

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

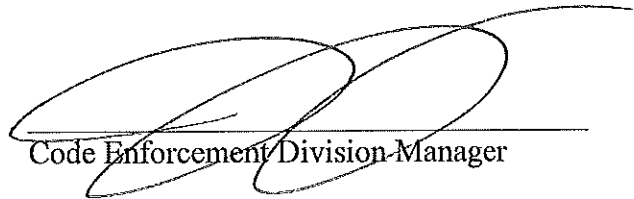
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 24329, issued to Alexander D. Lisec, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final 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 September 13, 2024.

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



Code Enforcement Division Manager

Dated: September 13, 2024

9171 9690 0935 0278 7886 38



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 #
LISEC ALEXANDER D		24329
231 W 8TH STREET		NEWPORT, KY 41071
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
08/08/2024	0811 AM	231 W 8TH ST, NEWPORT, 41071-0000
CODE SECTION	MINIMUM. FINE	MAXIMUM FINE
HGW	\$100	\$500

COMPLAINT INFORMATION

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

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

NOTES:

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
BARRY A. SHIELDS	08/08/2024	1042 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

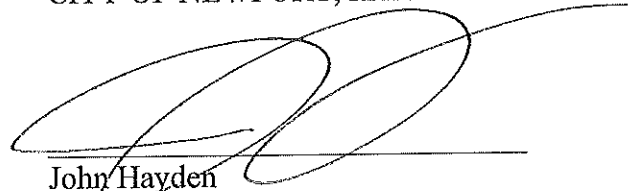
CITATION 24329

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 **Alexander D. Lisee** and located at **231 W. 8th St., Newport, Kentucky** by a final, non-appealable order of August 8, 2024.

That the City of Newport, Kentucky asserts a lien against the property owned by **Alexander D. Lisee** and located at **231 W. 8th St., Newport Kentucky**, and more particularly described in **Deed Book 795, Page 749** of the Campbell County Clerk's Office at Newport, Kentucky, in the amount of **\$500**.

CITY OF NEWPORT, KENTUCKY

A large, stylized handwritten signature in black ink, appearing to be 'JD' or similar, written over a horizontal line.

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

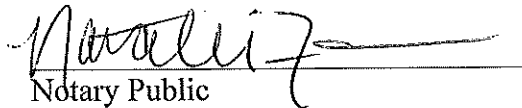
See attached legal description

COMMONWEALTH OF KENTUCKY
COUNTY OF CAMPBELL

The foregoing Affidavit of Lien was subscribed and sworn to before me, a Notary Public in and for the aforementioned county and state, by John Hayden, Assistant City Manager of the City of Newport, Kentucky, this 13 day of September, 2024.



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



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



File No.: RT18950

MARKET VALUE: \$118,555.00

PIDN: 999-99-01-249.03

TRANSFER TAX: \$

PLAT SLIDE:

KRS 7(6)
142.050

GROUP: 41676/B4

DEED

This Deed is made effective this 28th day of June 2018 by and between **Secretary of Housing and Urban Development**, Grantor, whose mailing address is 40 Marietta St Atlanta GA 30303 and **Alexander D. Lisec, a single man**, Grantee, whose tax and mailing address is 231 W. 8th Street, Newport Ky 41071.

WITNESSETH: For a valuable consideration in the total amount of One Hundred Eighteen Thousand Five Hundred Fifty Five and 00/100 Dollars (\$118,555.00) paid to the Grantor, the receipt which is hereby acknowledged, Grantor hereby **grants, bargains, sells and conveys** unto the Grantee, the following described real property together with all improvements thereon located in Campbell County, Kentucky, which is more particularly described as follows:

Being all of lot 118 of the Liberty Row II Subdivision as shown on Plat Slide E-462B of the Campbell County Clerks records at Newport, Kentucky.

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

Being the same property conveyed to Secretary of Housing and Urban Development by virtue of Deed dated March 1, 2018 and recorded March 28, 2018 in Book D793, pages 120-122 in the Office of the Clerk of Campbell County, Kentucky.

231 W 8TH Street Newport KY 41071

Grantor covenants that Grantor is lawfully seized of the estate hereby conveyed by it, that Grantor has full right and power to convey the same, that the real property conveyed hereby is free of all liens and encumbrances except real estate taxes which are due and payable in the calendar year 2018 and any and all future taxes and assessments, all of which Grantee hereby assumes and agrees to pay; and any easements, restrictions, and stipulations of record affecting the real property described herein.

The undersigned person executing this Deed on behalf of the Grantor represents and certifies that he/she is the duly elected officer of the Grantor and has been fully empowered, by a proper resolution of the Grantor, to execute and deliver this Deed. Grantor has full capacity to convey the real property described herein and all necessary action or the making of such conveyance has been taken and completed.

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

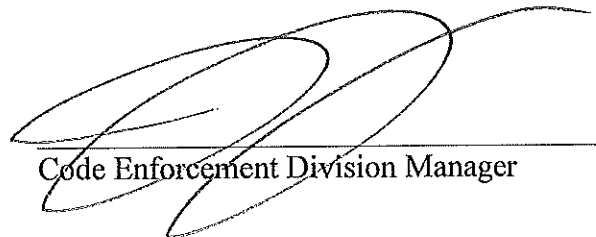
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 24326 and 24361, issued to A Touch Above Restoration & Cleaning LLC, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final Order(s).

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

It is hereby ordered that the maximum fine set forth on each citation in the amount of \$2,000 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 September 13, 2024.

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



Code Enforcement Division Manager

Dated: September 13, 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 #
A TOUCH ABOVE RESTORATION & CLEANING LLC	24326

6051 ALLISON AVE	HAMILTON, OH 45011
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VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
08/06/2024	1645 PM	1026 ORCHARD ST, NEWPORT, 41071-0000

CODE SECTION	MINIMUM FINE	MAXIMUM FINE
UNSAFE EQUIPMENT — VOIDED	\$100	\$500
UNLAWFUL STRUCTURE — VOIDED	\$100	\$500
JTD	\$100	\$500
HGW	\$100	\$500
ADDRESS INDICATOR — VOIDED	\$100	\$500

COMPLAINT INFORMATION

PM 108.1.1 Unsafe structures: An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

PM 108.1.2 Unsafe equipment: Unsafe equipment includes any boiler, heating equipment, elevator, moving stairway, electrical wiring or device, flammable liquid containers or other equipment on the premises or within the structure which is in such disrepair or condition that such equipment is a hazard to life, health, property or safety of the public or occupants of the premises or structure.

