

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) 25153, issued to Karl Family Revocable Trust John F. Karl Jr. 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 \$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 25th, 2025.

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


Code Enforcement Supervisor

Dated: June 25th, 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 #
KARL FAMILY REVOCABLE TRUST KARL JOHN F JR TRUSTEE	25153

9328 PORTER RD	RYLAND HEIGHTS, KY 41015
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VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
04/30/2025	2:30 PM	312 MONMOUTH 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

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Mike Cronin	05/01/2025	7:07 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 25153

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 **Karl Family Revocable Trust John F. Karl Jr. Trustee** and located at **312 Monmouth St., Newport, Kentucky** by a final, non-appealable order of May 1, 2025.

That the City of Newport, Kentucky asserts a lien against the property owned by **Karl Family Revocable Trust John F. Karl Jr. Trustee** and located at **312 Monmouth St., Newport Kentucky**, and more particularly described in **Deed Book 862, Page 80** 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 25th 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

3/25
EXEMPT FROM TRANSFER TAX PER KRS 142.050 (8)(b)

DEED OF CONVEYANCE

THIS DEED, between JOHN F. KARL, JR., unmarried, 9328 Porter Road, Ryland Heights, Kentucky 41015, party of the first part and grantor herein, and JOHN F. KARL, JR., TRUSTEE, THE KARL FAMILY REVOCABLE TRUST II, 9328 Porter Road, Ryland Heights, Kentucky 41015, party of the second part and grantee herein.

WITNESSETH: That the said party of the first part, in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, has bargained and sold and does hereby sell, grant and convey to the party of the second part, its heirs, successors and assigns forever, the following property:

Present Street Address: 312 Monmouth Street, Newport, Kentucky 41071

Grantee/Tax Mailing Address: 9328 Porter Road, Ryland Heights, Kentucky 41015

GROUP NO.: 1037
PIDN: 999-99-02-618.00

41037/A1

Part of Lots Numbered Seventy-one (71) and Seventy-two (72) Original Plan of the City of Newport, Campbell County, Kentucky, beginning on the west side of Monmouth Street 94 feet south of Third Street; thence westwardly and parallel with Third Street 117 feet 2 inches; thence southwardly and parallel with Monmouth Street 30 feet to a point; thence eastwardly and parallel with Third Street 117 feet 2 inches to Monmouth Street; thence northwardly with Monmouth Street 30 feet to the place of beginning.

Being all of that same property conveyed from George F. Bruns and Grace A. Bruns, husband and wife, to John F. Karl, Jr. and Joyce A. Karl, husband and wife, for and during their joint lives, with the remainder in fee simple to the survivor of them, by Deed dated February 28, 1983, and recorded in Deed Book 474, Page 118 of the Campbell County Clerk's records at Newport, Kentucky. Joyce A. Karl died on October 12, 2017, and by virtue of the survivorship language in said deed, all of her right, title and interest in this same property passed to her husband, John F. Karl, Jr.

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) 25156 and 25253, issued to Nolan Rehtin, 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 \$5,000 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 25th, 2025.

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


Code Enforcement Supervisor

Dated: June 25th, 2025

9489 0178 9820 3038 1425 94



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 #
RECHTIN NOLAN	25156

904 COLUMBIA ST	NEWPORT, KY 41071
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VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
05/01/2025	10:30 AM	904 COLUMBIA ST, NEWPORT, 41071-0000

CODE SECTION	MINIMUM. FINE	MAXIMUM FINE
PM 302.1 Sanitation:	\$100.00	\$500.00
PM 302.3 Sidewalks and Driveways:	\$100.00	\$500.00
PM 302.4 Weeds:	\$100.00	\$500.00
PM 304.2 Exterior Painting	\$100.00	\$500.00
PM 304.7 Roofs and drainage.	\$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 302.3 Sidewalks and Driveways: : All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

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

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

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

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

NOTES: PM 302.1 Sanitation Clean yard of all junk trash and debris
PM 302.3 Sidewalks and Driveways: Properly replace deteriorated public sidewalk
PM 302.4 Weeds: Cut and clean the rear area that is overgrown
PM 304.2 Exterior Painting Scrape and repaint trim and house.
PM 304.7 Roofs and drainage. Properly repair the front soffit and repair rear box gutter.

