

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) 25089, issued to Brownstone Manor LLC, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final Order(s).

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

It is hereby ordered that the maximum fine set forth on each citation in the amount of \$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 June 3, 2025.

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


Code Enforcement Supervisor

Dated: June 3, 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 #
BROWNSTONE MANOR LLC	25089

9 HICKORY HOLLOW	CINCINNATI, OH 45241-0000
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VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
02/10/2025	2:30 PM	206 E 7TH ST, NEWPORT, 41071-0000

CODE SECTION	MINIMUM. FINE	MAXIMUM FINE
PM 601.2 Responsibility	\$	\$500.00
PM 604.3 Electrical System hazards:	\$	\$500.00

COMPLAINT INFORMATION

PM 601.2 Responsibility: The owner of the structure shall provide and maintain mechanical and electrical facilities and equipment in compliance with these requirements. A person shall not occupy as owner-occupant or permit another person to occupy any premises which does not comply with the requirements of this chapter.

PM 604.3 Electrical System hazards: : Obtain the services of a licensed electrician to correct hazardous conditions in the electrical system throughout the structure.

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

NOTES: PM 601.2 Responsibility: Failure to obtain a permit and inspection for New Hvac unit.
PM 604.3 Electrical System hazards Failure to obtain a permit and have inspected for the electric ran to a new H V A C unit added to the building.

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Michael Cronin	04/01/2025	7:19 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 25089

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 **\$1,000** on the real property owned by **Brownstone Manor LLC** and located at **206 E. 7th St., Newport, Kentucky** by a final, non-appealable order of April 1, 2025.

That the City of Newport, Kentucky asserts a lien against the property owned by **Brownstone Manor LLC** and located at **206 E. 7th St., Newport Kentucky**, and more particularly described in **Deed Book 703, Page 747** of the Campbell County Clerk's Office at Newport, Kentucky, in the amount of **\$1,000**.

CITY OF NEWPORT, KENTUCKY

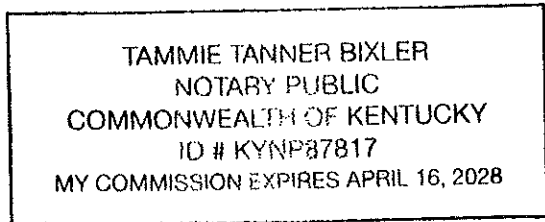


Michael Cronin
Code Enforcement Supervisor
998 Monmouth Street
Newport, Kentucky 41071
(859) 292-6345

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 3rd day of June, 2025.



Tammie Bixler
Notary Public
Kentucky State at Large
My Commission Expires: 4/16/28

This instrument prepared by:

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

GENERAL WARRANTY DEED

Known All Men By These Presents:

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

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

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

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

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

Subject to easements and restrictions of record.

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

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

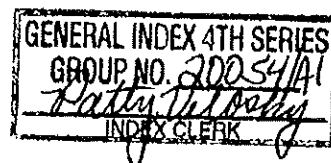

Michael David Ames

State of Ohio :

: SS

County Hamilton

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



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) 25091, issued to David S Hosea Living Trust David S Hosea Trustee, 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 June 3, 2025.

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


Code Enforcement Supervisor

Dated: June 3, 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 #
HOSEA DAVID S LIVING TRUST HOSEA DAVID S TRUSTEE	25091

P O BOX 398	NEWPORT, KY 41071
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VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
03/31/2025	10:30 AM	830 YORK ST, NEWPORT, 41071-0000

CODE SECTION	MINIMUM. FINE	MAXIMUM FINE
PM 302.1 Sanitation:	\$100.00	\$500.00
PM 302.7 Accessory Structures	\$100.00	\$500.00
PM 302.9 Defacement of property	\$100.00	\$500.00
PM 304.13.1 Window Glazing:	\$100.00	\$500.00

COMPLAINT INFORMATION

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

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

PM 302.9 Defacement of property. : No person shall willfully or wantonly damage, mutilate or deface any exterior surface of any structure or building on any private or public property by placing thereon any marking, carving or graffiti. It shall be the responsibility of the owner to restore said surface to an approved state of maintenance and repair.

PM 304.13.1 Window Glazing:: Properly replace any missing or broken window glazing. All glazing materials shall be maintained free from cracks and holes.

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

NOTES: PM 302.1 Sanitation: Clean the property of trash and debris around the property. Properly clean the front steps they are mold

PM 302.7 Accessory Structures Properly repair or remove deteriorated sign in front of the building.

PM 302.9 Defacement of property: Properly remove Graffiti from the building.

PM 304.13.1 Window Glazing: Properly replace all broken and cracked windows.

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Michael Cronin	04/01/2025	9:19 AM

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 25091

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 **David S Hosea Living Trust David S Hosea Trustee** and located at **830 York St., Newport, Kentucky** by a final, non-appealable order of April 1, 2025.

That the City of Newport, Kentucky asserts a lien against the property owned by **David S Hosea Living Trust David S Hosea Trustee** and located at **830 York St., Newport Kentucky**, and more particularly described in **Deed Book 869, Page 170** 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 3rd day of June, 2025.

