

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) 25085, issued to Wood Newport Shopping Center 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 April 10, 2025.

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

  
Code Enforcement Supervisor

Dated: April 10, 2025



# 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 #
WOOD NEWPORT SHOPPING CENTER LLC		25085
321 HENRY STREET		LEXINGTON, KY 40508
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
03/26/2025	10:30 AM	1727 MONMOUTH ST, NEWPORT, KY 41071-0000
CODE SECTION	MINIMUM. FINE	MAXIMUM FINE
PM 302.1 Sanitation:	\$100.00	\$500.00

#### COMPLAINT INFORMATION

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

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 clean the dumpster area south section of the shopping center.

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Michael Cronin	03/28/2025	9:16 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, 2<sup>nd</sup> 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, 2<sup>nd</sup> 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 25085

Now comes Mike Cronin, Code Enforcement Supervisor 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 **Wood Newport Shopping Center LLC** and located at **1727 Monmouth St., Newport, Kentucky** by a final, non-appealable order of March 28, 2025.

That the City of Newport, Kentucky asserts a lien against the property owned by **Wood Newport Shopping Center LLC** and located at **1727 Monmouth St., Newport Kentucky**, and more particularly described in **Deed Book 840, Page 340** of the Campbell County Clerk's Office at Newport, Kentucky, in the amount of **\$500**.

CITY OF NEWPORT, KENTUCKY



Michael Cronin  
Code Enforcement Supervisor  
998 Monmouth Street  
Newport, Kentucky 41071  
(859) 292-6345

**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 Michael Cronin, Code Enforcement Supervisor of the City of Newport, Kentucky, this 10<sup>th</sup> day of April, 2025.



**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:

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



## LEGAL DESCRIPTION

The land is described as follows:

### Tract 1- Parcel 1:

Group Nos.: 41186/A1; 41186/A2; 41186/Z; 41351/C1 and 41351/C3

PIDN: 999-99-03-734.00

Commonly known as 1727 Monmouth Street, Newport, Kentucky 41071

Situated in the City of Newport, Campbell County, Kentucky, being part of Lots 4, 5, 10 and 11 of Plat C of the Estate of Colonel James Taylor and being more particularly described as follows:

Commencing at the intersection of the East right-of-way line of Monmouth Street with the North right-of-way line of New Linden Road;

Thence with the East right-of-way of Monmouth Street, North 33 degrees 11 minutes 00 seconds West, 51.79 feet to a set 5/8" iron pin and the true point of beginning;

Thence continuing with said the east right-of-way of Monmouth Street the following four (4) courses:

North 33 degrees 11 minutes 00 seconds West, 17.29 feet to a set 5/8" iron pin;

Thence North 56 degrees 49 minutes 00 seconds East, 10.00 feet to a set 5/8" iron pin;

North 33 degrees 11 minutes 00 seconds West, 133.20 feet to a point of curve;

Thence along a curve to the right having a radius of 1026.68 feet, a delta of 10 degrees 45 minutes 10 seconds, an arc length of 192.68 feet and a chord which bears North 27 degrees 48 minutes 25 seconds West, having a chord distance of 192.40 feet to a point on a line; Thence leaving said Road, North 62 degrees 21 minutes 00 seconds East, 37.66 feet to a set MAG nail at the point of curve;

Thence along a curve to the left having a radius of 60.00 feet, a delta of 33 degrees 38 minutes 45 seconds, an arc length of 35.23 feet and a chord which bears North 45 degrees 31 minutes 38 seconds East, having chord distance of 34.73 feet to a point on a line.

Thence North 28 degrees 42 minutes 02 seconds East, 55.20 feet to a set MAG, nail;

Thence North 25 degrees 44 minutes 00 seconds East, 61.66 feet to a set MAG nail;

Thence North 18 degrees 59 minutes 00 seconds East, 15.50 feet to a set MAG nail;

Thence North 23 degrees 52 minutes 00 seconds West, 70.63 feet to a set MAG nail;

Thence South 76 degrees 40 minutes 00 seconds West 50.77 feet to a set 5/8" iron pin;

Thence North 16 degrees 58 minutes 54 seconds West 49.89 feet to a set 5/8" iron pin;