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Mike Cronin	05/02/2025	8:30 AM

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

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the Code Enforcement Board, the fine may be increased up to the "maximum fine" Shown above.

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

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

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



City of Newport

Code Enforcement

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

Citation

NAME	Citation #
RECHTIN NOLAN	25253

904 COLUMBIA ST		NEWPORT, KY 41071
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
05/23/2025	10:30 AM	904 COLUMBIA ST, NEWPORT, 41071-0000

CODE SECTION	MINIMUM. FINE	MAXIMUM FINE
PM 302.1 Sanitation:	\$100.00	\$500.00
PM 302.3 Sidewalks and Driveways:	\$100.00	\$500.00
PM 302.4 Weeds:	\$100.00	\$500.00
PM 304.2 Exterior Painting	\$100.00	\$500.00
PM 304.7 Roofs and drainage.	\$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 302.3 Sidewalks and Driveways: : All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

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

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

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

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

NOTES: PM 302.1 Sanitation: Clean yard
PM 302.3 Sidewalks and Driveways Properly replace deteriorated public sidewalk
PM 302.4 Weeds Cut high grass and weeds
PM 304.2 Exterior Painting Scrape and re paint the house
PM 304.7 Roofs and drainage Repair box gutters

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Mike Cronin		

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

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

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

AFFIDAVIT OF LIEN

CITATIONS 25156 25253

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 **\$5,000** on the real property owned by **Nolan Rechtin** and located at **904 Columbia St., Newport, Kentucky** by a final, non-appealable orders of May 2, 2025 and May 23, 2025.

That the City of Newport, Kentucky asserts a lien against the property owned by **Nolan Rechtin** and located at **904 Columbia St., Newport Kentucky**, and more particularly described in **Deed Book 777, Page 491** of the Campbell County Clerk's Office at Newport, Kentucky, in the amount of **\$5,000**.

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

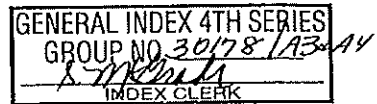
The foregoing Affidavit of Lien was subscribed and sworn to before me, a Notary Public in and for the aforementioned county and state, by Michael Cronin, Code Enforcement Supervisor of the City of Newport, Kentucky, this 25th day of June, 2025.

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



SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that Fannie Mae A/K/A Federal National Mortgage Association, organized and existing under the laws of the United States of America, with an address of P.O. Box 650043, Dallas, TX 75265-0043 to it paid by the Grantee herein, the receipt and sufficiency of which are hereby acknowledged, does hereby bargain, sell, grant and convey, but without recourse, representation or warranty, except as expressed herein, to Nolan Rechtin, whose mailing address is 904 COLUMBIA STREET, NEWPORT KY 41071, and tax mailing address is 904 COLUMBIA STREET, NEWPORT, KY 41071 which is also the "in care of" address for the current year tax bills.

WITNESSETH:

That for and in consideration of the sum of Forty Four Thousand and 00/100 (\$44,000.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, the Grantor does hereby sell, barter, grant and convey, with Special Warranty covenants, unto the Grantee, Nolan Rechtin, his heirs and assigns forever, the following described real property:

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

Parts of Lots Numbered 537 and 538 in Buena Vista Addition to the City of Newport, Campbell County, Kentucky, as recorded in Plat Book 42, Page 5, and more particularly described as follows:

Beginning at a point in the West line of Columbia Street 20 feet, 2 inches South of the Southwest corner of Ninth and Columbia Streets; thence Southwardly with the West line of Columbia Street 19 11/12 feet; thence from the point last named and the place of beginning extending back Westwardly between parallel lines and at right angles to Columbia Street 91 1/2 feet in depth, excepting and reserving however, 4 feet off of the rear or most Westerly end of the real estate hereinabove described, as a way of ingress and egress, for the benefit of and the use of Pallas Swope, an unmarried woman, her heirs and assigns forever, and the owners of Lots Numbered 535, 536 and 537 in the Buena Vista Addition to the City of Newport, Campbell County, Kentucky, their heirs and assigns forever.

