the City of Newport, Kentucky, this 19 day of August, 2024.

Debra S. Fleckinger

Notary Public

Kentucky State at Large

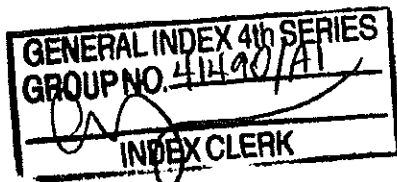
My Commission Expires: May 27, 2026

This instrument prepared by:



DEBRA SUSAN FLECKINGER
Notary Public, Kentucky
State At Large
My Commission Expires
May 27, 2026
Notary ID# KYNP52629

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



GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT Virginia Lee Reed, unmarried and Larry S. Reed, Jr., married whose spouse is Katie Reed, for and in consideration of \$40,335.61 to them paid by the grantee herein, the receipt of which is hereby acknowledged, do bargain, sell, and convey to **Match Properties LLC, an Ohio Limited Liability Company** its successors and assigns forever, the following described Real Estate, located in the City of Newport, County of Campbell, Commonwealth of Kentucky, to-wit:

Grantor Address: 2203 West Garrison Lane, Amelia, OH 45102

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

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

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

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

Legal Description:

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

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

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

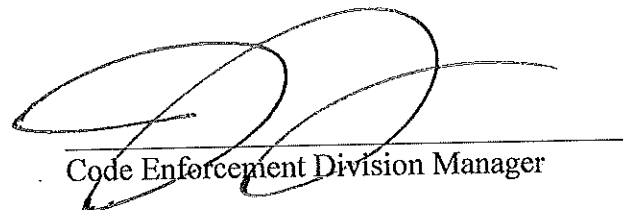
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 24284, issued to Justin D. Johnson, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final 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 August 19, 2024.

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



Code Enforcement Division Manager

Dated: August 19, 2024



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	24284

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

VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
07/22/2024	0742 AM	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: All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition

PM 302.4 Weeds: Cut and properly dispose of all Tall grass and weeds in excess of ten inches (10") in height, throughout the exterior property areas. Eliminate any accumulations of noxious weeds.

PM 304.13 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 304.2 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	07/22/2024	1504 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

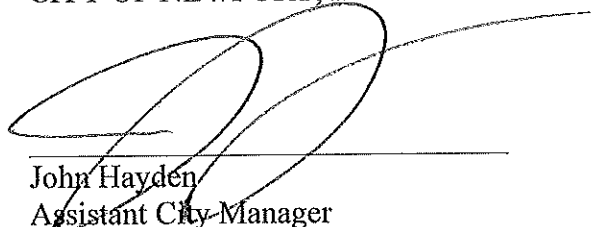
CITATION 24284

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 July 22, 2024.

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



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 19 day of August, 2024.

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

This instrument prepared by:

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



DEBRA SUSAN FLECKINGER
Notary Public, Kentucky
State At Large
My Commission Expires
May 27, 2026
Notary ID# KYNP52629

EXHIBIT A

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

Beginning at a point in the East line of Ann Street 180 feet North of the northeast corner of Tenth and Ann Street; thence at right angles to Ann Street and parallel to Tenth Street 91 ½ feet; thence northwardly and parallel with Ann Street 27 feet; thence westwardly and parallel with Tenth Street 91 ½ feet to Ann Street; thence southwardly with the East line of Ann Street 27 feet to the place of beginning.

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

Deed Reference: Deed Book 712 Page 466

Parcel Number: 999-99-00-009.00

Group Number: 30178/A6

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

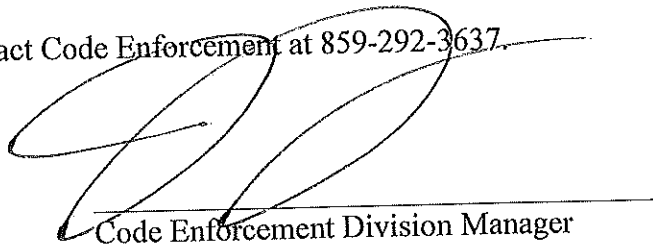
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 24286, issued to Danny Strong and Diane Strong, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference 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 19, 2024.

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



Code Enforcement Division Manager

Dated: August 19, 2024



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 #
STRONG DANNY STRONG DIANE		24286
107 ADMIRALS LANDING		FRANKFORT, KY 40601
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
07/23/2024	7:30 AM	222 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 back vegetation growing into public sidewalks.

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Mike Cronin	07/23/2024	7:50 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

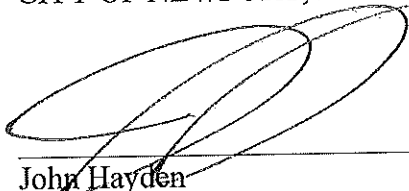
CITATION 24286

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 **Danny Strong and Diane Strong** and located at **222 E. 7th St., Newport, Kentucky** by a final, non-appealable order of July 23, 2024.

That the City of Newport, Kentucky asserts a lien against the property owned by **Danny Strong and Diane Strong** and located at **222 E. 7th St., Newport Kentucky**, and more particularly described in **Deed Book 779, Page 897** 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 19 day of August, 2024.

Debra S. Fleckinger
Notary Public

Kentucky State at Large

My Commission Expires: May 27, 2026

This instrument prepared by:



DEBRA SUSAN FLECKINGER
Notary Public, Kentucky
State At Large
My Commission Expires
May 27, 2026
Notary ID# KYNP52629

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

EXHIBIT "A"

Property Address: 222 E. 7th Street, Newport, KY 41071

Tax ID No.: 999-99-01-672.00

Group: 20051/A1

Prior Instrument: Deed Book 0620, Page 670

Situated in the City of Newport, Campbell County, Kentucky and being Lot numbered seven (7) in Block number four (4) of a subdivision of Original Lot Numbers 189, 190, 191, and 192 of the Bellevue Addition to said City, and more particularly described as follows:

Beginning at the southeast corner of Seventh and Robert Streets; thence eastwardly with the south line of Seventh Street 30 feet; thence southwardly and parallel with Robert Street 90 feet to an alley; thence westwardly with said alley, 30 feet to the east line of Robert Street; thence with the east line of Robert Street 90 feet to the place of beginning.

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

Being the same property conveyed from Helen F. Sullivan, a single person to Edward Mohlenkamp and Martha Mohlenkamp, husband and wife, as tenants by the entirety with the right of survivorship between them by virtue of a deed dated January 28, 1998 and recorded October 5, 1999 at Deed Book 0620, Page 670 of the Campbell County, Kentucky real estate records.

The said Edward Theodore Mohlenkamp died on or about 04/19/1999 and by virtue of the survivorship clause contained in the aforementioned deed fee simple title vested to Martha Louise Mohlenkamp.

The said Martha Louise Mohlenkamp died on or about 11/20/2014 and by virtue of her and will of record at Will Book 34, Page 119 probated at 14-P-00519 of the Campbell District Court Richard Yutze was appointed executor.

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

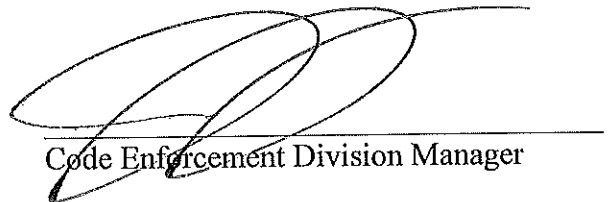
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 24287, issued to Saxum Ventures LLC, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final 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.

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 19, 2024.