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 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	08/07/2024	1520 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 #
A TOUCH ABOVE RESTORATION & CLEANING LLC	24361

6051 ALLISON AVE	HAMILTON, OH 45011
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VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
08/21/2024	1126 AM	1026 ORCHARD ST, NEWPORT, 41071-0000

CODE SECTION	MINIMUM. FINE	MAXIMUM FINE
JTD	\$100	\$500
HGW	\$100	\$500
UNSAFE STRUCTURES ~ VOIDED	\$100	\$500
UNSAFE EQUIPMENT ~ VOIDED	\$100	\$500
VACANT STRUCTURES ~ VOIDED	\$100	\$500

COMPLAINT INFORMATION

PM 108.1.1 Unsafe structures: An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

PM 108.1.2 Unsafe equipment: Unsafe equipment includes any boiler, heating equipment, elevator, moving stairway, electrical wiring or device, flammable liquid containers or other equipment on the premises or within the structure which is in such disrepair or condition that such equipment is a hazard to life, health, property or safety of the public or occupants of the premises or structure.

PM 301.3 Vacant structures and land: All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

PM 302.1 Sanitation: : 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	08/22/2024	1515 PM

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

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

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

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

AFFIDAVIT OF LIEN

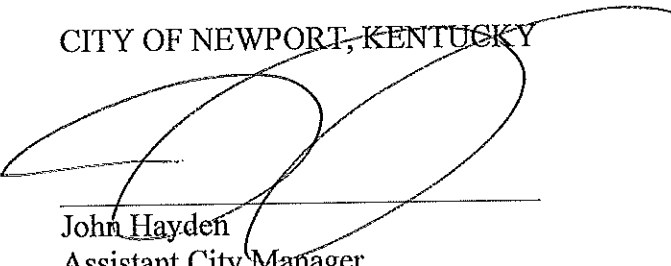
CITATION 24326 24361

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 **\$2,000** on the real property owned by **A Touch Above Restoration & Cleaning LLC** and located at **1026 Orchard St., Newport, Kentucky** by a final, non-appealable orders of August 7, 2024 and August 22, 2024.

That the City of Newport, Kentucky asserts a lien against the property owned by **A Touch Above Restoration & Cleaning LLC** and located at **1026 Orchard St., Newport Kentucky**, and more particularly described in **Deed Book 852, Page 381** of the Campbell County Clerk's Office at Newport, Kentucky, in the amount of **\$2,000**.

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 13 day of September, 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

2023-9693

KNOW ALL MEN BY THESE PRESENTS:

THAT Summit Property Buyers LLC, an Ohio Limited Liability Company, for and in consideration of **\$82,000.00** to them paid by the grantee herein, the receipt of which is hereby acknowledged, do bargain, sell, and convey to **A Touch Above Restoration & Cleaning 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: P.O. Box 30277, Cincinnati, OH 45230

Grantee Address: 6051 Allison Avenue, Hamilton, OH 45011

Property Address: **1026 Orchard Street, Newport, KY 41071**

Parcel No: 999-99-00-449.00 Group No.: 30166/A2

Tax Mailing Address: 6051 Allison Avenue, Hamilton, OH 45011

Legal Description:

Lot No. 226 in the Buena Vista Addition to the City of Newport, Campbell County, Kentucky. Said lot fronting 30 feet on the West side of Orchard Street, and extending back that width 92-9/12 feet in depth.

Being the same property conveyed to **Summit Property Buyers LLC, an Ohio Limited Liability Company**, by Deed dated April 28, 2023, recorded May 22, 2023, in book D851, page 132 of the Campbell County Clerks recorder. **Group #30166/A2**

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

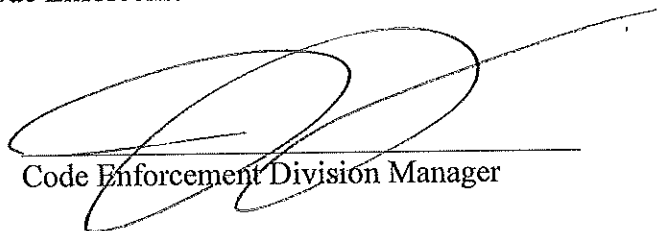
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 24323, issued to M B Custom Construction LLC, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as 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 September 13, 2024.

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



Code Enforcement Division Manager

Dated: September 13, 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 #
M B CUSTOM CONSTRUCTION LLC		24323
629 WASHINGTON AVE		NEWPORT, KY 41071
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
08/06/2024	0754 AM	338 HODGE ST, NEWPORT, 41071-0000
CODE SECTION	MINIMUM. FINE	MAXIMUM FINE
HGW	\$100	\$500

COMPLAINT INFORMATION

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

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

NOTES:

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
BARRY A. SHIELDS	08/07/2024	1028 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

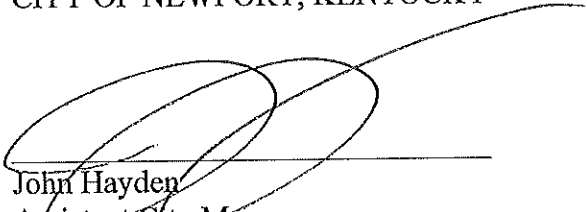
CITATION 24323

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 **M B Custom Construction LLC** and located at **338 Hodge St., Newport, Kentucky** by a final, non-appealable order of August 7, 2024.

That the City of Newport, Kentucky asserts a lien against the property owned by **M B Custom Construction LLC** and located at **338 Hodge St., Newport Kentucky**, and more particularly described in **Deed Book 746, Page 608** 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 13 day of September, 2024.



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

Natalie Fornash

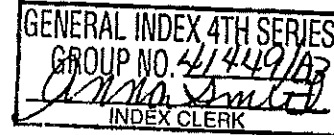
Notary Public

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



SPECIAL WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS:

That the Grantor, **CITIZENS BANK OF NORTHERN KENTUCKY, INC.**, a Kentucky Corporation, for and in consideration of \$1.00 Dollar and other good and valuable consideration to it paid by the Grantee herein, the receipt whereof is hereby acknowledged, does hereby **BARGAIN, SELL, AND CONVEY** to the Grantee, **MB CUSTOM CONSTRUCTION, L.L.C.**, a Kentucky limited liability company, its successors and assigns forever, the following described real estate to-wit:

The tax bill mailing address for any future tax bills for the Grantee is 10814 U.S. 42, Union, Kentucky 41091.

CITY OF NEWPORT

COUNTY OF CAMPBELL

STATE OF KENTUCKY and known as 338 Hodge Street, Newport, Kentucky 41071.

Group Number – 41449-A3
PIDN Number – 999-99-03-053.00

Lot Number Four Hundred Fifty-Seven (457) in the Trustees Addition to the City of Newport, Campbell County, Kentucky. Said lot is situated at the Southeast corner of Hodge and Patterson Street in said City.

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

Being the same property conveyed to Citizens Bank of Northern Kentucky, Inc., a Kentucky Corporation, by Master Commissioner's Deed dated April 16, 2012 which is recorded on April 20, 2012 at Deed Book 743, Page 72 of the Campbell County Clerk's records at Newport, Kentucky.

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

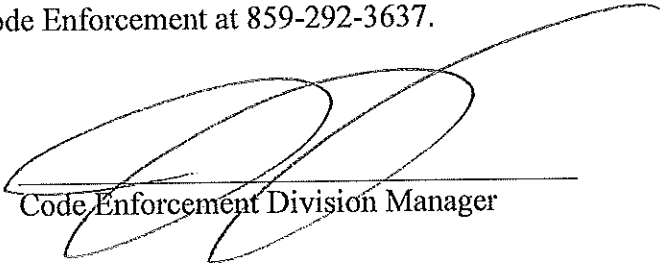
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 24320 and 24360, issued to Connie Lynn Winterman, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final Order(s).