Also: The right of ingress and egress over a strip of ground 4 feet wide off the rear end of the North 20 feet 2 11/12 inches of Lot Numbered 538 in Buena Vista Addition to the City of Newport, Kentucky.

There are excepted from the warranty covenants set forth herein, matters of zoning, conditions and restrictions, and easements of record.

Being the same property conveyed to Federal National Mortgage Corporation who acquired title by virtue of a deed from George Kolentse, Campbell County Master Commissioner, dated March 29, 2016, recorded April 26, 2016, at Deed Book 775, Page 798, Campbell County, Kentucky records.
Subject to easements, conditions and restrictions of record.

Such real estate is commonly known as 904 Columbia Street, Newport, Kentucky, 41071.

Parcel Number(s): 999-99-00-716.00

Group 30178-A3 and 30178-A4

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

TO HAVE AND TO HOLD the same to the said Grantee, as aforementioned, his heirs and assigns forever.

THE PARTIES HERETO STATE THE CONSIDERATION REFLECTED IN THIS DEED IS \$44,000.00 AND IS THE FULL CONSIDERATION PAID FOR THE PROPERTY. THE GRANTEE JOIN IN THIS DEED FOR THE SOLE PURPOSE OF CERTIFYING THE CONSIDERATION PURSUANT TO KRS 382.

THIS DEED IS TO (OR FROM) THE UNITED STATES OF AMERICA, OR AN INSTRUMENTALITY THEREOF, FOR NOMINAL CONSIDERATION ONLY AND IS THEREFORE EXEMPT UNDER KRS 142.050(7)(B)

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) 25162 and 25163, issued to Justin D. Johnson, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final Order(s).

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

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

This is a final and non-appealable order and will result in a lien being filed against the property. This notice has been sent to you via First class mail on June 25th, 2025.

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


Code Enforcement Supervisor

Dated: June 25th, 2025

9489 0178 9820 3038 1426 00



City of Newport

Code Enforcement

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

Citation

NAME		Citation #
JOHNSON JUSTIN D		25162
929 ANN ST		NEWPORT, KY 41071-0000
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
05/07/2025	08:30AM	929 ANN 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
Larry Long	05/07/2025	08:30AM

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

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

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

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



City of Newport

Code Enforcement

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

Citation

NAME	Citation #
JOHNSON JUSTIN D	25163

929 ANN ST	NEWPORT, KY 41071-0000
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VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
06/09/2025	10:00AM	929 ANN ST, NEWPORT, 41071-0000

CODE SECTION	MINIMUM. FINE	MAXIMUM FINE
PM 302.1 Sanitation:	\$100.00	\$500.00
PM 304.13 Windows and door frames:	\$100.00	\$500.00
PM 304.2 Exterior Painting:	\$100.00	\$500.00
PM 304.7 Roofs and drainage	\$100.00	\$500.00

COMPLAINT INFORMATION

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

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

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

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

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

NOTES:

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Larry Long	06/09/2025	10:30AM

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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


CITATIONS 25162 25163

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 **Justin D. Johnson** and located at **929 Ann St., Newport, Kentucky** by a final, non-appealable orders of May 7, 2025 and June 9, 2025.

That the City of Newport, Kentucky asserts a lien against the property owned by **Justin D. Johnson** and located at **929 Ann St., Newport Kentucky**, and more particularly described in **Deed Book 718, Page 382** of the Campbell County Clerk's Office at Newport, Kentucky, in the amount of **\$2,500**.