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



Code Enforcement Division Manager

Dated: August 19, 2024



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 #
SAXUM VENTURES LLC		24287
2115 TUSCANYVIEW DR		COVINGTON, KY 41017
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
07/23/2024	9:30 AM	728 YORK 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 weeds and cut back bushes from parking lot

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Mike Cronin	07/23/2024	10:00 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

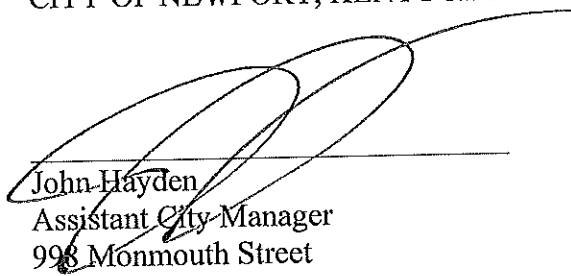
CITATION 24287

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 **Saxum Ventures LLC** and located at **728 York St., Newport, Kentucky** by a final, non-appealable order of July 23, 2024.

That the City of Newport, Kentucky asserts a lien against the property owned by **Saxum Ventures LLC** and located at **728 York St., Newport Kentucky**, and more particularly described in **Deed Book 857, Page 148** 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 19 day of August, 2024.

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

This instrument prepared by:



DEBRA SUSAN FLECKINGER
Notary Public, Kentucky
State At Large
My Commission Expires
May 27, 2026
Notary ID# KYNP52629

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

AND

SITUATED IN THE CITY OF NEWPORT CAMPBELL COUNTY, KENTUCKY AND BEING THE SOUTHERLY TWENTY-NINE (29) FEET OF LOT NUMBER THIRTY-FIVE (35) OF MAYO'S ORCHARD ADDITION IN SAID CITY, FRONTING 29 FEET ON THE WESTERLY SIDE OF YORK STREET BETWEEN SEVENTH AND EIGHTH STREETS AND EXTENDING BACK THAT WIDTH ALONG THE SOUTHERLY LINE OF SAID LOT AND A LINE PARALLEL THERETO 190 FEET IN DEPTH TO AN ALLEY.

Deed Reference, Book 816, Page 738, dated 09/11/2020, Campbell County, Kentucky.

Parcel ID: 999-99-04-663.00

30939/A2

More Commonly Known As: 728 York Street, Newport, KY 41071

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

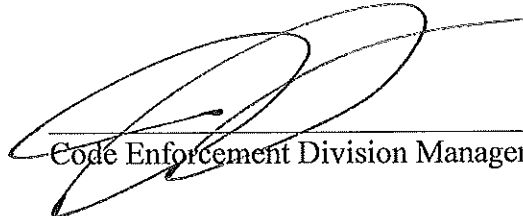
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 24290, issued to Chalk Holdings LLC, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final 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 August 19, 2024.

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



Code Enforcement Division Manager

Dated: August 19, 2024



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 #
CHALK HOLDINGS LLC		24290
1421 AMSTERDAM RD		PARK HILLS, KY 41011-0000
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
07/23/2024	11:00 AM	510 LEXINGTON AVE, NEWPORT, 41071-0000
CODE SECTION	MINIMUM. FINE	MAXIMUM FINE
PM 302.4 Weeds:	\$100.00	\$500.00
PM 304.2 Exterior Painting:	\$100.00	\$500.00

COMPLAINT INFORMATION

PM 302.4 Weeds:: Cut and properly dispose of all Tall grass and weeds in excess of ten inches (10") in height, throughout the exterior property areas. Eliminate any accumulations of noxious weeds.

PM 304.2 Exterior Painting:: Properly scrape, patch and paint all exterior surfaces with chipping, peeling, flaking, or missing paint. All wood and metal surfaces including but not limited to, window frames, doors, door frames, cornices, porches, wall surfaces and trim shall be maintained in good condition.

If the violations have not been removed within 10 days, the city will proceed to abate the above stated violations. All costs incurred by the city in the abatement of the violations shall constitute a lien against the property. In addition to the lien against the property, the owner of the property shall be personally liable for the amount of the lien, including all interest, civil penalties, and other charges. Furthermore, the City of Newport may bring a civil action against the owner for the recovery of the debt owed.

NOTES: Cut high grass and weeds throughout the yard
Failure to repair and repaint the previously painted surfaces.

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Mike Cronin	07/23/2024	2:30 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

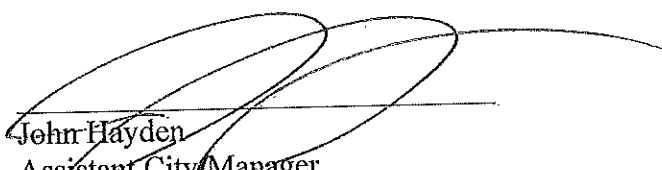
CITATION 24290

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 **Chalk Holdings LLC** and located at **510 Lexington Ave., Newport, Kentucky** by a final, non-appealable order of July 23, 2024.

That the City of Newport, Kentucky asserts a lien against the property owned by **Chalk Holdings LLC** and located at **510 Lexington Ave., Newport Kentucky**, and more particularly described in **Deed Book 758, Page 803** 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 19 day of August, 2024.

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

This instrument prepared by:

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



DEBRA SUSAN FLECKINGER
Notary Public, Kentucky
State At Large
My Commission Expires
May 27, 2026
Notary ID# KYNP52629

Group No.: 30921/A1
PIDN: 999-99-04-321.00
Plat No.: _____

LOT NUMBERED TWENTY-SIX (26) IN THE MANSION HILL ADDITION TO THE CITY OF NEWPORT IN CAMPBELL COUNTY, KENTUCKY, FRONTING THIRTY FEET ON THE SOUTH SIDE OF LEXINGTON AVENUE BETWEEN PARK AND LEXINGTON AVENUE AND EXTENDING BACK SOUTHWARDLY THAT WIDTH 108 FEET TO AN ALLEY.

Being the same property conveyed to Zachary Dietrich by deed from Kevin W. Spaulding and Karla A. Spaulding, husband and wife, dated May 12, 2010, and recorded in Deed Book 729, page 591, of the Campbell County Clerk's records at Newport, Kentucky.

Zachary Dietrich, also known as Zachary John Dietrich changed his name to Zachary John Chalk by Name Change Order, Case No. 11-P-183 filed in Campbell District Court, Division I, on April 8, 2011. Zachary Dietrich, the Grantee in Deed Book 729, page 591, and Zachary John Chalk are one and the same person.

Tiffany M. Chalk, the wife of Zachary John Chalk, has joined in this deed to convey any interest she may have by virtue of her marriage to Zachary John Chalk.

SUBJECT to conditions, restrictions and easements contained in deeds and instruments of record.

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

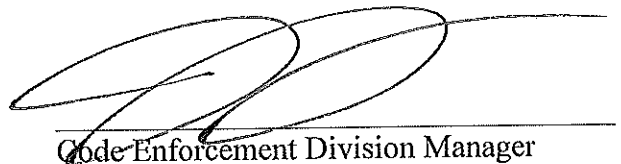
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 24281 and 24299, issued to 615 E 6th LLC, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the 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 19, 2024.