TAMMIE TANNER BIXLER
NOTARY PUBLIC
COMMONWEALTH OF KENTUCKY
ID # KYNP87817
MY COMMISSION EXPIRES APRIL 16, 2028

Tammie Bixler
Notary Public
Kentucky State at Large
My Commission Expires: 4/16/28

This instrument prepared by:

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

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS:

That the Grantors, **DAVID S. HOSEA AND MARCIA D. HOSEA**, husband and wife, for and in consideration of \$1.00 Dollar and other good and valuable consideration to them paid by the Grantee herein, the receipt and sufficiency whereof is hereby acknowledged, do hereby **RELEASE, REMISE AND FOREVER QUIT CLAIM** to the Grantee, **David S. Hosea, Trustee, or his successor in interest of the David S. Hosea Living Trust U/A/D December 10, 2024**, his successors and assigns forever, all right, title, and interest whatsoever the Grantors' may have in or to the following described real estate, to-wit:

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

Group Number: 30156-A1 and 30156-A2

PIDN: 999-99-32-573.00

Parcel One:

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

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

Parcel Two:

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

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

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

Parcel Three:

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

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

Parcel Four:

Tract One:

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

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

Tract Two:

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

Tract Three:

Part of Lots Numbers Thirty-Three (33) and Thirty-Four (34) in the Buena Vista Addition in the

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

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

Parcel Five:

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

Parcel Six:

Part of Lots Numbers Thirty-Four (34) and Thirty-Five (35) in the Buena Vista Addition in the City of Newport, Campbell County, Kentucky bounded as follows: Beginning at a point in the easterly line of Putnam Street 105 feet northwardly from the northeast corner of Putnam and Ninth Streets; thence eastwardly and parallel with Ninth Street 65 feet; thence northwardly and parallel with Putnam Street 25 feet; thence westwardly 65 feet to Putnam Street; thence southwardly on Putnam Street 25 feet to the place of beginning.

Parcel Seven:

Part of Lot Number Thirty-Four (34) in the Buena Vista Addition in the City of Newport, Campbell County, Kentucky bounded as follows: Beginning at a point on the east side of Putnam Street 130 feet north of Ninth Street running thence with the east line of Putnam Street north 20-3/12 feet;

thence eastwardly at right angles to Putnam Street and parallel with Ninth Street 90 feet, said line extending through the middle line of a partition wall; thence at right angles southwardly and parallel with Putnam Street 20-3/12 feet; thence westwardly at right angles and parallel with Ninth Street 90 feet to the place of beginning.

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

Being the same property conveyed to David S. Hosea, by deed recorded June 30, 2022 in Deed Book 840 Page 181 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 **David S. Hosea, Trustee, or his successor in interest of the David S. Hosea Living Trust U/A/D December 10, 2024**, his successors and assigns forever.

CONSIDERATION CERTIFICATE

We, the undersigned, hereby swear, affirm and certify that \$700,000.00 is the full value of the property conveyed herein. Grantee joins herein for the sole purpose of attesting to the value. Exempt from transfer tax pursuant to KRS 142.050 (8)(b).

The address of the Grantors is PO Box 398 Newport KY 41072

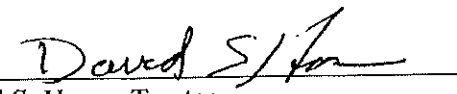
The address of the Grantee and "in care of address" is PO Box 398, Newport, KY 41072.

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

IN WITNESS WHEREOF, the said Grantor, **DAVID S. HOSEA**, and the said Grantee, **David S. Hosea, Trustee, or his successor in interest of the David S. Hosea Living Trust U/A/D December 10, 2024**, hereunto sets his hand to the foregoing Quitclaim Deed and Consideration Certificate as of the 10th day of December, 2024.


David S. Hosea, Grantor

**The David S. Hosea Living Trust U/A/D
December 10, 2024, Grantee**

BY: 
David S. Hosea, Trustee

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) 25092, issued to Regina S. Parry, 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 June 3, 2025.

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



Code Enforcement Supervisor

Dated: June 3, 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 #
PARRY REGINA S	25092

2109 MONMOUTH ST		NEWPORT, KY 41071-0000
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
03/31/2025	2:30 PM	2109 MONMOUTH ST, NEWPORT, 41071-0000

CODE SECTION	MINIMUM. FINE	MAXIMUM FINE
PM 302.1 Sanitation:	\$100.00	\$500.00
PM 302.8 Motor Vehicles::	\$100.00	\$500.00

COMPLAINT INFORMATION

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

PM 302.8 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.

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 the property of the junk trash and debris from around the property.
PM 302.8 Motor Vehicles: Failure to remove the car in the back yard.

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Michael Cronin	04/01/2025	10:01 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 25092

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 **\$1,000** on the real property owned by **Regina S. Parry** and located at **2109 Monmouth St., Newport, Kentucky** by a final, non-appealable order of April 1, 2025.

That the City of Newport, Kentucky asserts a lien against the property owned by **Regina S. Parry** and located at **2109 Monmouth St., Newport Kentucky**, and more particularly described in **Deed Book 515, Page 91** of the Campbell County Clerk's Office at Newport, Kentucky, in the amount of **\$1,000**.

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 3rd day of June, 2025.

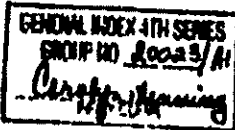
TAMMIE TANNER BIXLER
NOTARY PUBLIC
COMMONWEALTH OF KENTUCKY
ID # KYNP87817
MY COMMISSION EXPIRES APRIL 16, 2028

Tammie Bixler
Notary Public
Kentucky State at Large
My Commission Expires: 4/16/28

This instrument prepared by:

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

Exhibit "A"



CAMPBELL CIRCUIT COURT
DIVISION 2
CIVIL ACTION NO. 98-CI-00432

FNC BANK, NATIONAL ASSOCIATION

PLAINTIFF

vs.