CITY OF NEWPORT, KENTUCKY



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 25th 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

File No.: P-25076

EXHIBIT A

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

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

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

Deed Reference: Deed Book 712 Page 466

Parcel Number: 999-99-00-009.00

Group Number: 30178/A6

CH

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

The City of Newport Code Enforcement Board has determined that citation(s) number(s) 25165, issued to Pham Phuc, 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 25th, 2025.

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


Code Enforcement Supervisor

Dated: June 25th, 2025

9489 0178 9820 3038 1426 17



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 #
PHUC PHAM	25165

2000 PIECK DRIVE	FT WRIGHT, KY 41011
------------------	---------------------

VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
05/06/2025	2:30 PM	3 BAUM ST, WOODLAWN, 41071-0000

CODE SECTION	MINIMUM. FINE	MAXIMUM FINE
PM 302.1 Sanitation:	\$100.00	\$500.00
PM 302.4 Weeds	\$100.00	\$500.00

COMPLAINT INFORMATION

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

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

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

NOTES: PM 302.1 Sanitation:.
PM 302.4 Weeds. Cut high gr

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Michael Cronin	05/07/2025	9:50 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 25165

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 **Pham Phuc** and located at **3 Baum St., Woodlawn, 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 **Pham Phuc** and located at **3 Baum St., Newport Kentucky**, and more particularly described in **Deed Book 798, Page 659** 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 25th 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

GENERAL WARRANTY DEED



KNOW ALL MEN BY THESE PRESENTS:

That the Grantor(s), **Bellevue Land, LLC, a Kentucky Limited Liability Company**, whose mailing address is:

45 Fairfield Ave #220 Bellevue Ky 41073

For and in consideration of **Thirteen Thousand Dollars and No Cents----- (\$13,000.00)** to it paid by the Grantee(s) herein, the receipt of which is acknowledged, do bargain, sell and convey to the Grantee(s), **Phuc Pham, Unmarried**, Grantee(s)'s successors, heirs, administrators and/or assigns forever, the following described Real Estate, in the City of Newport, County of Campbell and Commonwealth of Kentucky, to-wit:

Present Street Address: **3 Baum Street, Newport, KY 41071**

Grantee Mailing Address: 211 Ross Ave Fort Mitchell, Ky 41017

Address for Taxes: 24 Ross Ave Fort Mitchell Ky 41017

Lot Numbered Seventy-Eight (78) in the Woodlawn Home Company's Subdivision near Newport, Campbell County, Kentucky, and being in the Town of Woodlawn.

Most Commonly Known As: **3 Baum Street, Newport, KY 41071**
PIDN: 999-99-12-106.00
Group No: 41605/A1

Subject to Easements, Restrictions and Conditions of record.

Being the same property conveyed to the Grantor(s) herein by Deed dated May 5, 2018, and recorded in Book D794, Page 290 of the Campbell County, Kentucky Clerk's records.

TOGETHER WITH ALL THE privileges and appurtenances to the same belonging.

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) 25169, issued to MI Real Estate 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 25th, 2025.

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


Code Enforcement Supervisor

Dated: June 25th, 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 #
MI REAL ESTATE LLC		25169
2101 DIAMOND HEAD DR		LAS VEGAS, NV 89147
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
05/06/2025	11:00 AM	778 E 10TH ST, NEWPORT, 41071-0000
CODE SECTION	MINIMUM. FINE	MAXIMUM FINE
PM 302.4 Weeds:	\$100.00	\$500.00

COMPLAINT INFORMATION

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

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

NOTES: Cut high grass and weeds around the property.