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


Code Enforcement Division Manager

Dated: August 19, 2024



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 #
615 E 6TH LLC		24281
750 ST THOMAS CT		CINCINNATI, OH 45230
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
07/22/2024	7:30 AM	615 E 6TH ST, NEWPORT, 41071-0000
CODE SECTION	MINIMUM FINE	MAXIMUM FINE
97.26 SOLID WASTE COLLECTION	\$100.00	\$500.00

COMPLAINT INFORMATION

§ 97.26 SOLID WASTE COLLECTION.: (2) All garbage cans, waste wheelers and heavy user containers shall be maintained in good condition and repair and shall be subject to inspection by the City.
(B) No garbage can or waste wheeler shall be kept upon any City or public property or neighboring property not in the ownership or tenancy of the person by whom the solid waste is accumulated, whether the neighboring property shall be vacant or improved.
(J) (1) No person shall place any solid waste for collection on or adjacent to any public way in the City, except on the calendar day designated by the City.
(2) Garbage cans or waste wheelers can be set out no earlier than 5:00 p.m. the evening before the day set for collection.

If the violations have not been removed within 10 days, the city will proceed to abate the above stated violations. All costs incurred by the city in the abatement of the violations shall constitute a lien against the property. In addition to the lien against the property, the owner of the property shall be personally liable for the amount of the lien, including all interest, civil penalties, and other charges. Furthermore, the City of Newport may bring a civil action against the owner for the recovery of the debt owed.

NOTES: Failure to take can back into the yard after collection

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Mike Cronin	07/22/2024	11:11 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.



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 #
615 E 6TH LLC		24299
750 ST THOMAS CT		CINCINNATI, OH 45230
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
07/29/2024	7:30 AM	615 E 6TH ST, NEWPORT, 41071-0000
CODE SECTION	MINIMUM. FINE	MAXIMUM FINE
97.26 SOLID WASTE COLLECTION.	\$100.00	\$500.00

COMPLAINT INFORMATION

§ 97.26 SOLID WASTE COLLECTION.: (2) All garbage cans, waste wheelers and heavy user containers shall be maintained in good condition and repair and shall be subject to inspection by the City.
(B) No garbage can or waste wheeler shall be kept upon any City or public property or neighboring property not in the ownership or tenancy of the person by whom the solid waste is accumulated, whether the neighboring property shall be vacant or improved.
(J) (1) No person shall place any solid waste for collection on or adjacent to any public way in the City, except on the calendar day designated by the City.
(2) Garbage cans or waste wheelers can be set out no earlier than 5:00 p.m. the evening before the day set for collection.

If the violations have not been removed within 10 days, the city will proceed to abate the above stated violations. All costs incurred by the city in the abatement of the violations shall constitute a lien against the property. In addition to the lien against the property, the owner of the property shall be personally liable for the amount of the lien, including all interest, civil penalties, and other charges. Furthermore, the City of Newport may bring a civil action against the owner for the recovery of the debt owed.

NOTES: failure to remove trash cans from city right of way after collection

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Mike Cronin	07/30/2024	7:10 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

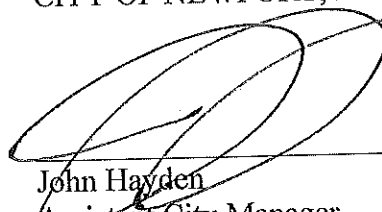
CITATION 24281 24299

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 **615 E 6th LLC** and located at **615 E. 6th St., Newport, Kentucky** by a final, non-appealable orders of July 22, 2024 and July 30, 2024.

That the City of Newport, Kentucky asserts a lien against the property owned by **615 E 6th LLC** and located at **615 E. 6th St., Newport Kentucky**, and more particularly described in **Deed Book 810, Page 43** 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 19 day of August, 2024.

Debra S. Fleckinger
Notary Public

Kentucky State at Large

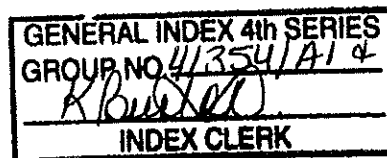
My Commission Expires: May 27, 2026

This instrument prepared by:



DEBRA SUSAN FLECKINGER
Notary Public, Kentucky
State At Large
My Commission Expires
May 27, 2026
Notary ID# KYNP52629

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



D E E D

KNOW ALL MEN BY THESE PRESENTS:

THAT KEENE PROPERTIES, LLC, a Kentucky limited liability company,

for and in consideration of -----\$1.00-----

to it paid by the grantee herein, the receipt of which is acknowledged, do bargain, sell and convey to:

615 E 6th, LLC, a Kentucky limited liability company, its

successors and assigns forever, the following described real estate, in the City of Newport, County of Campbell, Commonwealth of Kentucky, to-wit:

PRESENT STREET ADDRESS: 615 E. 6th Street, Newport, KY 41071

GRANTEE IN/CARE OF TAX MAILING ADDRESS: 750 St. Thomas Court, Cincinnati, OH 45230

PIDN: 999-99-02-651.00

Group No. 41354/A1 and ~~43154/A2~~ 41354/A2

Situate in the City of Newport, County of Campbell, and State of Kentucky, and being that part of Lots numbered Four (4), Five (5), Six (6), and Seven (7), in Block "A" of the Taylor Heirs Addition to said City, that is bounded as follows, to-wit:

Beginning at the northwesterly corner of Sixth Street and Maple Avenue, thence it runs northwardly, in the westerly line of Maple Avenue, sixty (60) feet; thence westwardly, in a line that runs parallel with the northerly line of Sixth Street, one hundred and fifteen (115) feet to the easterly line of Indiana Alley; thence southwardly, in said easterly line, 60 feet; to the northerly line of Sixth Street; thence eastwardly, in the northerly line of Sixth Street, 115 feet to the place of beginning.

Subject to easements, restrictions and covenants of record.

Being the same property conveyed to Keene Properties, LLC, a Kentucky limited liability company, by Deed dated 04/06/2005 and recorded in Deed Book 684, page 377 in the office of the Campbell County Clerk at Newport, Kentucky.

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

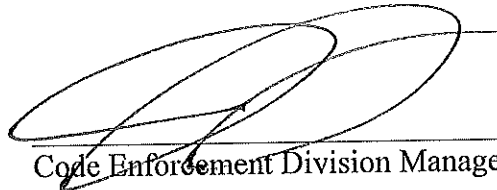
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 24304, issued to Healthy Homes Opportunity Fund LLC, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference 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 August 19, 2024.

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


Code Enforcement Division Manager

Dated: August 19, 2024



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 #
HEALTHY HOMES OPPORTUNITY FUND LLC		24304
187 PAVILION PARKWAY SUITE 118		NEWPORT, KY 41071
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
07/30/2024	1:30 PM	915 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:

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Mike Cronin	07/30/2024	2:30 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

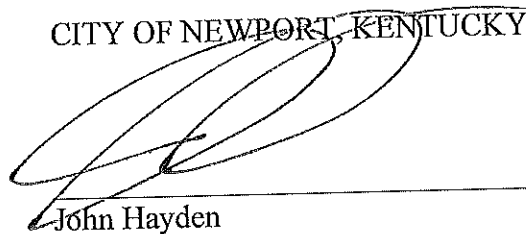
CITATION 24304

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 **Healthy Homes Opportunity Fund LLC** and located at **915 Roberts St., Newport, Kentucky** by a final, non-appealable order of July 30, 2024.

That the City of Newport, Kentucky asserts a lien against the property owned by **Healthy Homes Opportunity Fund LLC** and located at **915 Roberts St., Newport Kentucky**, and more particularly described in **Deed Book 832, Page 399** 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 19 day of August, 2024.