LIS PERSONS

REGINA S. FERRY

DEFENDANTS

* * * * *

Notice is hereby given that in the Campbell Circuit Court a lawsuit has been filed by the above plaintiff affecting the right, title and interest of the above defendants in and to the following described real property located in Campbell County, Kentucky:

Situated in the City of Newport, Campbell County, Kentucky, on the east side of the Alexandria Turnpike, about one-half mile south of the old corporation line of said city, and being a part of the Phillip Young tract, bounded and described as follows:

Beginning at a point in the easterly line of the Alexandria Turnpike Road N. 48 1/2 degrees W. 250 feet from a stone, corner to Katherine Thoony; thence N. 51 1/2 degrees E. 200 feet; thence N. 48 1/2 degrees W. 50 feet; thence S. 51 1/2 degrees W. 200 feet to the easterly line of said Alexandria Turnpike Road; thence with said Alexandria Turnpike S 48 1/2 degrees E. 50 feet to the place of beginning, being the north thirty (30) feet of Lot 3, and the south twenty (20) feet of Lot 4 of Benedict Place Subdivision.

Being the same property conveyed to Regina S. Ferry by deed dated September 14, 1988 and recorded in Deed Book 515, Page 91, in the of the Campbell County Clerk's office at Newport, Kentucky.

This instrument was prepared by the undersigned.

PIDN 999-99-03-852.00

GROUP 20023/41

STIBBLE AND STIBBLE
Attorneys for Plaintiff
410 West Chestnut Street, Suite 617
Louisville, KY 40202
(502) 584-5223

James E. Stibble
James E. Stibble

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) 25097, issued to S & S Parking 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 \$2,500 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 June 3, 2025.

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



Code Enforcement Supervisor

Dated: June 3, 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 #
S & S PARKING LLC	25097

P O BNOX 307	NEWPORT, KY 41072-0000
--------------	------------------------

VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
04/02/2025	11:00 AM	306 MONMOUTH ST, NEWPORT, 41071-0000

CODE SECTION	MINIMUM. FINE	MAXIMUM FINE
PM 302.1 Sanitation:	\$100.00	\$500.00
PM 302.4 Weeds:	\$100.00	\$500.00
PM 304.13. Windows and door frames	\$100.00	\$500.00
PM 304.5 Foundation Walls	\$100.00	\$500.00
PM 305.4 Stairs and Railings	\$100.00	\$500.00

COMPLAINT INFORMATION

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

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

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

PM 305.4 Stairs and Railings:: All interior stairs and railings shall be maintained in sound condition and good repair.

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

NOTES: PM 302.1 Sanitation FAILURE TO PROPERLY CLEAN THE YARD OF ALL JUNK TRASH AND DEBRIS
PM 302.4 Weeds:FAILURE TO CUT AND CLEAN THE WEEDS AND OVERGROWTH IN THE YARD.
PM 304.13. Windows and door frames FAILURE TO PROPERLY REPAIR OR REPLACE MISSING OR BROKEN WINDOWS
PM 304.5 Foundation Walls: FRONT FOUNDATION WALL IS FAILING. PROPERLY REPAIR .
PM 305.4 Stairs and Railings

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Michael Cronin	04/03/2025	7:50 AM

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

TO PAY this citation, you must pay the amount shown as the minimum fine above, by mail or in person, at the Newport Code Enforcement Department, 2nd Floor, 998 Monmouth Street, Newport, KY 41071 within ten (10) days of the citation.

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

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

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

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

AFFIDAVIT OF LIEN

CITATION 25097

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 **S & S Parking LLC** and located at **306 Monmouth St., Newport, Kentucky** by a final, non-appealable order of April 3, 2025.

That the City of Newport, Kentucky asserts a lien against the property owned by **S & S Parking LLC** and located at **306 Monmouth St., Newport Kentucky**, and more particularly described in **Deed Book 765, Page 665** 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 3rd day of June, 2025.

TAMMIE TANNER BIXLER
NOTARY PUBLIC
COMMONWEALTH OF KENTUCKY
ID # KYNP87817
MY COMMISSION EXPIRES APRIL 16, 2028

Tammie Bixler
Notary Public
Kentucky State at Large
My Commission Expires: 4/16/28

This instrument prepared by:

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

WARRANTY DEED
TAX EXEMPT PURSUANT TO
KRS 142.050(7)(M)



KNOW ALL MEN BY THESE PRESENTS: That **SOUSA AND SPALDING, LLC**, a Kentucky limited liability company, whose mailing address is P.O. Box 307, Newport, KY 41072, for the full consideration of \$1.00 and other valuable consideration, to it paid by the Grantee herein, the receipt of which is acknowledged, does bargain, sell, and convey all of their right, title and interest to **S & S PARKING, LLC**, a Kentucky limited liability company, its successors and/or assigns, the following described Real Estate, to-wit:

GROUP NO.	41037/A2
PIDN:	999-99-00-541.00
PROPERTY ADDRESS:	306 Monmouth Street Newport, Kentucky 41071
GRANTEE'S MAILING ADDRESS:	P.O. Box 307
AND TAX MAILING ADDRESS:	Newport, Kentucky 41072

Situate in the City of Newport, Campbell County, Kentucky, and being part of Lots numbered Seventy-One (71) and Seventy-Two (72) of the Original Plan of said City, and bounded as follows:

Beginning at a point in the westerly line of Monmouth Street 64 feet southwardly from the southerly line of Third Street; thence it runs westwardly, and parallel with the southerly line of Third Street, 117 feet and 2 inches; thence southwardly, and parallel with the westerly line of Monmouth Street, 30 feet; thence eastwardly, and parallel with the southerly line of Third Street, 117 feet and 2 inches to the westerly line of Monmouth Street; thence northwardly, with the westerly line of Monmouth Street, 30 feet to the place of beginning.

Being the same property conveyed to Sousa and Spalding, LLC by deed dated April 30th, 2004 and recorded in Deed Book 673, Page 204 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) 25099, issued to David S Hosea Seeds of Hope Foundation LLC, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final Order(s).

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

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

This is a final and non-appealable order and will result in a lien being filed against the property. This notice has been sent to you via First class mail on June 3, 2025.