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Mike Cronin	05/07/2025	10:30 AM

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

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

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

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

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

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

AFFIDAVIT OF LIEN

CITATION 25169

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 **MI Real Estate LLC** and located at **778 E. 10th 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 **MI Real Estate LLC** and located at **778 E. 10th St., Newport Kentucky**, and more particularly described in **Deed Book 868, Page 65** 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 25th 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 Address: 778 E 10th St, Newport, KY 41071
PIDN: 999-99-01-155.00
Group No.: 30770/A3

Situated in the City of Newport, Campbell County, Kentucky and being part of Lot Number Fifteen (15) in the Ingalls Park Subdivision in said City, beginning at a point in the southerly line of Tenth Street in the dividing line between Lots Numbers Fifteen (15) and Sixteen 916 of said Ingalls Park Subdivision; thence west along the southerly line of Tenth Street Thirty-One (31) feet to a point and from these two points extending back southwardly between the dividing line of Lots Numbers Fifteen (15) and Sixteen (16) of said Ingalls Park Subdivision and a line parallel thereto to the rear line of said lot, being One Hundred Eighty Three and Forty Four Hundredths (183.44) feet in depth on the easterly side and One Hundred Eighty five and Fifty Three Hundredth (185.53) feet in depth on the westerly side.

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

BEING the same property conveyed to Grantor, by Deed dated NOV. 21, 2024, and recorded Dec. 4, 2024, of record in Deed Book 867, Page 673, Campbell County Clerk's office, in Newport, Kentucky.

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

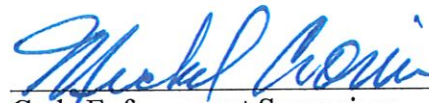
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 25171, issued to SFR3-AIC LLC, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final Order(s).

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 25th, 2025.

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



Code Enforcement Supervisor

Dated: June 25th, 2025

9489 0178 9820 3038 1426 31



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 #
SFR3-AIC LLC		25171
228 PARK AVE SUITE 73833		NEW YORK, NY 10003
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
05/07/2025	09:30AM	415 THORNTON 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
Larry Long	05/07/2025	10:07AM

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 25171

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 **SFR3-AIC LLC** and located at **415 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 **SFR3-AIC LLC** and located at **415 Thornton St., Newport Kentucky**, and more particularly described in **Deed Book 821, Page 636** 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 25th 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



File No.: RT203243

MARKET VALUE: \$62,365.00

PIDN: 999-99-04-195.00

TRANSFER TAX: \$ 62.50 GROUP: 41495/A2

PLAT SLIDE:

DEED

This Deed is made effective this 15th day of January, 2021 by and between **Oaks Property Group, LLC, an Ohio Limited Liability Company**, Grantor, whose mailing address is P.O. Box 58731, Cincinnati Ohio 45258 and **SFR3-AIC LLC, a Delaware Limited Liability Company**, Grantee, whose tax and mailing address is 228 Park Ave., S. Ste 73833, New York, NY 10003

WITNESSETH: For a valuable consideration in the total amount of Sixty Two Thousand Three Hundred Sixty Five and 00/100 Dollars (\$62,365.00) paid to the Grantor, the receipt which is hereby acknowledged, Grantor hereby **grants, bargains, sells and conveys** unto the Grantee, the following described real property together with all improvements thereon located in Campbell County, Kentucky, which is more particularly described as follows:

Group 41495/A2

Situate in the City of Newport, Campbell County, Kentucky, and being all of Lot 583, Trustee's Addition to the City of Newport, Campbell County, Kentucky. Said lot fronts 30 feet on the north side of Thornton Street and extends back at right angles, between parallel lines 100 feet in depth, in accordance with the recorded plat of said subdivision to which reference is made.

Subject to all easements and restrictions of record.

Being the same property conveyed to Oaks Property Group, LLC, an Ohio Limited Liability Company, by virtue of a Deed from Mark A. Maschinot and Rita S. Maschinot, husband and wife, dated January 15, 2021, recorded 2/1, 2021, in Book 2821 Page 392, in the Campbell County, Kentucky Records.