Debra S. Fleckinger
Notary Public

Kentucky State at Large

My Commission Expires: May 27, 2026

This instrument prepared by:

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



DEBRA SUSAN FLECKINGER
Notary Public, Kentucky
State At Large
My Commission Expires
May 27, 2026
Notary ID# KYNP52629

EXHIBIT "A"

Group: 41502/A2
PIDN: 999-99-02-153.00
915 Roberts Street, Newport, Kentucky 41071

Being a part of Lot Numbered One Hundred Sixty-Four (164) in James Taylor's Second Turnpike Addition to the City of Newport, Campbell County, Kentucky and is more particularly described as follows:
Beginning at the southeast corner of Robert Street and Mary Alley, thence with the east side of Robert Street southwardly Twenty (20) feet, thence from the point last named and the place of beginning extending back between parallel lines, at right angles to Robert Street, seventy-six and ten-twelfths ($76 \frac{10}{12}$) feet deep.

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

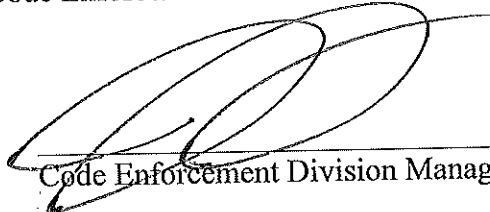
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 24261 and 24262, issued to JSP Properties LLC, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final Order(s).

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

It is hereby ordered that the maximum fine set forth on each citation in the amount of \$4,500 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 19, 2024.

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


Code Enforcement Division Manager

Dated: August 19, 2024

9171 9690 0935 0278 7885 53



City of Newport

Code Enforcement

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

Citation

NAME	Citation #
JSP PROPERTIES LLC	24261

4329 CRESCENT SPRINGS CT	LEXINGTON, KY 40915
--------------------------	---------------------

VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
07/11/2024	1409 PM	782 E 10TH ST, NEWPORT, 41071-0000

CODE SECTION	MINIMUM. FINE	MAXIMUM FINE
EXTERIOR STAIRS	\$100	\$500
PORCHES	\$100	\$500
EXTERIOR WALLS	\$100	\$500
GUTTERS/DOWNSPOUTS	\$100	\$500
WALKWAYS	\$100	\$500

COMPLAINT INFORMATION

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

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

PM 304.6 Exterior Walls:: Properly repair all exterior walls to be free from holes, breaks, loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration. (detail description)

PM 304.7 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.

PM 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.

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	07/12/2024	1439 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.

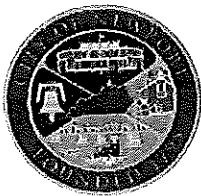
TO CONTEST this citation, you must file an appeal in person at the Newport Code Enforcement Department, 2nd Floor, 998 Monmouth Street, Newport, KY 41071 within ten (10) days of the citation. If you appeal and the citation is Upheld by the Code Enforcement Board, the fine may be increased up to the "maximum 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.



City of Newport

Code Enforcement

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

Citation

NAME	Citation #
JSP PROPERTIES LLC	24262

4329 CRESCENT SPRINGS CT	LEXINGTON, KY 40915
--------------------------	---------------------

VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
07/11/2024	1409 PM	782 E 10TH ST, NEWPORT, 41071-0000

CODE SECTION	MINIMUM FINE	MAXIMUM FINE
EXTERIOR LIGHTS	\$100	\$500
WINDOW FRAMES	\$100	\$500
SCREEN DOORS	\$100	\$500
FOUNDATION WALLS	\$100	\$500

COMPLAINT INFORMATION

PM 301.2 Responsibility. : The owner of the premises shall maintain the structures and exterior property in compliance with these requirements, except as otherwise provided for in this code. A person shall not occupy as owner-occupant or permit another person to occupy premises which are not in a sanitary and safe condition and which do not comply with the requirements of this chapter. Occupants of a dwelling unit, rooming unit or housekeeping unit are responsible for keeping in a clean, sanitary and safe condition that part of the dwelling unit, rooming unit, housekeeping unit or premises which they occupy and control.

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 304.15 Doors: : Properly repair or replace any damaged or deteriorated exterior door. All exterior doors shall be maintained in good condition and possess all necessary hardware. All entry doors shall be capable of being tightly secure.

PM 304.5 Foundation Walls:: Properly repair all foundation walls to be free from holes, breaks, loose or rotting materials; and maintained waterproof and properly surface coated where required to prevent deterioration. Foundation walls must be capable of supporting 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	07/12/2024	1449 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

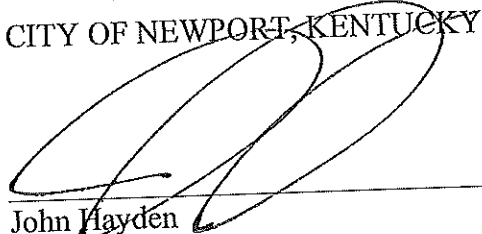
CITATION 24261 24262

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 **\$4,500** on the real property owned by **JSP Properties LLC** and located at **782 E. 10th St., Newport, Kentucky** by a final, non-appealable orders of July 12, 2024.

That the City of Newport, Kentucky asserts a lien against the property owned by **JSP Properties LLC** and located at **782 E. 10th St., Newport Kentucky**, and more particularly described in **Deed Book 826, Page 8** of the Campbell County Clerk's Office at Newport, Kentucky, in the amount of **\$4,500**.

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 19 day of August, 2024.

Debra S. Fleckinger
Notary Public

Kentucky State at Large

My Commission Expires: May 27, 2026

This instrument prepared by:



DEBRA SUSAN FLECKINGER
Notary Public, Kentucky
State At Large
My Commission Expires
May 27, 2026
Notary ID# KYNP52629

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

Group No. ~~770~~ 30770 | A4

Situated in the City of Newport, Campbell County, Kentucky, and being parts of Lots numbered Sixteen (16) and Seventeen (17) in the Ingalls Park Subdivision described as follows:

Beginning at a point in the South line of East Tenth street fifty (50) feet eastwardly from the dividing line between lots Fifteen (15) and Sixteen (16) of said Subdivision, and being corner to lot owned by Joseph Dehner and wife; thence southwardly with said Dehner line S. 36° E. 94 feet to Poinsett's line; thence with Poinsett's line as follows; N. 54° E. 26 feet, N. 24 1/2° W. 18 feet; N. 44° E. 11 feet 6 inches; N 24 1/2° W. 71 feet to the south line of Grand Avenue, also called east Tenth Street; thence westwardly with the south line of said Grand Avenue fourteen (14) feet; thence westwardly with the south line of East Tenth Street 41.24 feet to the place of beginning.

Being the same premises conveyed to JSP Properties, LLC, a Kentucky limited liability company by virtue of a Warranty Deed recorded June 3, 2021, in Deed Book 805, Page 590, in the Office of the Recorder of Campbell County, Kentucky

Parcel Number: 999-99-05-454.00
Commonly known as: 782 East 10th Street, Newport, Kentucky 41071

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

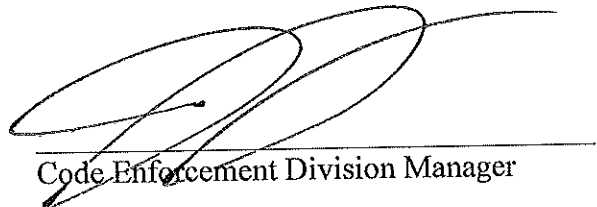
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 24280 and 24300, issued to 632 Nelson LLC, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the 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 19, 2024.