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


Code Enforcement Supervisor

Dated: June 3, 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 #
DAVID S HOSEA SEEDS OF HOPE FOUNDATION LLC	25099

P O BOX 398	NEWPORT, KY 41072
-------------	-------------------

VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
04/03/2025	10:30 AM	801 YORK ST, NEWPORT, 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:

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Michael Cronin	04/04/2025	8:07 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 25099

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 **David S Hosea Seeds of Hope Foundation LLC** and located at **801 York St., Newport, Kentucky** by a final, non-appealable order of April 4, 2025.

That the City of Newport, Kentucky asserts a lien against the property owned by **David S Hosea Seeds of Hope Foundation LLC** and located at **801 York St., Newport Kentucky**, and more particularly described in **Deed Book 858, Page 374** of the Campbell County Clerk's Office at Newport, Kentucky, in the amount of **\$500**.

CITY OF NEWPORT, KENTUCKY



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 3rd day of June, 2025.

TAMMIE TANNER BIXLER
NOTARY PUBLIC
COMMONWEALTH OF KENTUCKY
ID # KYNP87817
MY COMMISSION EXPIRES APRIL 16, 2028

Tammie Bixler
Notary Public
Kentucky State at Large
My Commission Expires: 4/16/28

This instrument prepared by:

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

801 York Street
Campbell County
Newport, Kentucky



Situated in the City of Newport, County of Campbell, Commonwealth of Kentucky and all of Deed Book 137, Page 596, all of Deed Book 270, Page 234 & all of Deed Book 325, Page 347, and also being part of Lot 28 of the Buena Vista Addition to the City of Newport (Plat Slide C 507A) as Recorded at the County Clerk's office in Newport, Kentucky and being more particularly described as follows:

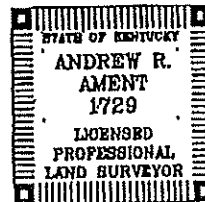
Beginning at a set iron pin at the base of a building corner at the intersection of the northeastwardly right of way of York Street and the southeastwardly right of way of Eighth Street (formerly Ringgold Street); thence with the right of way of York Street South $35^{\circ}05'55''$ East 125.00' to a cut notch in the sidewalk, near the base of a stone wall, said point being a corner shared with Salvatore Pellingra et al (Deed Book 715, Page 702), and also being the line shared by Lots 27 & 28 of said subdivision; thence leaving said right of way and along said shared lot line and with Pellingra North $64^{\circ}50'33''$ East 190.00' to a set mag nail in asphalt, passing a set mag nail in the top of a stonewall at 165.00', said point being along the southwestwardly right of way of Orchard Street; thence with said right of way North $35^{\circ}05'55''$ West 5.00' to a set mag nail in asphalt, said point being a corner shared with Newport National Bank (Deed Book 334, Page 126); thence leaving said right of way and with the Bank for 2 calls:

South $64^{\circ}50'33''$ West 25.00' to a cut notch in the sidewalk;
Thence North $35^{\circ}05'55''$ West 120.00' to a cut notch in the sidewalk,

Said point being along the southeastwardly right of way of Eighth Street; thence with said right of way South $64^{\circ}50'33''$ West 165.00' to the place of beginning, containing 0.476 acres and is subject to all legal easements and right of ways of record.

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

Basis of bearing being NAD 83 - Kentucky North Zone.



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

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

The City of Newport Code Enforcement Board has determined that citation(s) number(s) 25111, issued to Healthy Homes Opportunity Fund LLC, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final Order(s).

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

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

This is a final and non-appealable order and will result in a lien being filed against the property. This notice has been sent to you via First class mail on June 3 2025.

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


Code Enforcement Supervisor

Dated: June 3, 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 #
HEALTHY HOMES OPPORTUNITY FUND LLC	25111

187 PAVILION PARKWAY SUITE 118	NEWPORT, KY 41071
--------------------------------	-------------------

VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
04/11/2025	10:30 AM	920 ROBERTS ST, NEWPORT, 41071-0000

CODE SECTION	MINIMUM FINE	MAXIMUM FINE
PM 304.4 Structural Members:	\$100.00	\$500.00

COMPLAINT INFORMATION

PM 304.4 Structural Members: : Properly repair all structural members to be maintained free from deterioration, and capable of safely supporting the imposed dead and live loads

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

NOTES: Failure to add additional structural cabling as directed by your structural engineer 8/27/2024
This work and a letter from your engineer must be in this office by april 30, 2025 OR THIS BUILDING WILL BE CLOSED.

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Michael Cronin	04/11/2025	1:40 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 25111

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 **Healthy Homes Opportunity Fund LLC** and located at **920 Roberts St., Newport, Kentucky** by a final, non-appealable order of April 11, 2025.

That the City of Newport, Kentucky asserts a lien against the property owned by **Healthy Homes Opportunity Fund LLC** and located at **920 Roberts St., Newport Kentucky**, and more particularly described in **Deed Book 832, Page 403** 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 3rd day of June, 2025.

TAMMIE TANNER BIXLER
NOTARY PUBLIC
COMMONWEALTH OF KENTUCKY
ID # KYNP87817
MY COMMISSION EXPIRES APRIL 16, 2028

Tammie Bixler
Notary Public
Kentucky State at Large
My Commission Expires: 4/16/28

This instrument prepared by:

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

EXHIBIT "A"

Group: 41487/A2
PIDN: 999-99-03-880.00
920 Roberts Street, Newport, Kentucky 41071

The east one hundred (100) feet of Lot Numbered Seventy-Nine (79) Turnpike Addition, City of Newport, Campbell County, Kentucky, fronting thirty (30) feet on the westerly line of Roberts Street, between Ninth and Tenth Streets, and extending back westwardly one hundred (100) feet.