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

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

This is a final and non-appealable order and will result in a lien being filed against the property. This notice has been sent to you via First class mail on September 13, 2024.

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



Code Enforcement Division Manager

Dated: September 13, 2024

9171 9690 0935 0278 7886 69



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 #
WINTERMAN CONNIE LYNN		24320
1037 PATTERSON AVE		NEWPORT, KY 41071-0000
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
08/06/2024	0757 AM	1037 PATTERSON 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.

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

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

NOTES:

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
BARRY A. SHIELDS	08/06/2024	1551 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 #
WINTERMAN CONNIE LYNN	24360

1037 PATTERSON AVE	NEWPORT, KY 41071-0000
--------------------	------------------------

VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
08/14/2024	1000 AM	1037 PATTERSON ST, NEWPORT, 41071-0000

CODE SECTION	MINIMUM FINE	MAXIMUM FINE
HGW	\$100	\$500
INSECT SCREENS	\$100	\$500

COMPLAINT INFORMATION

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

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

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

NOTES:

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
BARRY A. SHIELDS	08/14/2024	1425 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

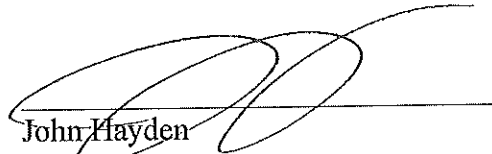
CITATIONS 24320 24360

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

That pursuant to KRS 65.8835 and Section 32.023 of the Newport Code of Ordinances and other applicable laws, the City of Newport, Kentucky has a lien in the amount of **\$1,500** on the real property owned by **Connie Lynn Winterman** and located at **1037 Patterson St., Newport, Kentucky** by a final, non-appealable orders of August 6, 2024 and August 14, 2024.

That the City of Newport, Kentucky asserts a lien against the property owned by **Connie Lynn Winterman** and located at **1037 Patterson St., Newport Kentucky**, and more particularly described in **Deed Book 720, Page 520** of the Campbell County Clerk's Office at Newport, Kentucky, in the amount of **\$1,500**.

CITY OF NEWPORT, KENTUCKY



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

See attached legal description

COMMONWEALTH OF KENTUCKY
COUNTY OF CAMPBELL

The foregoing Affidavit of Lien was subscribed and sworn to before me, a Notary Public in and for the aforementioned county and state, by John Hayden, Assistant City Manager of the City of Newport, Kentucky, this 13 day of September, 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

(NO TITLE EXAM BY DEED PREPARER)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That the Grantors, **EDGAR JESSE McCLANAHAN and THELMA RHUE McCLANAHAN, husband and wife**, for and in consideration of One (\$1.00) Dollar and other good and valuable considerations, to her paid by the Grantee herein, the receipt whereof is hereby acknowledged, does hereby BARGAIN, SELL AND CONVEY to the Grantee, **CONNIE LYNN WINTERMAN**, a single person, subject however to the hereinafter stated reservation of a life estate and possibility of a reverter in the grantors, **EDGAR JESSE McCLANAHAN and THELMA RHUE McCLANAHAN**, the following described Real Estate, to wit:

STATE OF KENTUCKY
COUNTY OF CAMPBELL

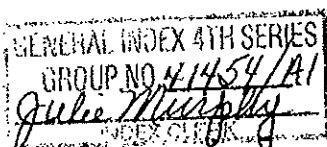
Address of Property: 1037 Patterson Avenue, Newport, KY 41071
Address of Grantee: 1037 Patterson Avenue, Newport, KY 41071
Address for Tax Bill: 1037 Patterson Avenue, Newport, KY 41071

GROUP NO. 41454/A1

PIDN NO. 999-99-03-284.00

LEGAL DESCRIPTION

PARCEL #1: Part of Lot Number Five Hundred Ten (510) in the Trustees Addition to the City of Newport, Campbell County, Kentucky, described as follows: Beginning at a point in the east line of Patterson Street seventy-six feet three inches (76 ft. 3 in.) north of the northeast corner of Eleventh and Patterson Streets; thence northwardly with the east line of Patterson Street, twenty-three feet nine inches (23 ft. 9 in.) to the south line of a sixteen foot alley; thence eastwardly along the south line of said alley thirty (30) feet to a point; thence southwardly and parallel with Patterson Street, twenty-three feet nine inches (23 ft. 9 in.) to a point; thence westwardly thirty (30) feet to the east line of Patterson Street, the place of beginning.



PARCEL 2: Situated in the City of Newport, Campbell County and State of Kentucky, described as follows: Beginning at a point on the south side of a sixteen (16) foot alley, which point is thirty (30) feet east of Patterson Street and in the rear line of Lot 510 of the Trustees Addition to the City of Newport; thence from this point in a southerly direction and parallel to the dividing line between lots numbers 519 and 511 of said Trustees Addition, a distance of 23.9 feet to a point; thence from this point in an easterly direction 8.9 feet to a point; thence in a northerly direction 2.7 feet to a point, which point is 21.2 feet south of a 16 foot alley; thence in an easterly direction 26.1 feet to the east line of Lot Number 511, Trustees Addition; thence from this point and along said east line, and in a northerly direction 21.2 feet to the south side of said 16 foot alley; thence in a westerly direction along the south line of said alley 35 feet to the place of beginning, being parts of Lots 510 and 511, Trustees Addition.

Being the same property, conveyed to Grantors herein, by deed recorded in Deed Book 468, page 430 of the Campbell County Clerk's records in Newport, Kentucky.

This transfer is exempt from transfer taxes pursuant to KRS. 142.050 (7) (l).

To have and to hold all of the above-described real property together with all the rights, privileges, appurtenances, and improvements thereunto belonging unto the grantee, and her heirs and assigns forever, with covenant of general warranty title; provided, however, the Grantors, **EDGAR JESSE McCLANAHAN** and **THELMA RHUE McCLANAHAN**, hereby retain exclusive use and control of the above-described property during his and her natural life; provided, further, that should Grantee, **CONNIE LYNN WINTERMAN**, fail to survive both of the Grantors, then the title to the above-described property shall revert back to the surviving Grantors or sole surviving Grantor.

IN WITNESS WHEREOF, the said Grantors, **EDGAR JESSE McCLANAHAN** and **THELMA RHUE McCLANAHAN**, husband and wife, hereunto set their hands on the

16th day of February, 2009.

Edgar Jesse McClanahan
EDGAR JESSE McCLANAHAN

Thelma Rhue McClanahan
THELMA RHUE McCLANAHAN

STATE OF KENTUCKY
COUNTY OF CAMPBELL

The foregoing deed was subscribed, sworn to and acknowledged before me by **EDGAR JESSE McCLANAHAN** and **THELMA RHUE McCLANAHAN**, husband and wife, Grantors herein, on this the 16th day of February, 2009.