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



Code Enforcement Division Manager

Dated: August 19, 2024



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 #
632 NELSON LLC		24280
750 ST THOMAS CT		CINCINNATI, OH 45230
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
07/22/2024	7:30 AM	632 NELSON PL, NEWPORT, 41071-0000
CODE SECTION	MINIMUM FINE	MAXIMUM FINE
§ 97.26 SOLID WASTE COLLECTION.:	\$100.00	\$500.00

COMPLAINT INFORMATION

§ 97.26 SOLID WASTE COLLECTION.: (2) All garbage cans, waste wheelers and heavy user containers shall be maintained in good condition and repair and shall be subject to inspection by the City.
(B) No garbage can or waste wheeler shall be kept upon any City or public property or neighboring property not in the ownership or tenancy of the person by whom the solid waste is accumulated, whether the neighboring property shall be vacant or improved.
(J) (1) No person shall place any solid waste for collection on or adjacent to any public way in the City, except on the calendar day designated by the City.
(2) Garbage cans or waste wheelers can be set out no earlier than 5:00 p.m. the evening before the day set for collection.

If the violations have not been removed within 10 days, the city will proceed to abate the above stated violations. All costs incurred by the city in the abatement of the violations shall constitute a lien against the property. In addition to the lien against the property, the owner of the property shall be personally liable for the amount of the lien, including all interest, civil penalties, and other charges. Furthermore, the City of Newport may bring a civil action against the owner for the recovery of the debt owed.

NOTES: Failure to bring cans into yard after collection.

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Mike Cronin	07/22/2024	8:30 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.



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 #
632 NELSON LLC		24300
750 ST THOMAS CT		CINCINNATI, OH 45230
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
07/29/2024	7:30 AM	632 NELSON PL, NEWPORT, 41071-0000
CODE SECTION	MINIMUM FINE	MAXIMUM FINE
§ 97.26 SOLID WASTE COLLECTION	\$100.00	\$500.00

COMPLAINT INFORMATION

§ 97.26 SOLID WASTE COLLECTION.: (2) All garbage cans, waste wheelers and heavy user containers shall be maintained in good condition and repair and shall be subject to inspection by the City.
(B) No garbage can or waste wheeler shall be kept upon any City or public property or neighboring property not in the ownership or tenancy of the person by whom the solid waste is accumulated, whether the neighboring property shall be vacant or improved.
(J) (1) No person shall place any solid waste for collection on or adjacent to any public way in the City, except on the calendar day designated by the City.
(2) Garbage cans or waste wheelers can be set out no earlier than 5:00 p.m. the evening before the day set for collection.

If the violations have not been removed within 10 days, the city will proceed to abate the above stated violations. All costs incurred by the city in the abatement of the violations shall constitute a lien against the property. In addition to the lien against the property, the owner of the property shall be personally liable for the amount of the lien, including all interest, civil penalties, and other charges. Furthermore, the City of Newport may bring a civil action against the owner for the recovery of the debt owed.

NOTES: Failure to remove trash cans from city right of way after collection day.

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Mike Cronin	07/30/2024	7:25 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

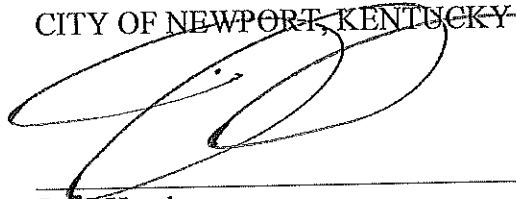
CITATION 24280 24300

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 **632 Nelson LLC** and located at **632 Nelson Pl., Newport, Kentucky** by a final, non-appealable orders of July 22, 2024 and July 30, 2024.

That the City of Newport, Kentucky asserts a lien against the property owned by **632 Nelson LLC** and located at **632 Nelson Pl., Newport Kentucky**, and more particularly described in **Deed Book 802, Page 498** 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 19 day of August, 2024.

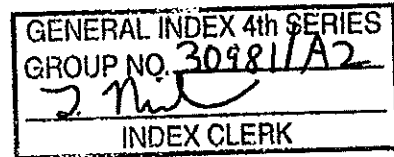
Debra S. Fleckinger
Notary Public
Kentucky State at Large
My Commission Expires: May 27, 2026

This instrument prepared by:



DEBRA SUSAN FLECKINGER
Notary Public, Kentucky
State At Large
My Commission Expires
May 27, 2026
Notary ID# KYNP52629

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



DEED

KNOW ALL MEN BY THESE PRESENTS:

That **Mansion Hill Investment, LLC**, a Kentucky limited liability company, ("Grantor") for and in consideration of **Nine Hundred Five Thousand and 00/100 Dollars (\$905,000.00)** to it paid by the Grantee herein, the receipt of which is hereby acknowledged, does hereby bargain, sell, and convey to **632 Nelson LLC**, a Kentucky limited liability company, ("Grantee"), its successors and or assigns forever, with general warranty covenants, the following described Real Estate, County of Campbell and Commonwealth of Kentucky, to-wit:

PROPERTY ADDRESS: 632 Nelson Place, Newport, Kentucky 41071
MAILING ADDRESS: 750 N. Thomas Ct., Cincinnati, OH 45230
which is the in-care-of-address for the 2019 tax bill

Group No. 30981/A-2 PIDN No. 999-99-00-305.00

The East Forty (40) feet off of Lot Numbered Seven (7) and the West Twenty (20) feet off of Lot numbered Eight (8) in the NELSON PLACE SUBDIVISION in the City of Newport, Campbell County, Kentucky, more particularly described as follows: Beginning at a point in the South line of Nelson Place 310 feet Eastwardly from the Southeast corner of said Nelson Place and Park Avenue; thence Eastwardly with Nelson Place 60 feet to a point; thence Southwardly from the two named points at right angles to said Nelson Place 140 feet to Ohio Alley, said width in rear as in front.

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

Being a part of the same property conveyed to Grantor herein by deed recorded in Deed Book 676, Page 317 of the Campbell County Clerk's records at Newport, Kentucky.

Together with all the PRIVILEGES AND APPURTENANCES to the same belonging. TO HAVE AND TO HOLD the same to the said **632 Nelson LLC**, a Kentucky limited liability company, its successors and or assigns, forever, the Grantor, its successors and/or assigns, HEREBY COVENANTING with the Grantee, its successors and assigns, that the TITLE so conveyed is CLEAR, FREE AND UNINCUMBERED, and that they will WARRANT AND DEFEND the same against all legal claims whatsoever.

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) 24223, issued to Morgan Family Ministries Inc., 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 19, 2024.

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


Code Enforcement Division Manager

Dated: August 19, 2024

9171 9690 0935 0278 7885 77



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 #
MORGAN FAMILY MINISTRIES INC		24223
510 PARK AVENUE		NEWPORT, KY 41071-0000
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
06/21/2024	1223 PM	521 MONROE ST, NEWPORT, 41071-0000
CODE SECTION	MINIMUM FINE	MAXIMUM FINE
JTD	\$100	\$500

COMPLAINT INFORMATION

PM 302.1 Sanitation: : All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition

If the violations have not been removed within 10 days, the city will proceed to abate the above stated violations. All costs incurred by the city in the abatement of the violations shall constitute a lien against the property. In addition to the lien against the property, the owner of the property shall be personally liable for the amount of the lien, including all interest, civil penalties, and other charges. Furthermore, the City of Newport may bring a civil action against the owner for the recovery of the debt owed.

NOTES:

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
BARRY A. SHIELDS	06/21/2024	

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

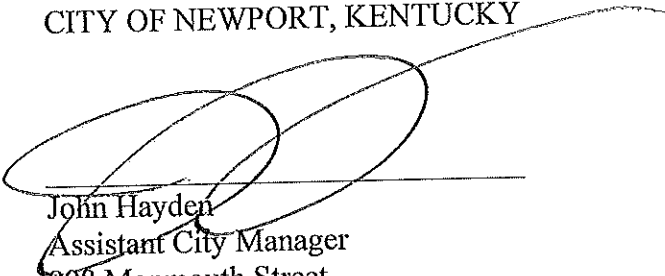
CITATION 24223

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 **Morgan Family Ministries Inc.** and located at **521 Monroe St., Newport, Kentucky** by a final, non-appealable order of June 21, 2024.