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) 25115, issued to Kenner Griffith, 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 June 3, 2025.

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



Code Enforcement Supervisor

Dated: June 3, 2025

9489 0178 9820 3038 1425 18



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 #
GRIFFITH KENNER	25115

838 PATTERSON ST	NEWPORT, KY 41071-0000
------------------	------------------------

VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
		838 PATTERSON ST, NEWPORT, 41071-0000

CODE SECTION	MINIMUM. FINE	MAXIMUM FINE
PM 304.13. Windows and door frames:	\$100.00	\$500.00
PM 304.6 Exterior Walls:	\$100.00	\$500.00
PM 304.7 Roofs and drainage.	\$100.00	\$500.00
PM 305.7 Handrails and guards:	\$100.00	\$500.00
PM 604.3 Electrical System hazards:	\$100.00	\$500.00

COMPLAINT INFORMATION

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

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

PM 304.7 Roofs and drainage.: Properly repair all roof covering as to properly discharge roof drainage water. The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure.

PM 305.7 Handrails and guards: : Properly repair or replace any missing or deteriorated handrail or guards that are required. Every flight of stairs having more than 3 risers must have a handrail installed. Any open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface which is more than 30" inches above the floor or grade shall have guards installed.

PM 604.3 Electrical System hazards: : Obtain the services of a licensed electrician to correct hazardous conditions in the electrical system throughout the structure.

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

NOTES:

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Larry Long	05/06/2025	11:50AM

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 25115

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 **Kenner Griffith** and located at **838 Patterson St., Newport, Kentucky** by a final, non-appealable order of May 6, 2025.

That the City of Newport, Kentucky asserts a lien against the property owned by **Kenner Griffith** and located at **838 Patterson St., Newport Kentucky**, and more particularly described in **Deed Book 637, Page 454** 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 3rd day of June, 2025.

TAMMIE TANNER BIXLER
NOTARY PUBLIC
COMMONWEALTH OF KENTUCKY
ID # KYNP87817
MY COMMISSION EXPIRES APRIL 16, 2028

Tammie Bixler
Notary Public
Kentucky State at Large
My Commission Expires: 4/16/28

This instrument prepared by:

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

FAIR CASH VALUE 31,000
TRANSFER TAX 31.00

PIDN: 999-99-01-557-00
GROUP: 41421/191
PLAT: B-2628

Know All Men By These Presents:

That DONNA M. FAY nka DONNA M. ADKINS and ROBERT L. ADKINS, wife and husband, whose mailing address is: 838 Patterson Avenue, Newport, KY 41071, for and in consideration of THIRTY-ONE THOUSAND DOLLARS (\$31,000.00), to them paid by the Grantees herein, the receipt of which is acknowledged, do bargain, sell, and convey to: KENNER GRIFFITH, ^{MAY 1988} unmarried, his heirs and assigns forever, the following described Real Estate, in the City of Newport, County of Campbell and Commonwealth of Kentucky, to-wit:

PARCEL I:

Don PJA
LOT NUMBER 7 IN THE TRUSTEES' ADDITION TO THE CITY OF NEWPORT, CAMPBELL COUNTY, KENTUCKY, BEGINNING AT A POINT ON THE SOUTH SIDE OF EIGHTH STREET, 69 FEET WEST OF THE SOUTHWEST CORNER OF EIGHT AND CENTRAL AVENUE; THENCE WESTWARDLY ON EIGHTH STREET, 30 FEET; THENCE EXTENDING BACK SOUTHWARDLY IN RECTANGULAR SHAPE 105 FEET TO AN ALLEY.

PARCEL II:

CIN 1984/56
PARTS OF LOTS 123, 124 AND 125 IN THE TRUSTEES ADDITION TO THE CITY OF NEWPORT, CAMPBELL COUNTY AND STATE OF KENTUCKY, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE WEST SIDE OF PATTERSON STREET 45.5 FEET SOUTHWARDLY FROM THE SOUTHWEST CORNER OF PATTERSON AND KETURAH STREETS, THENCE ALONG SAID WEST SIDE OF PATTERSON STREET SOUTHWARDLY 22 FEET 9 INCHES TO A POINT; THENCE AND FROM THE PLACE OF BEGINNING IN RECTANGULAR SHAPE WESTWARDLY 90 FEET DEEP TO AN 10 FEET ALLEY.

(PRIVATE)

PARCEL III:

Don PJA
SITUATE IN THE CITY OF NEWPORT, CAMPBELL COUNTY, KENTUCKY, AND BEING THE NORTHEAST PART OF LOT NUMBER 715 IN THE TRUSTEE'S ADDITION IN THE CITY OF NEWPORT, FRONTING 30 FEET ON LIBERTY STREET, BETWEEN WEST ELEVENTH AND WEST TWELFTH STREETS, AND EXTENDING BACK TOWARDS ISABELLA STREET 89 FEET IN DEPTH, SAME WIDTH AS IN FRONT.

BEING THE SAME PROPERTY CONVEYED TO DONNA M. FAY, UNMARRIED BY DEED DATED JULY 2, 1987 FROM CORMACK M. FAY, UNMARRIED OF RECORD IN DEED BOOK 505, PAGE 58 OFFICE OF THE CAMPBELL COURT CLERK.

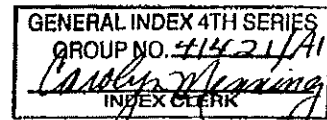
Parcel No.: 999-99-01-557-00

PROPERTY ADDRESS: 838 Patterson Avenue, Newport, Ky 41071

GRANTEE MAILING ADDRESS: 838 Patterson Avenue, Newport, Ky 41071

Prepared By:

Michael P. Cussen
Michael P. Cussen, Attorney at Law
McCaslin, Imbus & McCaslin
632 Vine Street, Suite 900
Cincinnati, OH 45202
(513) 421-4646



Don PJA K-23-

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) 25134, issued to Rare Investments 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 June 3, 2025.