415 Thornton Street, Newport, Kentucky 41071

Grantor covenants that Grantor is lawfully seized of the estate hereby conveyed by it, that Grantor has full right and power to convey the same, that the real property conveyed hereby is free of all liens and encumbrances except real estate taxes which are due and payable in the calendar year 2021 and any and all future taxes and assessments, all of which Grantee hereby assumes and agrees to pay; and any easements, restrictions, and stipulations of record affecting the real property described herein.

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

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

The City of Newport Code Enforcement Board has determined that citation(s) number(s) 25179, issued to Nancy S. Cochran, 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 25th, 2025.

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


Code Enforcement Supervisor

Dated: June 25th, 2025

9489 0178 9820 3038 1426 48



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 #
COCHRAN NANCY S		25179
570 WATERWORKS RD		FT THOMAS, KY 41075-0000
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
05/07/2025	10:30 AM	59 OHIO 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

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Mike Cronin	05/08/2025	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 25179

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 **Nancy S. Cochran** and located at **59 Ohio Ave., Newport, Kentucky** by a final, non-appealable order of May 8, 2025.

That the City of Newport, Kentucky asserts a lien against the property owned by **Nancy S. Cochran** and located at **59 Ohio Ave., Newport Kentucky**, and more particularly described in **Deed Book 652, Page 114** 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 25th 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"

BEING ALL OF LOT NUMBERED TWO HUNDRED TWENTY-FOUR (224) AND TWO HUNDRED TWENTY-FIVE (225) IN THE INGALLS PARK SUBDIVISION IN THE CITY OF NEWPORT, CAMPBELL COUNTY, KENTUCKY, AND FRONTING AND ABUTTING UPON THE SOUTH SIDE OF OHIO AVENUE.

PIDN: 999-99-04-936.00

Group: 30782/A2 + A3

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

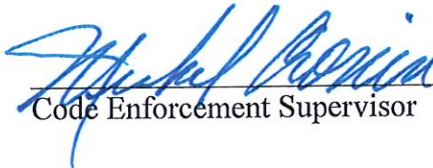
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 25198, issued to Central 832 LLC, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final Order(s).

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

It is hereby ordered that the maximum fine set forth on each citation in the amount of \$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 25th, 2025.

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


Code Enforcement Supervisor

Dated: June 25th, 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 #	
CENTRAL 832 LLC	25198	
120 EAST 8TH SUITE 200	CINCINNATI, OH 45202	
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
05/12/2025	09:30AM	832 CENTRAL 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:

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Larry Long	05/12/2025	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 25198

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 **Central 832 LLC** and located at **832 Central Ave., Newport, Kentucky** by a final, non-appealable order of May 12, 2025.

That the City of Newport, Kentucky asserts a lien against the property owned by **Central 832 LLC** and located at **832 Central Ave., Newport Kentucky**, and more particularly described in **Deed Book 843, Page 527** of the Campbell County Clerk's Office at Newport, Kentucky, in the amount of **\$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 25th 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: 41411/A2
PIDN: 999-99-01-640.00
832 Central Avenue, Newport, Kentucky 41071

PARCEL ONE:

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

PARCEL TWO:

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

All distances and measurements are to be understood as approximates.

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

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER


The City of Newport Code Enforcement Board has determined that citation(s) number(s) 25199, issued to AA Kentucky Properties LLC, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final Order(s).

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

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

This is a final and non-appealable order and will result in a lien being filed against the property. This notice has been sent to you via First class mail on June 25th, 2025.

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


Code Enforcement Supervisor

Dated: June 25th, 2025

9489 0178 9820 3038 1426 62



City of Newport

Code Enforcement

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

Citation

NAME		Citation #
AA KENTUCKY PROPERTIES LLC		25199
7125 ORCHARD LAKE RD STE 301		WEST BLOOMFIELD, MI 48322
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
05/09/2025	10:30AM	2100 MONMOUTH 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	05/12/2025	5:42PM

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

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

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

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

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

AFFIDAVIT OF LIEN

CITATION 25199

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 **AA Kentucky Properties LLC** and located at **2100 Monmouth St., Newport, Kentucky** by a final, non-appealable order of May 12, 2025.