That the City of Newport, Kentucky asserts a lien against the property owned by **Morgan Family Ministries Inc.** and located at **521 Monroe St., Newport Kentucky**, and more particularly described in **Deed Book 737, Page 365** 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 19 day of August, 2024.



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



GENERAL WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS:

That the Grantor, **LESLIE S. DECOURCY**, an unmarried person, for and in consideration of \$1.00 Dollar and other good and valuable consideration to the Grantor paid by the Grantee herein, the receipt whereof is hereby acknowledged, does hereby **BARGAIN, SELL AND CONVEY** to the Grantee, **THE MORGAN FAMILY MINISTRIES, INC.**, a Kentucky non-profit corporation, its successors and assigns forever, the following described real estate to-wit:

The "In Care Of" Tax Bill Mailing Address for future tax bills for the Grantee is 36 Western Hills Road, Foster, Kentucky 41043.

CITY OF NEWPORT

CAMPBELL COUNTY

COMMONWEALTH OF KENTUCKY and known as 521 Monroe Street, Newport, KY 41071.

Group No. 30366-A2

PIDN Number: 999-99-05-852.00

Situate in the City of Newport, County of Campbell and Commonwealth of Kentucky, and being part, namely the northern twenty-seven (27) feet of Lot Numbered Two Hundred Eighty-Three (283) in the East Row Addition to said City that is bound as follows, namely: BEGINNING in the easterly line of Monroe Street at that point that is eighty-eight (88) feet northwardly from the northeasterly corner of Sixth and Monroe Streets, thence it runs northwardly in said easterly line, twenty-seven (27) feet to the southerly line of a 15' wide alley; thence eastwardly in said southerly line twenty-nine (29) feet; thence southwardly in a line that runs parallel with the easterly line of Monroe Street twenty-seven (27) feet; thence westwardly in a direct line twenty-nine (29) feet to the place of beginning.

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

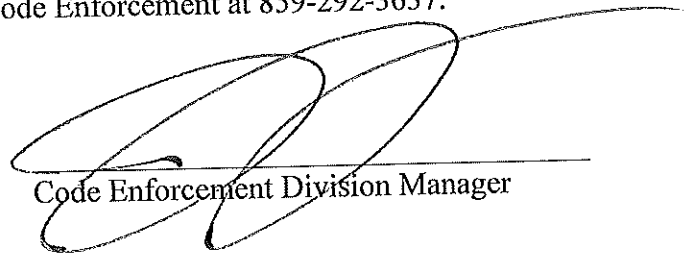
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 24247, issued to Jas Murphy and Gloria G. Murphy, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final Order(s).

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

It is hereby ordered that the maximum fine set forth on each citation in the amount of \$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 19, 2024.

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



Code Enforcement Division Manager

Dated: August 19, 2024



City of Newport

Code Enforcement

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

Citation

NAME		Citation #
MURPHY JAS MURPHY GLORIA G		24247
3611 DELL ST		ERLANGER, KY 41018
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
07/03/2024	9:30 AM	20 AMELIA 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:

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Michael Cronin	07/03/2024	11:58 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

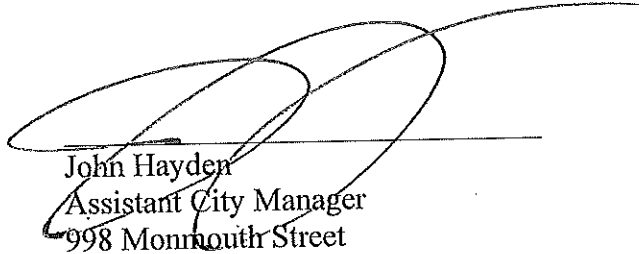
CITATION 24247

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 **Jas Murphy and Gloria G. Murphy** and located at **20 Amelia St., Newport, Kentucky** by a final, non-appealable order of July 3, 2024.

That the City of Newport, Kentucky asserts a lien against the property owned by **Jas Murphy and Gloria G. Murphy** and located at **20 Amelia St., Newport Kentucky**, and more particularly described in **Deed Book 472, Page 256** of the Campbell County Clerk's Office at Newport, Kentucky, in the amount of **\$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 19 day of August, 2024.

Debra S. Fleckinger
Notary Public

Kentucky State at Large

My Commission Expires: May 27, 2026

This instrument prepared by:

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



DEBRA SUSAN FLECKINGER
Notary Public, Kentucky
State At Large
My Commission Expires
May 27, 2026
Notary ID# KYNP52629

EXHIBIT "A"

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

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

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

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

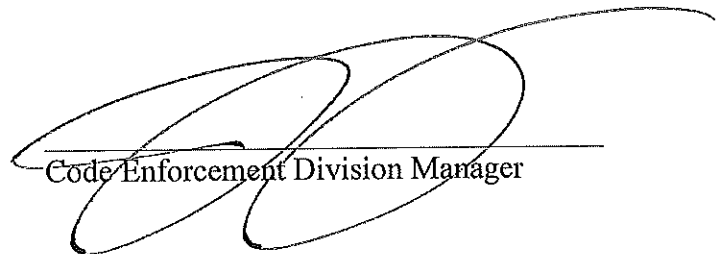
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 24252, issued to Ford Harry A Trust, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final 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 19, 2024.

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



Code Enforcement Division Manager

Dated: August 19, 2024



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 #
FORD HARRY A TRUST		24252
1064 SHAWNEE CT		VERMILION, OH 44089
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
07/08/2024	9:30 AM	19 E 9TH ST, NEWPORT, 41071-0000
CODE SECTION	MINIMUM FINE	MAXIMUM FINE
PM 302.4 Weeds:	\$100.00	\$500.00
PM 302.1 Sanitation:	\$100.00	\$500.00

COMPLAINT INFORMATION

PM 302.1 Sanitation: : All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition

PM 302.4 Weeds:: Cut and properly dispose of all Tall grass and weeds in excess of ten inches (10") in height, throughout the exterior property areas. Eliminate any accumulations of noxious weeds.

If the violations have not been removed within 10 days, the city will proceed to abate the above stated violations. All costs incurred by the city in the abatement of the violations shall constitute a lien against the property. In addition to the lien against the property, the owner of the property shall be personally liable for the amount of the lien, including all interest, civil penalties, and other charges. Furthermore, the City of Newport may bring a civil action against the owner for the recovery of the debt owed.

NOTES: PM 302.4 Weeds::cut high weeds around building
PM 302.1 Sanitation: Remove old couch and debris from parking pad

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Michael Cronin	07/09/2024	8:30 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

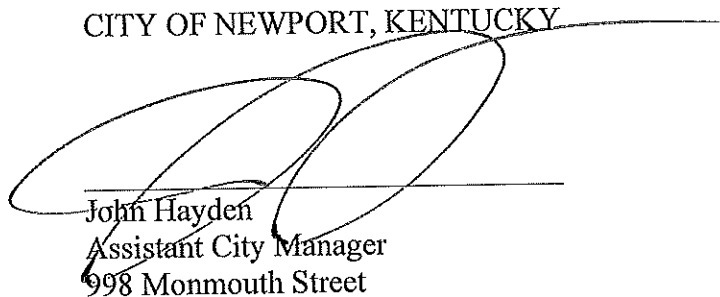
CITATION 24252

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 **Ford Harry A Trust** and located at **19 E. 9th St., Newport, Kentucky** by a final, non-appealable order of July 9, 2024.