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

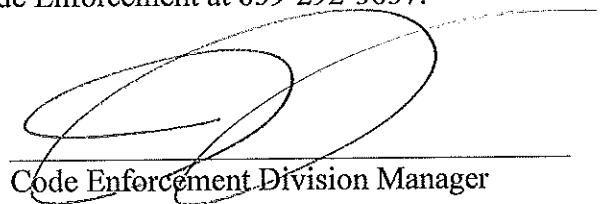
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 24314 and 24355, issued to 632 Nelson LLC, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the 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 \$1,500 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 September 13, 2024.

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



Code Enforcement Division Manager

Dated: September 13, 2024

9171 9690 0935 0278 7886 76



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		24314
750 ST THOMAS CT		CINCINNATI, OH 45230
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
08/05/2024	6:48 AM	632 NELSON PL, NEWPORT, 41071-0000
CODE SECTION	MINIMUM. FINE	MAXIMUM FINE
97.26 SOLID WASTE COLLECTION.	\$100.00	\$500.00
PM 302.1 Sanitation:	\$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.

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: 97.26 SOLID WASTE COLLECTION. Failure to remove trash receptacles from public right of way.
PM 302.1 Sanitation: Trash and garbage on the ground around the cans.

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Mike Cronin	08/05/2024	9:11 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 #
632 NELSON LLC	24355

750 ST THOMAS CT	CINCINNATI, OH 45230
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VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
08/16/2024	2:30 PM	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 receptacles from public right of way.

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Mike Cronin	08/19/2024	10:30 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 24314 24355

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

That pursuant to KRS 65.8835 and Section 32.023 of the Newport Code of Ordinances and other applicable laws, the City of Newport, Kentucky has a lien in the amount of **\$1,500** on the real property owned by **632 Nelson LLC** and located at **632 Nelson Pl., Newport, Kentucky** by a final, non-appealable orders of August 5, 2024 and August 19, 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 495** of the Campbell County Clerk's Office at Newport, Kentucky, in the amount of **\$1,500**.

CITY OF NEWPORT, KENTUCKY



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

See attached legal description

COMMONWEALTH OF KENTUCKY
COUNTY OF CAMPBELL

The foregoing Affidavit of Lien was subscribed and sworn to before me, a Notary Public in and for the aforementioned county and state, by John Hayden, Assistant City Manager of the City of Newport, Kentucky, this 13 day of September, 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 INDEX 4th SERIES
GROUP NO. <u>30981/A2</u>
<u>J. Hill</u>
INDEX CLERK

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 S. 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

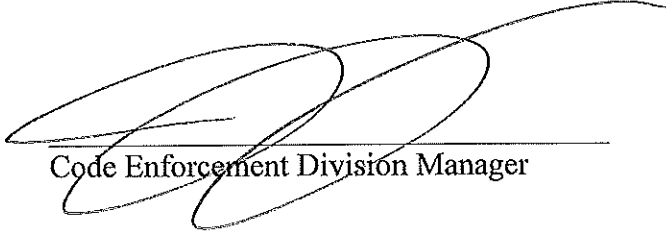
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 24312, issued to Angel L. Mills, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final Order(s).

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

It is hereby ordered that the maximum fine set forth on each citation in the amount of \$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 September 13, 2024.

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


Code Enforcement Division Manager

Dated: September 13, 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 #
MILLS ANGEL L	24312

407 W 10THST	NEWPORT, KY 41071-0000
--------------	------------------------

VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
08/01/2024	0810 AM	407 W 10TH ST, NEWPORT, 41071-0000

CODE SECTION	MINIMUM. FINE	MAXIMUM FINE
JTD	\$100	\$500
HGW	\$100	\$500
MOTOR VEHICLES	\$100	\$500
POOLS	\$100	\$500
SIDEWALKS	\$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 302.3 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.

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

PM 302.8 Motor Vehicles:: Except as provided for in other regulations, no inoperative or unlicensed motor vehicles shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled

PM 303.1 Swimming pools: Swimming pools shall be maintained in a clean and sanitary condition, and in 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	08/02/2024	1531 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

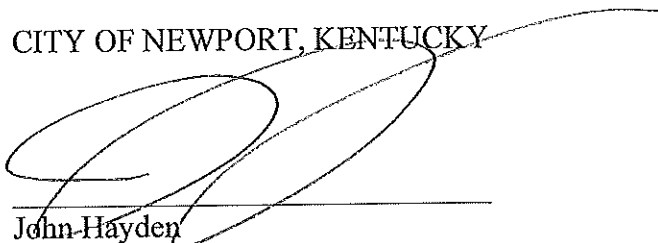
CITATION 24312

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 **Angel L. Mills** and located at **407 W. 10th St., Newport, Kentucky** by a final, non-appealable order of August 2, 2024.

That the City of Newport, Kentucky asserts a lien against the property owned by **Angel L. Mills** and located at **407 W. 10th St., Newport Kentucky**, and more particularly described in **Deed Book 705, Page 317** of the Campbell County Clerk's Office at Newport, Kentucky, in the amount of **\$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 13 day of September, 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 Grantors, **JUAN J. FLORES** and **JEANINE FLORES**, his wife, for and in consideration of One Dollar and Other Good and Valuable Consideration to them paid by the Grantee herein, the receipt whereof is hereby acknowledged, do hereby **BARGAIN, SELL, AND CONVEY** to the Grantee, **ANGEL L. MILLS**, her heirs and assigns forever, the following described real estate to-wit:

CITY OF NEWPORT

CAMPBELL COUNTY

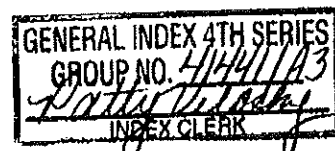
STATE OF KENTUCKY and known as 407 West Tenth Street, Newport, Kentucky 41071.

Group Number - 41441-A3
PIDN Number - 999-99-00-586.00

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

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

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



CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

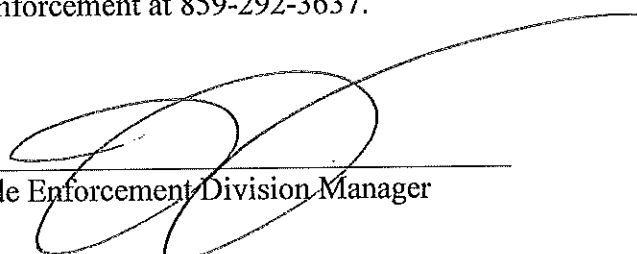
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 24310, issued to Bluebirds Landing LLC, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the 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 September 13, 2024.