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


Code Enforcement Supervisor

Dated: June 3, 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 #
RARE INVESTMENTS LLC	25134

6145 CABIN CREEK EAST DR	COLD SPRING, KY 41076
--------------------------	-----------------------

VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
05/07/2025	10:00	427 THORNTON ST, NEWPORT, 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:

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Larry Long	05/07/2025	10:00

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 25134

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 **Rare Investments LLC** and located at **427 Thornton St., Newport, Kentucky** by a final, non-appealable order of May 7, 2025.

That the City of Newport, Kentucky asserts a lien against the property owned by **Rare Investments LLC** and located at **427 Thornton St., Newport Kentucky**, and more particularly described in **Deed Book 851, Page 641** 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 3rd day of June, 2025.

TAMMIE TANNER BIXLER
NOTARY PUBLIC
COMMONWEALTH OF KENTUCKY
ID # KYNP87817
MY COMMISSION EXPIRES APRIL 16, 2028

Tammie Bixler
Notary Public
Kentucky State at Large
My Commission Expires: 4/16/28

This instrument prepared by:

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

Exhibit "A"
Property Description

THE FOLLOWING DESCRIBED PROPERTY IN THE COUNTY OF CAMPBELL AND COMMONWEALTH OF KENTUCKY, TO-WIT:

SITUATE IN THE CITY OF NEWPORT, COUNTY OF CAMPBELL, AND STATE OF KENTUCKY AND BEING ALL OF LOT NUMBERED FIVE HUNDRED AND SEVENTY-NINE (579) IN THE TRUSTEES ADDITION TO SAID CITY. SAID LOT NO. 579 IS BOUNDED AS FOLLOWS, NAMELY: BEGINNING AT A POINT IN THE NORTHERLY LINE OF THORNTON STREET, WHICH POINT IS 125 FEET EASTWARDLY FROM THE NORTHEASTERLY CORNER OF THORNTON AND BRIGHTON STREETS; THENCE IT RUNS EASTWARDLY, IN SAID THORNTON STREET, THIRTY (30) FEET TO A POINT; AND FROM SUCH TWO POINTS IT EXTENDS BACK NORTHWARDLY, BETWEEN PARALLEL LINE, AND LINES, WHICH ARE PARALLEL WITH BRIGHTON STREET AFORESAID, ONE HUNDRED (100) FEET TO THE SOUTHERLY LINE OF A 16 FOOT WIDE ALLEY.

SUBJECT TO EASEMENTS, CONDITIONS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD AND/OR IN EXISTENCE.

Group No.: 41459/A1

Deed Reference, Book 740, Page 719, dated 12/13/2011, Campbell County, Kentucky.

Parcel ID: 999-99-04-010.00

More Commonly Known As: 427 Thornton Street, Newport, KY 41017

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) 25143, issued to Major 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 June 3, 2025.

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


Code Enforcement Supervisor

Dated: June 3, 2025

9489 0178 9820 3038 1425 32



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 #
MAJOR PROPERTIES LLC		25143
6 PARK AVE		ELSMERE, KY 41018
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
04/29/2025	7:00 AM	913 SARATOGA ST, NEWPORT, 41071-0000
CODE SECTION	MINIMUM. FINE	MAXIMUM FINE
PM 302.4 Weeds:	\$100.00	\$500.00

COMPLAINT INFORMATION

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

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

NOTES:

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Mike Cronin	04/29/2025	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, 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 25143

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 **Major Properties LLC** and located at **913 Saratoga St., Newport, Kentucky** by a final, non-appealable order of April 29, 2025.

That the City of Newport, Kentucky asserts a lien against the property owned by **Major Properties LLC** and located at **913 Saratoga St., Newport Kentucky**, and more particularly described in **Deed Book 864, Page 476** 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 3rd day of June, 2025.

TAMMIE TANNER BIXLER
NOTARY PUBLIC
COMMONWEALTH OF KENTUCKY
ID # KYNP87817
MY COMMISSION EXPIRES APRIL 16, 2028

Tammie Bixler
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

EXHIBIT A

[Legal Description]

The westerly one hundred and eight (108) feet of Lot Numbered Seventy-Seven (77) in James Taylor's Turnpike Addition in the City of Newport, Campbell County, Kentucky, and more particularly described as follows:

Beginning at a point in the east line of Saratoga Street where the same is intersected by the dividing line between said Lot 77 and 76 of said Turnpike Addition; thence southwardly in the east line of Saratoga Street thirty (30) feet to the dividing line between Lot 77 and 78 of said Addition; thence eastwardly along said last mentioned dividing line one hundred and eight (108) feet to a stake; thence northwardly and parallel with the east line of Saratoga Street, thirty (30) feet to the dividing line between said Lot 77 and 76 of said Addition; thence along said last mentioned dividing line westwardly one hundred and eight (108) feet to the place of beginning.

Subject to easements and restrictions of record.

Group ID Number: 41487/A1

Parcel ID Number: 999-99-05-010.00

Property Address: 913 Saratoga Street
Newport, Kentucky 41071

Prior Reference: Deed Book 573, page 233 of the
Campbell County, KY, 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) 25145, issued to Samuel David O Donnell, 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 June 3, 2025.

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



Code Enforcement Supervisor

Dated: June 3, 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 #
O DONNELL SAMUEL DAVID		25145
2774 BLUE ROCK RD		CINCINNATI, OH 45239
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
04/28/2025	10:30 AM	1 BAUM ST, WOODLAWN, 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: Failure to cut high grass and weeds.