That the City of Newport, Kentucky asserts a lien against the property owned by **Ford Harry A Trust** and located at **19 E. 9th St., Newport Kentucky**, and more particularly described in **Deed Book 769, Page 808** 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 19 day of August, 2024.

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

This instrument prepared by:



DEBRA SUSAN FLECKINGER
Notary Public, Kentucky
State At Large
My Commission Expires
May 27, 2026
Notary ID# KYNP52629

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



GENERAL WARRANTY DEED

Know All Men By These Presents: That **Frederick L. Ramsey, aka Frederick Lee Ramsey**, an unmarried man, and **Kathleen Elizabeth Robbins and James Pearson**, husband and wife, whose mailing address is 19 E. 9th Street, Newport, KY, 41071 for and in consideration of \$99,400.00 to his/her/them paid by the grantee herein, the receipt and sufficiency of which are hereby acknowledged, does hereby bargain, sell, grant and convey to:

Harry A. Ford Trust of 2011,

his/her/their heirs and assigns forever, whose mailing address is 4695 W. 63rd Avenue, Arvada, CO, 80003, all of his/her/their right, title and interest in and to that certain real property which is particularly described as follows:

Group: 30155-A1

PIDN: 999-99-00-612.00

Property Address: 19 E. 9th Street, Newport, KY 41071

**Tax Mailing Address (in care of) Philip Newsome, 748 Hiddenglen Drive,
Cincinnati, Ohio 45230**

Being in the City of Newport, Campbell County, Kentucky and beginning at a point at the northwest corner of 9th and Orchard Street; thence westwardly with the north line of 9th Street 35 feet to a point; thence northwardly at right angles to 9th Street; 75 feet to a point; thence eastwardly at right angles 35 feet to a point in the west line of Orchard Street; thence southwardly along the west line of Orchard Street 75 feet to the place of beginning.

Subject to and together with all easements, restrictions and legal highways, if any, of record.

Being the same real property acquired by, Frederick L. Ramsey, aka Frederick Lee Ramsey, and Kathleen Elizabeth Robbins, the Grantors herein, by Deed dated June 6, 2007 and recorded June 26, 2007 in Deed Book 707, Page 401 of the Campbell County, Kentucky Clerk's records.

Together with all the privileges and appurtenances to the same belonging. To have and to hold the same to the Grantee(s) in the manner set forth above, with Covenants of General Warranty.

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

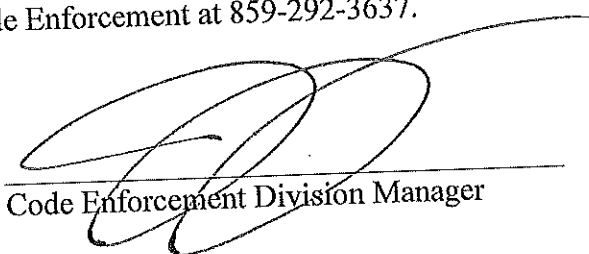
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 24253, issued to Ford Harry A Trust, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final 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 19, 2024.

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


Code Enforcement Division Manager

Dated: August 19, 2024

9171 9690 0935 0278 7886 07



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 #
FORD HARRY A TRUST		24253
1064 SHAWNEE CT		VERMILION, OH 44089
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
07/08/2024	8:43 AM	30 W 10TH ST, NEWPORT, 41071-0000
CODE SECTION	MINIMUM. FINE	MAXIMUM FINE
PM 302.3 Sidewalks and Driveways	\$100.00	\$500.00

COMPLAINT INFORMATION

PM 302.3 Sidewalks and Driveways: : All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

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 302.3 Sidewalks and Driveways Failure to replace the sidewalks as ordered.

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Mike Cronin	07/09/2024	8:30 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

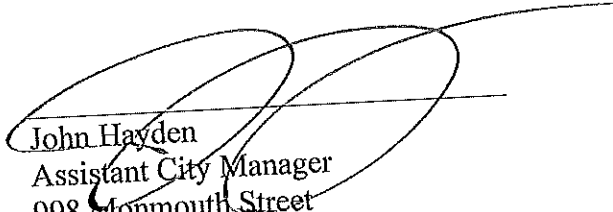
CITATION 24253

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 **Ford Harry A Trust** and located at **30 W. 10th St., Newport, Kentucky** by a final, non-appealable order of July 9, 2024.

That the City of Newport, Kentucky asserts a lien against the property owned by **Ford Harry A Trust** and located at **30 W. 10th St., Newport Kentucky**, and more particularly described in **Deed Book 769, Page 854** 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 19 day of August, 2024.

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

This instrument prepared by:

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



DEBRA SUSAN FLECKINGER
Notary Public, Kentucky
State At Large
My Commission Expires
May 27, 2026
Notary ID# KYNP52629



GENERAL WARRANTY DEED

Know All Men By These Presents: That Peter Stieby and Sarah Stieby, husband and wife, whose mailing address is 4513 N. Newy Owl Ct. 54913 Appleton, WI and 54913 **Bruce Pence and Alicia Pence**, husband and wife, whose mailing address is 967 Wedgewood Dr. Independence KY 41051, and **Creag Adams and Jessica Adams**, husband and wife, whose address is 1514 Crosswinds Dr. Independence, KY 41051, in consideration of \$56,700.00 to his/her/them paid by the grantee herein, the receipt and sufficiency of which are hereby acknowledged, does hereby bargain, sell, grant and convey to:

Harry A. Ford Trust of 2011,

his/her/their heirs and assigns forever, whose mailing address is 4695 W. 63rd Avenue, Arvada, CO 80003, all of his/her/their right, title and interest in and to that certain real property which is particularly described as follows:

Group: 30174-A4

PIDN: 999-99-05-555.00

Property Address: 30 West 10th Street, Newport, KY 41071

Tax Mailing Address (in care of) Philip Newsome, 748 Hiddenglen Drive, Cincinnati, Ohio 45230

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

Parts of Lots Four Hundred Twenty-Four (424), Four Hundred Twenty-Five (425) and Four Hundred Twenty-six (426) in the Buena Vista Addition to Newport, Campbell County, Kentucky, bounded and described as follows:

Beginning at a point on the south side of Tenth Street Seventy-One (71) feet west of Putnam Street; extending thence west on Tenth Street Twenty-Two and One-Half (22 1/2) feet; more or less; thence extending back southwardly from said two points named in rectangular shape Ninety (90) feet deep.

Subject to and together with all easements, restrictions and legal highways, if any, of record.

Being the same real property acquired by, Peter Stieby, a married man, Bruce Pence, a married man, and Creag Adams, a married man, the Grantors herein, by Deed dated October 4, 2006 and recorded October 20, 2006 in Deed Book 701, Page 332 of the Campbell County, Kentucky Clerk's records.

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

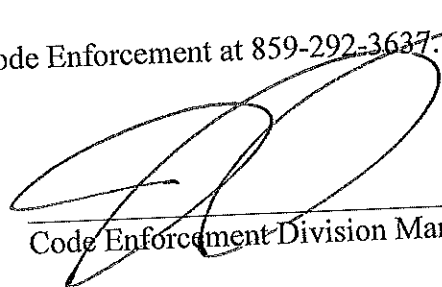
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 24259, issued to Tenmore Holdings LLC, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final 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 \$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 19, 2024.