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



Code Enforcement Division Manager

Dated: September 13, 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 #
BLUEBIRDS LANDING LLC		24310
25 SOUTHVIEW AVE		FT THOMAS, KY 41075
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
08/01/2024	0738 AM	1005 LIBERTY 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	08/02/2024	1515 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

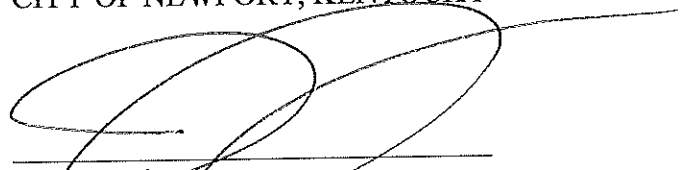
CITATION 24310

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 **Bluebirds Landing LLC** and located at **1005 Liberty St., Newport, Kentucky** by a final, non-appealable order of August 2, 2024.

That the City of Newport, Kentucky asserts a lien against the property owned by **Bluebirds Landing LLC** and located at **1005 Liberty St., Newport Kentucky**, and more particularly described in **Deed Book 858, Page 463** 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 13 day of September, 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

EXHIBIT "A"

Property Address: 1005 Liberty Street, Newport, KY 41071

Tax ID No.: 999-99-05-366.00

Group: 41468/A1

Prior Instrument: Deed Book D831, Page 777

The following described Real Estate, located in the City of Covington, County of Campbell Commonwealth of Kentucky, to-wit:

Part of lot numbered six hundred ninety-six (696) in the Trustee's Addition to the City of Newport, Campbell County, Kentucky. Beginning at a point in the east line of Liberty Street thirty (30) feet south of the southeast corner of Tenth and Liberty Streets;

Thence southwardly with the East line of Liberty Street thirty (30) feet;

Thence eastwardly and parallel with Tenth Street seventy-eight (78) feet;

Thence northwardly and parallel with Liberty Street thirty (30) feet;

Thence westwardly with Tenth Street seventy-eight (78) 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 Oaks Property Group, LLC, an Ohio Limited Liability Company by Nicholas Geiss to SFR3-040 LLC, a Delaware Limited Liability Company by virtue of a deed dated October 15, 2021 and recorded November 18, 2021 at Deed Book D831, Page 777 of the Campbell County, Kentucky real estate records.

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

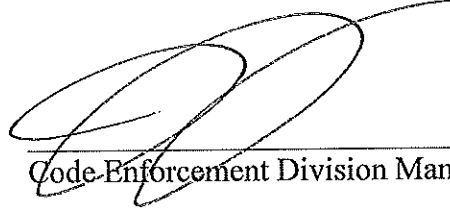
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 24332, issued to Central 832 LLC, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final 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 \$850 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 September 13, 2024.

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


Code Enforcement Division Manager

Dated: September 13, 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 #
CENTRAL 832 LLC	24332

120 EAST 8TH SUITE 200	CINCINNATI, OH 45202
------------------------	----------------------

VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
08/08/2024	0800 AM	832 CENTRAL AVE, NEWPORT, 41071-0000

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

COMPLAINT INFORMATION

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

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

NOTES:

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
BARRY A. SHIELDS	08/08/2024	1103 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.



NEWPORT

KENTUCKY

Division of Code Enforcement

Grass Cut Invoice # 10

Property Location

Owner : CENTRAL 832 LLC

832 CENTRAL AVE
NEWPORT,

and Street : KY41071-0000

PIDN: 999-99-01-640.00

120 East 8th
Suite 200
Cincinnati, OH
45202

Owner Address: USA

Date: 08/30/24

Description of work completed :

MOW LAWN, WEEDEAT, CHOP DOWN WEEDS, LEAF BLOWER, DISPOSE OF DEBRIS

Work completed by: Nick

LABOR	Sm	Lg	Rate:		Total:
			Small Lot	Large Lot	
Landscaper		1.00		100.00	
	-	-			
	-	-			
	-	-			100.00
	-	1.00			

Equipment		Base	
Various	5.00	50.00	250.00
Weedeaters	Pole Saw		
Hedge trimmers	Pick-up Truck		
Blowers	Mower		

Total Invoice: 350.00

Nick Schweiss
Issued

Approved

AFFIDAVIT OF LIEN

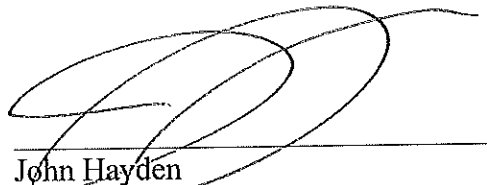
CITATION 24332

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 **\$850** on the real property owned by **Central 832 LLC** and located at **832 Central Ave., Newport, Kentucky** by a final, non-appealable order of August 8, 2024.

That the City of Newport, Kentucky asserts a lien against the property owned by **Central 832 LLC** and located at **832 Central Ave., Newport Kentucky**, and more particularly described in **Deed Book 843, Page 527** of the Campbell County Clerk's Office at Newport, Kentucky, in the amount of **\$850**.

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 13 day of September, 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

Group: 41411/A2
PIDN: 999-99-01-640.00
832 Central Avenue, Newport, Kentucky 41071

PARCEL ONE:

Situated in the Trustees Addition to the City of Newport, County of Campbell, and State of Kentucky, and being Lot Number Twenty-Three (23), said lot situated on the west side of Central Avenue between Ringgold (now Eighth) and Harris (now Ninth) Streets, fronting 30 feet on Central Avenue and extending back that width 189 feet to an alley agreeable to the recorded plan of said addition, reference being had to the same will fully appear.

PARCEL TWO:

Part of Lot Number Twenty-Four (24) in the Trustees Addition to the City of Newport, Campbell County, Kentucky. Said lot fronts 30 feet on the west side of Central Avenue between Harris (now Ninth) and Ringgold (now Eighth) Streets, and extends back at right angles, same with in rear as in front, 109 feet deep, the intention being to convey the east 30 feet front by 109 feet deep off of Lot Number Twenty-Four (24) Trustees Addition.

All distances and measurements are to be understood as approximates.

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

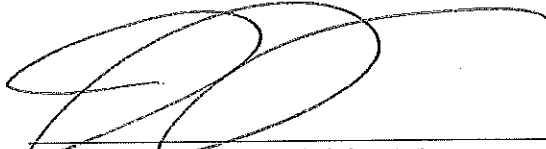
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 24334, issued to Andrew Chan and Xi Lin, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the 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 September 13, 2024.

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



Code Enforcement Division Manager

Dated: September 13, 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 #
CHAN ANDREW LIN XI		24334
18 E 9TH STREET		NEWPORT, KY 41071
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
08/08/2024	10:30AM	14-18-22 E 9TH 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 your high weeds growing through your sidewalks in front of your house.

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Mike Cronin	08/08/2024	11:13 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

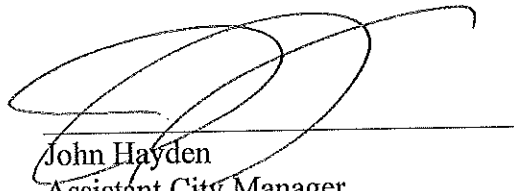
CITATION 24334

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 **Andrew Chan and Xi Lin** and located at **14-18-22 E. 9th St., Newport, Kentucky** by a final, non-appealable order of August 8, 2024.