Thence North 16 degrees 02 minutes 00 seconds West, 50.00 feet to a set 5/8" Iron pin;

Thence North 15 degrees 26 minutes 36 seconds West, 50.00 feet to a set 5/8" Iron pin;

Thence North 76 degrees 40 minutes 00 seconds East 5.00 feet to a set 5/8" Iron pin;

Thence North 14 degrees 50 minutes 23 seconds West, 50.00 feet to a set 5/8" Iron pin;

Thence North 15 degrees 14 minutes 14 seconds West, 50.00 feet to a set 5/8" Iron pin;

Thence South 76 degrees 40 minutes 00 seconds West, 110.00 feet to a point on a curve in the north right-of-way of Monmouth Street; Thence with the north right-of-way of Monmouth Street, the following three courses:

Along a curve to the right having a radius of 4,755.85 feet, a delta of 00 degrees 36 minutes 08.5 seconds, an arc length 50.00 feet and a chord which bears North 13 degrees 38 minutes 05 seconds West, having a chord distance of 50.00 feet to a set Iron pin;

Thence South 76 degrees 40 minutes 00 seconds West, 15.00 feet to a set 5/8" Iron pin;

Thence North 13 degrees 20 minutes 00 seconds West, 114.70 feet to a set 5/8" Iron pin;

Thence leaving said Road, North 76 degrees 40 minutes 00 seconds East, 120.00 feet to a set 5/8" Iron pin;

Thence North 13 degrees 20 minutes 00 seconds West 100.0 feet to a point, witnessed by a set 5/8" Iron pin bearing North 61 degrees 22 minutes 21 seconds East, 7.33 feet;

Thence South 76 degrees 40 minutes 00 seconds West, 120.00 feet to a set MAG nail in the north right-of-way line of Monmouth Street;

Thence with the north right-of-way of Monmouth Street, North 13 degrees 20 minutes 00 seconds West, 130.83 feet to a set 5/8" Iron pin;

Thence leaving said Road, North 76 degrees 40 minutes 00 seconds East, 158.10 feet to a set 5/8" Iron pin;

Thence North 48 degrees 56 minutes 10 seconds East, 231.44 feet to a set railroad spike with punch;

Thence North 40 degrees 32 minutes 59 seconds West 585.32 feet to a point on a curve;

Thence along a curve to the left having a radius of 243.21 feet, a delta of 39 degrees 32 minutes 11 seconds, an arc length of 167.82 feet and a chord which bears North 68 degrees 55 minutes 06 seconds East, having a chord distance of 164.51 feet to a point on a line;

Thence North 49 degrees 09 minutes 00 seconds East, 245.98 feet to a point on a curve in the south right-of-way line of Carothers Road;

Thence with the south right-of-way of Carothers Road, along a curve to the left having a radius of 1146.00 feet, a delta of 04 degrees 59 minutes 17 seconds, an arc length of 99.77 feet and a chord which bears North 61 degrees 35 minutes 21 seconds East, having a chord distance of 99.74 feet to a set 5/8" iron pin;

Thence leaving said Road South 40 degrees 44 minutes 30 seconds East 199.31 feet to a set railroad spike with punch;

Thence North 48 degrees 54 minutes 29 seconds East, 110.07 feet to a set 5/8" iron pin;

Thence South 40 degrees 44 minutes 31 seconds East, 558.50 feet to a set 5/8" iron pin;

Thence South 14 degrees 13 minutes 51 seconds West, 928.92 feet to a set 5/8" iron pin;

Thence South 33 degrees 33 minutes 50 seconds East, 224.81 feet to a set 5/8" iron pin;

Thence South 11 degrees 56 minutes 07 seconds West, 153.50 feet to a set 5/8" iron pin;

Thence South 49 degrees 03 minutes 48 seconds West 287.08 feet to a set 5/8" iron pin;

Thence 49 degrees 18 minutes 07 seconds West, 61.85 feet to a set 5/8" iron pin;

Thence North 42 degrees 05 minutes 00 seconds West, 66.33 feet to a railroad spike with punch;

South 47 degrees 55 minutes 00 seconds West, 142.92 feet to the true point of beginning, and containing 1,150,985.67 square feet or 26.4225 acres of land, more or less.