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Michael Cronin	04/29/2025	8:30 AM

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

TO PAY this citation, you must pay the amount shown as the minimum fine above, by mail or in person, at the Newport Code Enforcement Department, 2nd Floor, 998 Monmouth Street, Newport, KY 41071 within ten (10) days of the citation.

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

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

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

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

AFFIDAVIT OF LIEN

CITATION 25145

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 **Samuel David O Donnell** and located at **1 Baum St., Woodlawn, Kentucky** by a final, non-appealable order of April 29, 2025.

That the City of Newport, Kentucky asserts a lien against the property owned by **Samuel David O Donnell** and located at **1 Baum St., Woodlawn Kentucky**, and more particularly described in **Deed Book 861, Page 596** 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 3rd day of June, 2025.

TAMMIE TANNER BIXLER
NOTARY PUBLIC
COMMONWEALTH OF KENTUCKY
ID # KYNP87817
MY COMMISSION EXPIRES APRIL 16, 2028

Tammie Bixler
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

Exhibit A
Property Description

The land referred to in this document is described as:

THE FOLLOWING DESCRIBED REAL ESTATE IN THE CITY OF WOODLAWN, COUNTY OF CAMPBELL, AND COMMONWEALTH OF KENTUCKY, TO-WIT:

LOT NUMBERED SEVENTY-SEVEN IN THE WOODLAWN HOME COMPANY'S SUBDIVISION IN CAMPBELL COUNTY, KENTUCKY, REFERENCE BEING HAD TO THE RECORDED PLAT OF SAID SUBDIVISION IN THE COUNTY CLERK'S OFFICE OF SAID COUNTY AT NEWPORT, KENTUCKY.

SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, CONDITIONS, AND LEGAL HIGHWAYS OF RECORD AND/OR IN EXISTENCE.

Group No.: 41605/A1

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Deed Reference, Book D838, Page 817, dated May 26, 2022, Campbell, Kentucky.

Parcel ID: 999-99-12-139.00

More commonly known as: 1 Baum Street, Newport, KY 41071

File #: 2024-52460

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) 25147, issued to Imogene Aylor, 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 June 3, 2025.

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



Code Enforcement Supervisor

Dated: June 3, 2025

9489 0178 9820 3038 1425 56



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 #
AYLOR IMOGENE		25147
1132 VINE ST		NEWPORT, KY 41071-0000
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
04/29/2025	11:00 AM	1132 VINE ST, NEWPORT, 41071-0000
CODE SECTION	MINIMUM. FINE	MAXIMUM FINE
PM 302.4 Weeds:	\$100.00	\$500.00

COMPLAINT INFORMATION

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

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

NOTES: CUT HIGH GRASS AND WEEDS AROUND YOUR PROPERTY. PROPERLY REMOVE THE BAMBOO GROWING AROUND THE PROPERTY.

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Mike Cronin	04/30/2025	8:30 AM

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

TO PAY this citation, you must pay the amount shown as the minimum fine above, by mail or in person, at the Newport Code Enforcement Department, 2nd Floor, 998 Monmouth Street, Newport, KY 41071 within ten (10) days of the citation.

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

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

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

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

AFFIDAVIT OF LIEN

CITATION 25147

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 **Imogene Aylor** and located at **1132 Vine St., Newport, Kentucky** by a final, non-appealable order of April 30, 2025.

That the City of Newport, Kentucky asserts a lien against the property owned by **Imogene Aylor** and located at **1132 Vine St., Newport Kentucky**, and more particularly described in **Deed Book 773, Page 137** 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

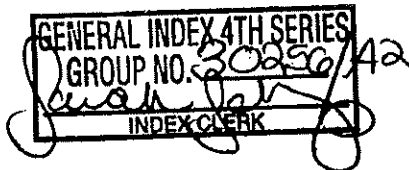
The foregoing Affidavit of Lien was subscribed and sworn to before me, a Notary Public in and for the aforementioned county and state, by Michael Cronin, Code Enforcement Supervisor of the City of Newport, Kentucky, this 3rd day of June, 2025.

TAMMIE TANNER BIXLER
NOTARY PUBLIC
COMMONWEALTH OF KENTUCKY
ID # KYNP87817
MY COMMISSION EXPIRES APRIL 16, 2028

Tammie Bixler
Notary Public
Kentucky State at Large
My Commission Expires: 4/16/28

This instrument prepared by:

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



PIDN: 999-99-04-540.00

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

That **CLYDE L. AYLOR** and **IMOGENE AYLOR**, divorced and unremarried persons,

for and in consideration of One (\$1.00) Dollar and other good and valuable considerations to them paid by the Grantee herein, the receipt of which is acknowledged, do remise, release and forever quit claim to:

IMOGENE AYLOR, a single person, her

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

GROUP NO. 30256/A2

PLAT NO. GENERAL INDEX 4TH SERIES
A-132A + 133A

Present Street Address: 1132 Vine Street, Newport, KY 41071

Tax Mailing Address: same

Lots Numbered 98 and 99 in the Cote Brilliant Lot and Home Company's Subdivision in the City of Newport, Campbell County, Kentucky, each fronting 30 feet on the westerly side of Vine Street and extending back westerly between parallel lines 100 feet in depth to an alley.

Being the same property conveyed to Grantor herein, Clyde L. Aylor, by Deed dated April 8, 1997, and recorded in Deed Book 0593, Page 526, of the Campbell County Clerk's records at Newport, Kentucky.

That Clyde Aylor and Imogene Aylor were divorced in Campbell Circuit/Family Court, Newport, Kentucky, Case No. 15-CI-00725, on December 18, 2015, and this property is transferred by virtue of the Decree of Dissolution entered in said proceeding.