That the City of Newport, Kentucky asserts a lien against the property owned by **Andrew Chan and Xi Lin** and located at **14-18-22 E. 9th St., Newport Kentucky**, and more particularly described in **Deed Book 803, Page 536** 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

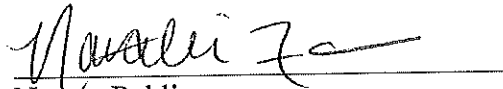
See attached legal description

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 13 day of September, 2024.



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



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

Situate in the City of Newport, Campbell County, Kentucky, and being part of Lot Numbered 250 of the Buena Vista Addition to the City of Newport as shown on Plat recorded at Plat Book 9, Page 25, of the Campbell County Clerk's Records at Newport, Kentucky, more particularly described as follows:

The Easterly 61.45 feet of Lot Number 250, in the Buena Vista Addition in the City of Newport, Campbell County, Kentucky, and fronting 30 feet on the Westerly side of Orchard Street and extending back Westwardly along the Southerly side of Ninth Street and a line parallel thereto a distance of 61.45 feet in depth.

Subject to Grant to the Union Light, Heat and Power Company as set in Miscellaneous Book 24 at Page 322 of the Campbell County Records at Newport, Kentucky, which instruction is dated May 2, 1946.

Deed Reference: Deed Book 752, Page 728

Group # 30167-A4

PIDN # 999-99-01-374.00

Deed Reference: Deed Book _____, Page _____

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

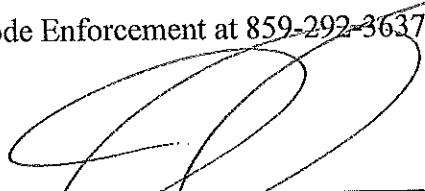
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 24331 and 24358, issued to Steven Goode, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the 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 September 13, 2024.

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



Code Enforcement Division Manager

Dated: September 13, 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 #
GOODE STEVEN	24331

P O BOX 371003	CINCINNATI, OH 45222
----------------	----------------------

VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
08/08/2024	0739 AM	319 ELM ST, NEWPORT, 41071-0000

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

COMPLAINT INFORMATION

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

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

NOTES:

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
BARRY A. SHIELDS	08/08/2024	1057 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 #
GOODE STEVEN		24358
P O BOX 371003		CINCINNATI, OH 45222
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
08/13/2024	0735 AM	319 ELM ST, NEWPORT, 41071-0000
CODE SECTION	MINIMUM FINE	MAXIMUM FINE
HGW	\$100	\$500

COMPLAINT INFORMATION

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

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

NOTES:

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
BARRY A. SHIELDS	08/14/2024	1358 PM

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

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

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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

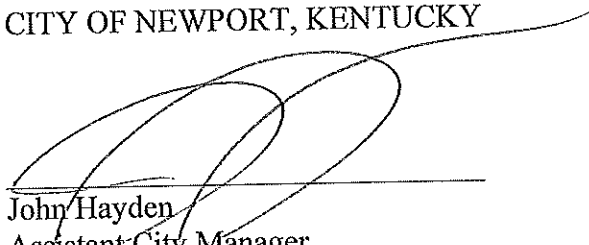
CITATIONS 24331 24358

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 **Steven Goode** and located at **319 Elm St., Newport, Kentucky** by a final, non-appealable orders of August 8, 2024 and August 14, 2024.

That the City of Newport, Kentucky asserts a lien against the property owned by **Steven Goode** and located at **319 Elm St., Newport Kentucky**, and more particularly described in **Deed Book 815, Page 445** 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 13 day of September, 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

Situated in the City of Newport, Campbell County, Kentucky, and being all of Lot 118 in S.C. Parkhurst's Subdivision of Lots, said lot fronts 25 feet on the north side of Elm Street Between Isabella and Patterson Streets and extends 100 feet in depth, same width in rear as in front.

Most Commonly Known As: 319 Elm Street, Newport, Kentucky 41071
PIDN: 999-99-01-942.00
Group No.: 41087/A5

Subject to Easements, Restrictions and Conditions of record.

Being the same property conveyed to the Grantor(s) herein by Deed dated March 26, 2003, and recorded in Book 659, Page 606 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 aforementioned Grantee(s) in the manner set forth above, with covenants of General Warranty.

IN WITNESS WHEREOF, The said Grantor(s), **Joe Brehm and Angela Brehm, Husband and Wife**, hereunto set their hand(s) this 3rd day of August, 2020.



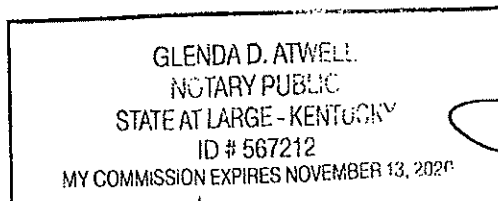
Joe Brehm



Angela Brehm

State of Kentucky
County of Kenton

The foregoing instrument was acknowledged before me, a Notary Public, this 3rd day of August, 2020 by the Grantor(s), **Joe Brehm and Angela Brehm, Husband and Wife**.





Notary Public

My Commission Expires:

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

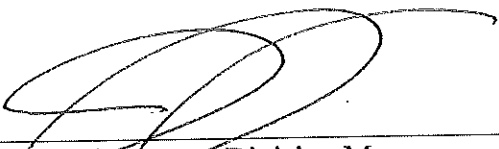
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 24359, issued to GLA Holdings LLC, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final 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 September 13, 2024.

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



Code Enforcement Division Manager

Dated: September 13, 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 #
GLA HOLDINGS LLC		24359
836 MONMOUTH ST		NEWPORT, KY 41071
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
08/14/2024	0856AM	832 MONMOUTH ST, NEWPORT, 41071-0000
CODE SECTION	MINIMUM. FINE	MAXIMUM FINE
HGW	\$100	\$500

COMPLAINT INFORMATION

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

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

NOTES:

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
BARRY A. SHIELDS	08/14/2024	1417 PM

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

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

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

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

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

AFFIDAVIT OF LIEN

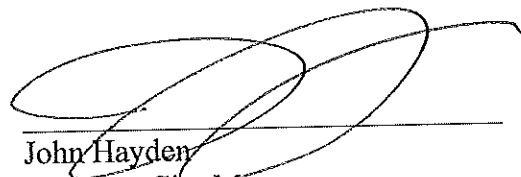
CITATION 24359

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 **GLA Holdings LLC** and located at **832 Monmouth St., Newport, Kentucky** by a final, non-appealable order of August 14, 2024.