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


Code Enforcement Division Manager

Dated: August 19, 2024



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 #
TENMORE HOLDINGS LLC		24259
9624 CINCINNATI COLUMBUS RD STE 201 # 110		WEST CHESTER, OH 45241
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
07/12/2024	10:30AM	35 PARKER RD, NEWPORT, 41071-0000
CODE SECTION	MINIMUM FINE	MAXIMUM FINE
PM 302.4 Weeds:	\$100.00	\$500.00

COMPLAINT INFORMATION

PM 302.4 Weeds:: Cut and properly dispose of all Tall grass and weeds in excess of ten inches (10") in height, throughout the exterior property areas. Eliminate any accumulations of noxious weeds.

If the violations have not been removed within 10 days, the city will proceed to abate the above stated violations. All costs incurred by the city in the abatement of the violations shall constitute a lien against the property. In addition to the lien against the property, the owner of the property shall be personally liable for the amount of the lien, including all interest, civil penalties, and other charges. Furthermore, the City of Newport may bring a civil action against the owner for the recovery of the debt owed.

NOTES: Cut high grass and weeds around the property

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Mike Cronin	07/12/2024	11:05 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

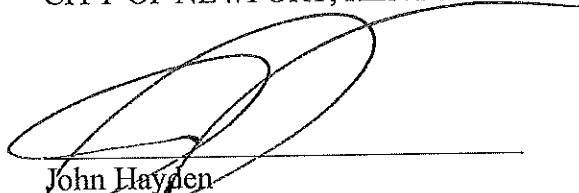
CITATION 24259

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 **Tenmore Holdings LLC** and located at **35 Parker Rd., Newport, Kentucky** by a final, non-appealable order of July 12, 2024.

That the City of Newport, Kentucky asserts a lien against the property owned by **Tenmore Holdings LLC** and located at **35 Parker Rd., Newport Kentucky**, and more particularly described in **Deed Book 841, Page 137** 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 19 day of August, 2024.

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

This instrument prepared by:



DEBRA SUSAN FLECKINGER
Notary Public, Kentucky
State At Large
My Commission Expires
May 27, 2026
Notary ID# KYNP52629

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

Property Description

All of Lot Numbered Twenty-Eight (28), in Block "F" of the Riddleview Heights Subdivision in the City of Newport, Campbell County, Kentucky, as shown upon the recorded plat of said subdivision recorded in Plat Book 11, Page 35H (D-692B) of the records of the Clerk of Campbell County, at Newport, Kentucky.

Being the same property conveyed to the grantor(s) by deed dated 5/30/1995, recorded 5/31/1995, in Deed Book 576, Page 184, Campbell County, Kentucky Records.

PIDN: 999-99-02-702.00

Group Number: 20022/H6

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

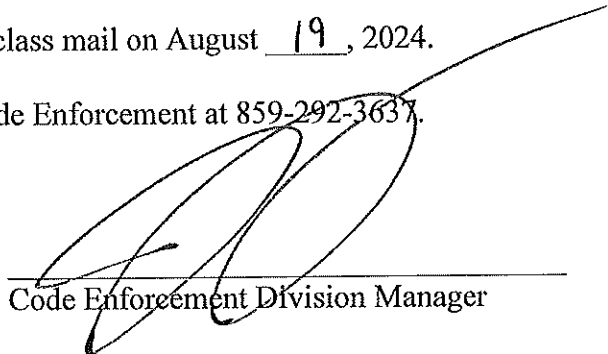
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 24260, issued to Jennifer Siebel, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final 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 19, 2024.

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



Code Enforcement Division Manager

Dated: August 19, 2024



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 #
SIEBEL JENNIFER		24260
P O BOX 3564		LAWRENCEBURG, IN 47025
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
07/11/2024	1254 PM	224 E 10TH ST, NEWPORT, 41071-0000
CODE SECTION	MINIMUM FINE	MAXIMUM FINE
JTD	\$100	\$500

COMPLAINT INFORMATION

PM 302.1 Sanitation: : All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition

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	07/12/2024	1422 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

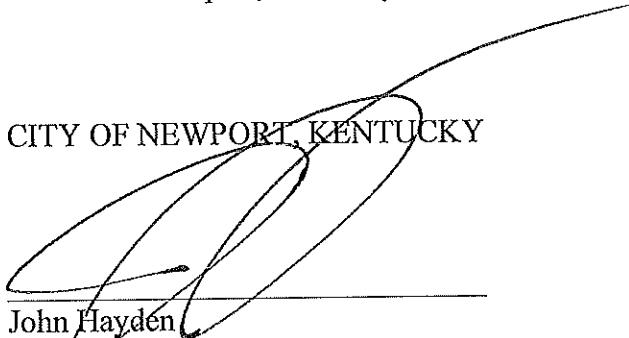
CITATION 24260

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 **Jennifer Siebel** and located at **224 E. 10th St., Newport, Kentucky** by a final, non-appealable order of July 12, 2024.

That the City of Newport, Kentucky asserts a lien against the property owned by **Jennifer Siebel** and located at **224 E. 10th St., Newport Kentucky**, and more particularly described in **Deed Book 702, Page 538** 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 19 day of August, 2024.

Debra S. Fleckinger

Notary Public

Kentucky State at Large

My Commission Expires: May 27, 2026

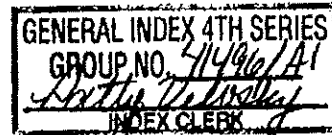
This instrument prepared by:

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



DEBRA SUSAN FLECKINGER
Notary Public, Kentucky
State At Large
My Commission Expires
May 27, 2026
Notary ID# KYNP52629

GENERAL WARRANTY DEED



KNOW ALL MEN BY THESE PRESENTS:

That the Grantors, Robert J. Seifer and Patricia M. Seifer, husband and wife, whose mailing address is 224 East Tenth Street, Newport, KY 41071, for and in consideration of \$ 86,000.00 and other good and valuable consideration to them paid by Grantees herein, the receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL AND CONVEY WITH COVENANTS OF GENERAL WARRANTY unto the Grantees, Jennifer Siebel and , whose mailing address is 224 East Tenth Street, Newport, KY 41071, Grantees' heirs, successors and assigns forever, all of Grantor's right, title, and interest in and to the following described real estate, to wit:

PIDN: 999-99-05-437.00
Group No. 41496/A1

Lot Number One Hundred Thirty (130) in James Taylor's Turnpike Addition to the City of Newport, Campbell County, Kentucky, fronting twenty-five (25) feet on the south side of Tenth Street between Saratoga Street and Washington Avenue and extending back southwardly one hundred (100) feet to an al

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

Being the same property conveyed to Robert J. Seifer, deed dated 09/21/01 and filed 09/21/01 in Deed Book 642, Page 486, of the Campbell County Clerk's Records.

Commonly known as: 224 East Tenth Street, Newport, KY 41071

EASEMENTS, RESTRICTIONS, ETC.: Subject to easements, conditions, and restrictions of record.

Being the same property conveyed in Deed Book 642, Page 486, and recorded in the Campbell County Clerk's records.

Together with all the PRIVILEGES AND APPURTENANCES to the same belonging TO HAVE AND TO HOLD the same to the said Grantees, as aforementioned, their heirs, successors, and assigns forever, the Grantor, her heirs, assigns, executors and administrators, HEREBY COVENANTING with the Grantees, their heirs, successors, and assigns, that the TITLE so conveyed is CLEAR, FREE, AND UNENCUMBERED, and that she will WARRANT AND DEFEND same against all legal claims whatsoever.

IN WITNESS WHEREOF, the said Grantors, Robert J. Seifer and Patricia M. Seifer, hereunto sets their hands below to this instrument on this 27th day of November, 2006.

Robert J. Seifer +

Patricia M. Seifer +