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

TO HAVE AND TO HOLD the same to the said

IMOGENE AYLOR, a single person, her

heirs and assigns forever.

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) 25148, issued to Matthew E. Clarke, 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 June 3, 2025.

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


Code Enforcement Supervisor

Dated: June 3, 2025

9489 0178 9820 3038 1425 63



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 #
CLARKE MATTHEW E		25148
6966 WOODSEGE DR		CINCINNATI, OH 45230
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
04/29/2025	11:00 AM	1029 VINE ST, NEWPORT, 41071-0000
CODE SECTION	MINIMUM. FINE	MAXIMUM FINE
PM 302.4 Weeds:	\$100.00	\$500.00

COMPLAINT INFORMATION

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

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

NOTES: cUT HIGH GRASS AND WEEDS AROUND THE PROPERTY.

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Mike Cronin	04/30/2025	8:45 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 25148

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 **Matthew E. Clarke** and located at **1029 Vine St., Newport, Kentucky** by a final, non-appealable order of April 30, 2025.

That the City of Newport, Kentucky asserts a lien against the property owned by **Matthew E. Clarke** and located at **1029 Vine St., Newport Kentucky**, and more particularly described in **Deed Book 865, Page 742** 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 3rd day of June, 2025.

TAMMIE TANNER BIXLER
NOTARY PUBLIC
COMMONWEALTH OF KENTUCKY
ID # KYNP87817
MY COMMISSION EXPIRES APRIL 16, 2028

Tammie Bixler
Notary Public
Kentucky State at Large
My Commission Expires: 4/16/28

This instrument prepared by:

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

EXHIBIT A

[Legal Description]

Situated in Campbell County, Kentucky, and being part of Lots 132, 133, 134 and 135 of the Cote Brillante Lot and Home Company's Subdivision, reference made to Slides 132A and 132B of the Campbell County Clerk's records, and bounded and described as follows:

Beginning at an iron pin set in the east line of Vine Street, a forty foot street, said pin being on the dividing line between Lots 131 and 132 of the Cote Brillante Lot and Home Company's Subdivision as shown on Slides 132A and 132B of the Campbell County Clerk's records at Newport, Kentucky; thence with the right of way line of Vine Street South 36° 00' East, 100.00 feet to an iron pin; thence North 54° 00' East 55.56 feet to an

iron pin; thence North 36° 40' West, 100.01 feet to an iron pin set in the dividing line between Lots 131 and 132 of said subdivision; thence with the dividing line of said subdivision South 54° 00' West, 54.40 feet to the place of beginning containing 0.1262 acres of land, more or less.

Subject to any conditions, restrictions and easements of record.

Together with an ingress-egress easement in favor of the above described parcel, described as follows:

Commencing at the above described point of beginning; thence along the right of way line of Vine Street South 36° 00' East, 100.00 feet to an iron pin set and the point of beginning for this easement; thence continuing along the right of way line of Vine Street South 36° 00' East 20.00 feet; thence North 54° 00' East 55.80 feet; thence North 36° 40' West, 20.00 feet; thence South 54° 00' West, 55.56 feet to the place of beginning.

Subject to easements, conditions 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) 25151, issued to Manuel E. Deaton and Edna M. Deaton, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final Order(s).

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

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

This is a final and non-appealable order and will result in a lien being filed against the property. This notice has been sent to you via First class mail on June 3, 2025.

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


Code Enforcement Supervisor

Dated: June 3, 2025

9489 0178 9820 3038 1425 70



City of Newport

Code Enforcement

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

Citation

NAME	Citation #
DEATON MANUEL E & EDNA M	25151

722 LINDEN AVE	NEWPORT, KY 41071-0000
----------------	------------------------

VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
04/30/2025	10:30 AM	722 LINDEN AVE, NEWPORT, 41071-0000

CODE SECTION	MINIMUM FINE	MAXIMUM FINE
PM 302.4 Weeds:	\$100.00	\$500.00

COMPLAINT INFORMATION

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

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

NOTES: CUT HIGH GRASS AND WEEDS AROUND THE PROPERTY.

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Mike Cronin	04/30/2025	11:30 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 25151

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 **Manuel E. Deaton and Edna M. Deaton** and located at **722 Linden Ave., Newport, Kentucky** by a final, non-appealable order of April 30, 2025.

That the City of Newport, Kentucky asserts a lien against the property owned by **Manuel E. Deaton and Edna M. Deaton** and located at **722 Linden Ave., Newport Kentucky**, and more particularly described in **Deed Book 399, Page 426** 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 3rd day of June, 2025.

TAMMIE TANNER BIXLER
NOTARY PUBLIC
COMMONWEALTH OF KENTUCKY
ID # KYNP87817
MY COMMISSION EXPIRES APRIL 16, 2028

Tammie Bixler
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

TAX ID: 999-99-01-275.00

41361/A2/PIDN: 999-99-01-275.00 - SITUATED IN THE CITY OF NEWPORT, CAMPBELL COUNTY, KENTUCKY, BEING LOT NUMBERED EIGHT (8) IN BLOCK G IN TAYLOR HEIRS ADDITION TO THE CITY OF NEWPORT, CAMPBELL COUNTY, KENTUCKY. SAID LOT FRONTING 30 FEET ON THE WEST SIDE OF LINDEN AVENUE, BETWEEN SEVENTH AND EIGHTH STREETS, BY 115 FEET DEEP TO AN ALLEY. SUBJECT TO ALL EASEMENTS, CONDITIONS AND RESTRICTIONS OF RECORD.

The Real Property or its address is commonly known as 722 LINDEN AVE, NEWPORT, KY 41071. The Real Property tax identification number is 999-99-01-275.00.

Grantor hereby assigns to Lender all of Grantor's right, title, and interest in and to all present and future income of the

00410101061482