That the City of Newport, Kentucky asserts a lien against the property owned by **GLA Holdings LLC** and located at **832 Monmouth St., Newport Kentucky**, and more particularly described in **Deed Book 849, Page 238** 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 13 day of September, 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: _____

This instrument prepared by:

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

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That **MILLER IMPRINTS**, a Kentucky General Partnership, whose mailing address is 832 Monmouth Newport Ky 41071, for and in consideration of **Three Hundred Twenty Five Thousand and 00/100 (\$325,000.00) DOLLARS**, paid by the Grantee herein, the receipt of which is acknowledged, do bargain, sell, and convey to **GLA HOLDINGS, LLC**, a Kentucky limited liability company, its successors and assigns, the following described Real Estate, to-wit:

PROPERTY ADDRESS: 832 Monmouth Street
Newport, KY 41071
GRANTEE MAILING ADDRESS: 836 Monmouth St.
& TAX MAILING ADDRESS: Newport, ky 41071
PIDN: 999-99-03-428.00
Group: 30154-A3

Part of Number Eleven (11) in the Buena Vista Addition to the City of Newport, Campbell County, Kentucky, more particularly described as follows, to-wit:

Beginning at a point in the westerly line of Monmouth Street, between Eight and Ninth Streets, corner to Geisler, said point being the center point of said Lot Number 11; thence northwardly with the westerly line of Monmouth Street, twenty-five and 28/100 (25-28/100 feet, more or less, to Stricklen's (formerly Schuh's) corner; thence westwardly in a line parallel

with Ninth Street, two hundred forty-five and eighty-two one- hundredths (245.82) feet to the east line of Orchard Street; thence southwardly with the east line of Orchard Street, twenty-five (25) feet, more or less, to Geisler's Corner, same being the center of said Lot No. 11 and one hundred fifty (150) feet north of Ninth Street; thence westwardly in a line in the center of Lot No., 11, two hundred forth-nine and sixty-one hundredths (249.612) feet. more or less, toe the westerly line of Monmouth Street, the point of beginning.

Subject to conditions and restrictions contained in deeds and instruments of record.

Being the same property conveyed to Miller Imprints, a Kentucky general partnership, by quitclaim deed dated December 12, 2013 and recorded in Deed Book 756, page 790 of the records of the Campbell County Clerk's Office in Newport, Kentucky.

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

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

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

IN WITNESS WHEREOF, this General Warranty Deed has been executed by the above named Grantor and Grantee this the 10th day of March, 2023.

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

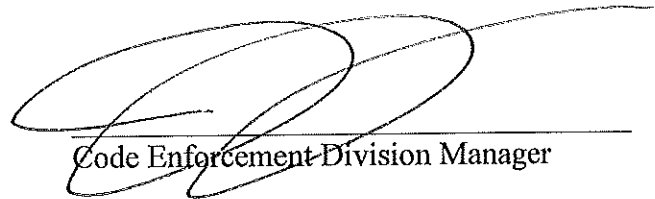
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 24362, issued to Amy B. Schaffner, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final 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 September 13, 2024.

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



Code Enforcement Division Manager

Dated: September 13, 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 #
SCHAFFNER AMY B	24362

939 COLUMBIA ST	NEWPORT, KY 41071
-----------------	-------------------

VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
08/22/2024	0735 AM	939 COLUMBIA ST, NEWPORT, 41071-0000

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

COMPLAINT INFORMATION

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

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

NOTES:

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
BARRY A. SHIELDS	08/23/2024	1440 PM

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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 24362

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 **Amy B. Schaffner** and located at **939 Columbia St., Newport, Kentucky** by a final, non-appealable order of August 23, 2024.

That the City of Newport, Kentucky asserts a lien against the property owned by **Amy B. Schaffner** and located at **939 Columbia St., Newport Kentucky**, and more particularly described in **Deed Book 834, Page 343** 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 13 day of September, 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

LEGAL DESCRIPTION

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

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

Being Lot Number Four Hundred and Fifty-five (455) in the Buena Vista Addition to the City of Newport, Campbell County, and State of Kentucky, Said lot fronting twenty (20) feet on the east side of Columbia Street between Ninth and Tenth Streets, extending back eastwardly at right angles between parallel lines 93 feet.

Prior Deed Reference: Deed Book 816, Page 699

Parcel Number: 999-99-01-274.00
Group Number: 30175/A6

Deed Reference: Deed Book , Page .

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

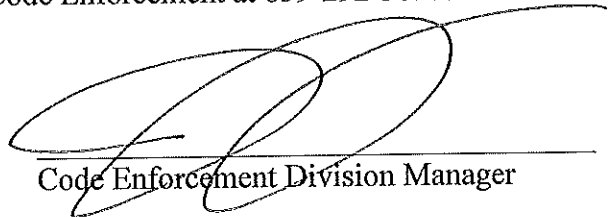
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 24365, issued to Lucky Shoe Property Holdings LLC, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference 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 September 13, 2024.

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


Code Enforcement Division Manager

Dated: September 13, 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 #
LUCKY SHOE PROPERTY HOLDINGS LLC	24365

PO BOX 72612	NEWPORT, KY 41072
--------------	-------------------

VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
08/23/2024	0750 AM	708 ANN ST, NEWPORT, 41071-0000

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

COMPLAINT INFORMATION

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

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

NOTES:

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
BARRY A. SHIELDS	08/23/2024	1536 AM

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

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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

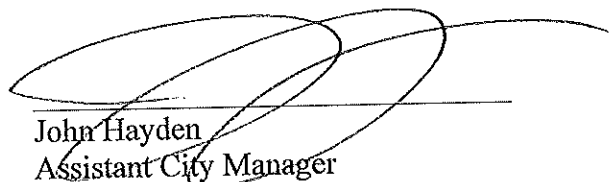
CITATION 24365

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 **Lucky Shoe Property Holdings LLC** and located at **708 Ann St., Newport, Kentucky** by a final, non-appealable order of August 23, 2024.

That the City of Newport, Kentucky asserts a lien against the property owned by **Lucky Shoe Property Holdings LLC** and located at **708 Ann St., Newport Kentucky**, and more particularly described in **Deed Book 826, Page 833** 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 13 day of September, 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

EXHIBIT "A"

Property Address: 708 Ann Street, Newport, KY 41071

Tax ID No.: 999-99-02-834.00

Group: 41021 / A1

Prior Instrument: Deed Book 825, Page 388

708 Ann Street

Being part of Out-Lot Number Nine (9) of the Original Plan of City of Newport, Campbell County, Kentucky. Beginning at a point on the Westside of Ann Street, 10 feet South of the Southerly line of McArthur's Addition to said City of Newport; running thence South, with Ann Street, 28 feet, and extending back between parallel lines 28 feet apart, said lines being parallel with the Southerly line of said McArthur's Addition 60 feet to Kershaw's (formerly Wishmeyer's) line, making a lot 28 front feet on Ann Street by 60 feet deep.

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

Being the same property conveyed from Master Commissioner of The Campbell Circuit Court to CL45 MW REO 1, LLC c/o Midwest Servicing 4, LLC by virtue of a deed dated May 12, 2021 and recorded May 28, 2021 at Deed Book 825, Page 388 of the Campbell County, Kentucky real estate records.