Prepared by Buford L. Payne, PLS 1691, from a survey done under his direction on June 23, 2010.

The afore described property being a description of the remainder property of that 28.944 acres, the approved conveyance plat for which is recorded in Mortgage Book 1160 at page 470 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) 25067, issued to Hubert Osborn and Sarah Osborn, 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 April 10, 2025.

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

  
Code Enforcement Supervisor

Dated: April 10, 2025

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# 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 #
OSBORN HUBERT & SARAH	25067

725 OVERTON ST	NEWPORT, KY 41071-0000
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VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
03/18/2025	10:30AM	725 OVERTON ST, NEWPORT, 41071-0000

CODE SECTION	MINIMUM FINE	MAXIMUM FINE
PM 302.7 Accessory Structures:	\$100.00	\$500.00
PM 302.8 Motor Vehicles:	\$100.00	\$500.00
PM 304.13. Windows and door frames:	\$100.00	\$500.00
PM 304.2 Exterior Painting:	\$100.00	\$500.00

#### COMPLAINT INFORMATION

**PM 302.7 Accessory Structures:** : All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

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

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

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

**NOTES:** PM 302.7 Accessory Structures: Failure to properly repair the the garage.

PM 302.8 Motor Vehicles:

PM 304.13. Windows and door frames: Failure to replace boarded up windows.

PM 304.2 Exterior Painting: Failure to properly Repaint the trim on the building

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Michael Cronin	03/18/2025	1:34 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, 2<sup>nd</sup> 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, 2<sup>nd</sup> 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

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CITATION 25067

Now comes Mike Cronin, Code Enforcement Supervisor 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 **Hubert Osborn and Sarah Osborn** and located at **725 Overton St., Newport, Kentucky** by a final, non-appealable order of March 18, 2025.

That the City of Newport, Kentucky asserts a lien against the property owned by **Hubert Osborn and Sarah Osborn** and located at **725 Overton St., Newport Kentucky**, and more particularly described in **Deed Book 459, Page 273** of the Campbell County Clerk's Office at Newport, Kentucky, in the amount of **\$2,000**.

CITY OF NEWPORT, KENTUCKY



Michael Cronin  
Code Enforcement Supervisor  
998 Monmouth Street  
Newport, Kentucky 41071  
(859) 292-6345

**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 Michael Cronin, Code Enforcement Supervisor of the City of Newport, Kentucky, this 10<sup>th</sup> day of April, 2025.



**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: 725 Overton Street  
Newport, Kentucky 41071

Group No. 30363/A2 – Newport

PIDN No. 999-99-03-801.00

The North Thirty (30) feet off of Lot Numbered 244 in the East Row Addition to the City of Newport, Campbell County, Kentucky.

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

Being the same property conveyed to Hubert Osborne and Sarah Osborne, husband and wife, by deed of record at Deed Book 459, Page 273 of the Campbell County Clerk's records at Newport, Kentucky, dated December 12, 1979 and recorded on December 13, 1979.



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) 25047, issued to Steven M. Sharlein and Linda M. Comisar, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final Order(s).

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

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

This is a final and non-appealable order and will result in a lien being filed against the property. This notice has been sent to you via First class mail on April 10, 2025.

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

  
Code Enforcement Supervisor

Dated: April 10, 2025

9489 0178 9820 3038 0932 85



# City of Newport

## Code Enforcement

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

### Citation

NAME	Citation #
SHARLEIN STEVEN M COMISAR LINDA M	25047

834 LINDEN AVE	NEWPORT, KY 41071-0000
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VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
03/03/2025	11:00 AM	834 LINDEN AVE, NEWPORT, 41071-0000

CODE SECTION	MINIMUM FINE	MAXIMUM FINE
PM 302.1 Sanitation:	\$100.00	\$500.00
PM 304.13 Windows and door frames	\$100.00	\$500.00
PM 304.2 Exterior Painting	\$100.00	\$500.00
PM 304.6 Exterior Walls	\$100.00	\$500.00
PM 304.9 Overhang extensions::	\$100.00	\$500.00

#### COMPLAINT INFORMATION

**PM 302.1 Sanitation:** : 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 304.13 Windows and door frames::** Properly repair or replace any missing or deteriorated window or door and frame. Every window, door and frame shall be kept in sound condition, good repair and weather tight.