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

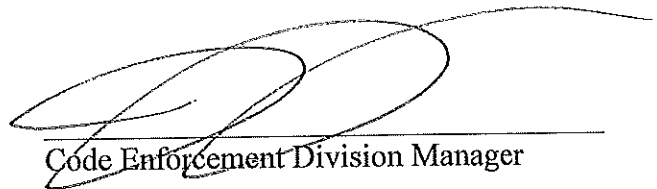
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 24353, issued to AA Kentucky Properties LLC, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as 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 September 13, 2024.

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



Code Enforcement Division Manager

Dated: September 13, 2024

9171 9690 0935 0278 7887 68



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 #
AA KENTUCKY PROPERTIES LLC	24353

7125 ORCHARD LAKE RD STE 301	WEST BLOOMFIELD, MI 48322
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VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
08/16/2024	1100 AM	2100 MONMOUTH ST, NEWPORT, 41071-0000

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

COMPLAINT INFORMATION

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

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

NOTES:

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
BARRY A. SHIELDS	08/16/2024	1500 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

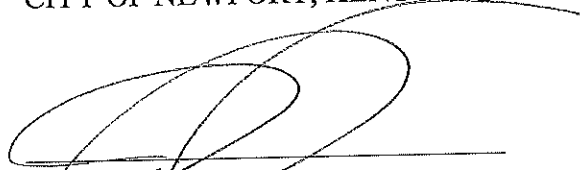
CITATION 24353

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 **AA Kentucky Properties LLC** and located at **2100 Monmouth St., Newport, Kentucky** by a final, non-appealable order of August 16, 2024.

That the City of Newport, Kentucky asserts a lien against the property owned by **AA Kentucky Properties LLC** and located at **2100 Monmouth St., Newport Kentucky**, and more particularly described in **Deed Book 833, Page 763** 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 13 day of September, 2024.



NATALIE FORNASH
Notary Public, Kentucky
State At Large
My Commission Expires
June 13, 2028
Notary ID# KYNPS3702

Natalie Fornash

Notary Public

Kentucky State at Large

My Commission Expires: June 13, 2028

This instrument prepared by:

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

EXHIBIT A

Property Description

All that certain tract or parcel of land situated in the City of Newport, Campbell County, Kentucky, and being all of the remaining parcel of land of the Culbertson and Lamb's Subdivision, recorded in Deed Book 56, Page 262 of the Campbell County Records at Newport, Kentucky, which lies North of Lot Four (4) of said subdivision, and being more particularly described as follows:

Beginning at a point of intersection of the westerly right-of-way line of Alexandria Pike with the southerly right-of-way of 21st Street, thence southerly with the West line of Alexandria Pike, South $36^{\circ}47'$ East, 147.50 feet, thence South $39^{\circ}37'$ East, 37.90 feet to a one (1) inch steel rod and the northeasterly corner of Lot Four (4) of Culbertson and Lamb's Subdivision, thence with the north line of said Lot 4, South $45^{\circ}08'$ West, 119.44 feet to the easterly line of Carroll Street and the northwesterly corner of Lot 4, thence northerly with the East line of Carroll Street, North $45^{\circ}30'$ West 108.56 feet to the intersection of East line of Carroll Street with the South line of 21st Street, thence with the South line of 21st Street North $13^{\circ}41,30'$ East 108 feet, thence North $25^{\circ}25'$ East, 55.96 feet to the beginning.

BEING THAT SAME PROPERTY CONVEYED TO SPEEDWAY SUPERAMERICA LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY VIRTUE OF THAT CERTAIN QUITCLAIM DEED DATED DECEMBER 9, 1997, RECORDED APRIL 10, 1998 IN DEED BOOK 604, PAGE 126 OF THE CAMPBELL COUNTY, KENTUCKY CLERK'S OFFICE.

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

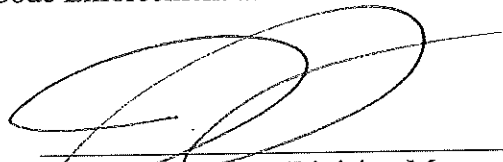
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 24352, issued to Zachary J. Chalk, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final 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 September 13, 2024.

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



Code Enforcement Division Manager

Dated: September 13, 2024

9171 9690 0935 0278 7887 75



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 ZACHARY J	24352

1421 AMSTERDAM RD	PARK HILLS, KY 41011
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VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
08/16/2024	1149 AM	30 LICKING PIKE, NEWPORT, 41071-0000

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

COMPLAINT INFORMATION

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

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

NOTES:

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
BARRY A. SHIELDS	08/16/2024	1430 PM

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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

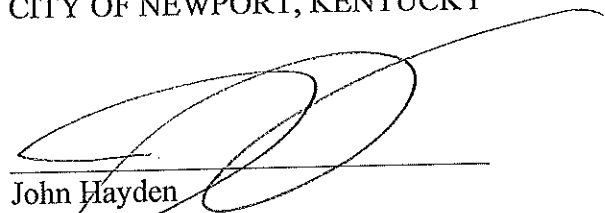
CITATION 24352

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 **Zachary J. Chalk** and located at **30 Licking Pike, Newport, Kentucky** by a final, non-appealable order of August 16, 2024.

That the City of Newport, Kentucky asserts a lien against the property owned by **Zachary J. Chalk** and located at **30 Licking Pike, Newport Kentucky**, and more particularly described in **Deed Book 807, Page 852** 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 13 day of September, 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

Being in the City of Newport, County of Campbell, Commonwealth of Kentucky and more commonly known as 30 Licking Pike, Wilder, KY 41076.

Group No. 10002-A5 & 30768-Z & 41597-Z

PIDN: 999-99-04-857.00

Parcel 1:

Lots Numbered Twenty-Two, Twenty-Three, and Twenty-Four in George H. Ahlerding's Rosedale Subdivision, City of Newport, Campbell County, Kentucky, as shown on recorded plat of said subdivision, said lot number Twenty-Four fronting 42 feet at the easterly side of Newport and Licking Turnpike; said lots numbers Twenty-Two and Twenty-Three each fronting thirty (30) feet on said easterly side of said Turnpike, all of said lots extending easterly two hundred thirty (230) feet, more or less.

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

Parcel 2:

A lot or parcel of land located on the easterly side and adjoining Licking Pike in Newport, Campbell County, Kentucky, described as follows: Beginning at a point in the southwest corner of Lot 3 of the Huling tract in the east line of Licking Pike; thence N. 65° 15' E. with the south line of said Lot 3 a distance of 232.34 feet to a point; thence N. 22° 30' W. 100.00 feet to a point; thence 65° 01' W. 250.39 feet to a point 25 feet east of the center of the concrete paving of the Licking Pike; thence S. 32° 52' E. 100.00 feet to the place of beginning as shown and described in a plat in Deed Book 287 at page 342.

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

As to Property E, Parcel 1 and Parcel 2: Being the same property conveyed to Scenic Properties, LLC, a Kentucky limited liability company, from Kevin W. Spaulding and Karla A. Spaulding, husband and wife by deed dated November 15, 2019 and recorded in Deed Book 807 Page 849 of the Campbell County Clerk's records at Newport, Kentucky.

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