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

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

**PM 304.9 Overhang extensions::** All canopies, marquees, signs, metal awnings, fire escapes, standpipes, exhaust ducts and similar overhang extensions shall be maintained in good repair and be properly anchored so as to be kept in a sound condition.

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

**NOTES:** PM 302.1 Sanitation: Failure to clean yard and public sidewalk of old leaf's old vegetation also in the driveway  
PM 304.13 Windows and door frames Properly replace any broken windows in the garage.  
PM 304.2 Exterior Painting Failure to properly re paint the house trim.  
PM 304.6 Exterior Walls Failure to properly repair the failing garage wall  
PM 304.9 Overhang extensions: Failure to repair the trim around the roof of the garage

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Michael Cronin	03/04/2025	7:30 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, 2<sup>nd</sup> 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, 2<sup>nd</sup> 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 25047

Now comes Mike Cronin, Code Enforcement Supervisor of the City of Newport, Campbell County, Kentucky, a city of the Home Rule class, and states as follows:

That pursuant to KRS 65.8835 and Section 32.023 of the Newport Code of Ordinances and other applicable laws, the City of Newport, Kentucky has a lien in the amount of **\$2,500** on the real property owned by **Steven M. Sharlein and Linda M. Comisar** and located at **834 Linden Ave., Newport, Kentucky** by a final, non-appealable order of March 4, 2025.

That the City of Newport, Kentucky asserts a lien against the property owned by **Steven M. Sharlein and Linda M. Comisar** and located at **834 Linden Ave., Newport Kentucky**, and more particularly described in **Deed Book 600, Page 26** of the Campbell County Clerk's Office at Newport, Kentucky, in the amount of **\$2,500**.

CITY OF NEWPORT, KENTUCKY



Michael Cronin  
Code Enforcement Supervisor  
998 Monmouth Street  
Newport, Kentucky 41071  
(859) 292-6345

**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 Michael Cronin, Code Enforcement Supervisor of the City of Newport, Kentucky, this 10<sup>th</sup> day of April, 2025.



**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



✓

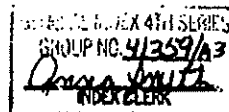
**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:**

THAT the Grantors, **KENNETH D. LAWSON AND DONNA S. LAWSON, BOTH SINGLE**, for and in consideration of One (\$1.00) Dollar and other good and valuable consideration to them paid by **STEVEN M. SHARLEIN AND LINDA M. COMISAR**, the receipt whereof is hereby acknowledged, does hereby **BARGAIN, SELL and CONVEY** to the said **STEVEN M. SHARLEIN AND LINDA M. COMISAR**, as tenants in common during their natural lives, with remainder in fee simple to the survivor of them, his or her heirs and assigns forever, the following described Real Estate, to-wit:

GROUP NO. 41359/A3

PID #999-99-00-958.00



Property Address: 814 Linden Avenue, Newport, Kentucky 41071

Situated in the City of Newport, Campbell County, Kentucky, to-wit:

Lot Number Twelve (12) in Block "F" of the Taylor Heirs Addition to said City. Said lot fronts thirty (30) feet on the west side of Linden Avenue, and extends back between parallel lines one hundred and fifteen (115) feet in depth to an alley.

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

Being the same property conveyed to the grantors herein by deed from Brenda S. Melahn, formerly known as Brenda S. Cole, and Karl Eric Melahn, her husband, dated the 10th day of November, 1994 and recorded in Deed Book No. 573 at Page 115 of the Campbell County Clerk's records at Newport, Kentucky.

The said Kenneth D. Lawson and Donna S. Lawson were divorced by Decree of Dissolution, entered in Campbell Circuit Court, Case No. 96-CI-00934, on October 15th, 1997, and are both currently single and unremarried.

**ATTACHED HERETO, INCORPORATED HEREIN AND MADE A PART HEREOF IS A STATEMENT IN CONFORMITY WITH K.R.S. CHAPTER 382.**

Together with all the **PRIVILEGES AND APPURTENANCES** to the same belonging. **TO HAVE AND TO HOLD** the same to the said , the receipt whereof is hereby acknowledged, does hereby **BARGAIN,**