That the City of Newport, Kentucky asserts a lien against the property owned by **AA Kentucky Properties LLC** and located at **2100 Monmouth St., Newport Kentucky**, and more particularly described in **Deed Book 833, Page 763** of the Campbell County Clerk's Office at Newport, Kentucky, in the amount of **\$500**.

CITY OF NEWPORT, KENTUCKY



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 25th 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

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

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

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

PIDN: 999-99-05-132.00

Group: 30285/2

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) 25218, issued to JJS Holding 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 25th, 2025.

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


Code Enforcement Supervisor

Dated: June 25th, 2025

9489 0178 9820 3038 1426 79



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 #
JJS HOLDING LLC		25218
7351 MAR DEL DR		CINCINNATI, OH 45243
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
05/15/2025	09:30AM	8 LAYCOCK LN, 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: Must cut all grass and weeds.

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Larry Long	05/15/2025	11:50AM

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

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

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

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

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

AFFIDAVIT OF LIEN

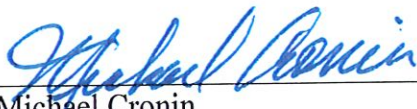
CITATION 25218

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 **JJS Holding LLC** and located at **8 Laycock Ln., Newport, Kentucky** by a final, non-appealable order of May 15, 2025.

That the City of Newport, Kentucky asserts a lien against the property owned by **JJS Holding LLC** and located at **8 Laycock Ln., Newport Kentucky**, and more particularly described in **Deed Book 869, Page 709** 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 25th 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

Edwina Heringer, a single woman, of Newport, Kentucky, Grantor, for valuable consideration paid by the Grantee herein, the receipt of which is acknowledged, does bargain, sell and convey to **JJS Holding LLC, an Ohio Limited Liability Company**, Grantee, whose tax mailing address is 7351 Mar Del Drive, Cincinnati, OH 45243, the following **REAL PROPERTY** described as follows:

THE NORTHERLY ONE HUNDRED FORTY (140) FEET OF LOT NO. TWENTY-ONE (21) IN BLOCK "A" OF RIDDLE VIEW HEIGHTS SUBDIVISION IN THE CITY OF NEWPORT, CAMPBELL COUNTY, KENTUCKY, FRONTING FIFTY (50') FEET ON THE SOUTHERLY SIDE OF LAYCOCK LANE, AND EXTENDING BACK SOUTHWARDLY IN RECTANGULAR SHAPE BETWEEN THE LATERAL LINES OF SAID LOT ONE HUNDRED FORTY (140') FEET IN DEPTH. THE RECORDED PLAT OF SAID SUBDIVISION IS IN PLAT BOOK 22 AT PAGE 25C OF THE RECORDS OF THE CAMPBELL COUNTY CLERK AT NEWPORT, KENTUCKY.

AN EASEMENT IS HEREBY RESERVED FOR THE MAINTENANCE OF A SURFACE WATER DRAINAGE LINE, SAID LINE HAVING BEEN INSTALLED IN THE EAST SIDE OF SAID PROPERTY, SAID LINE BEING FOR THE BENEFIT OF LOTS NUMBER TWENTY-ONE (21) AND TWENTY-TWO (22).

Group number: 20022/C1 & 20022/B1

Prior Instrument Reference: Book 733, Page 423 of the Campbell County Clerk's records, KY
Parcel Number: 999-99-01-201.00

Property Address: 8 Laycock Lane, Newport, KY 41071

Grantor Address: 8 Laycock Lane, Newport, KY 41071

Grantee Address: 7351 Mar Del Drive, Cincinnati, OH 45243

Tax billing Address: 7351 Mar Del Drive, Cincinnati, OH 45243

WITNESSETH, That, for a valuable consideration in the amount of SIXTY THOUSAND DOLLARS (\$60,000.00), the receipt of which is hereby acknowledged, Grantor hereby conveys unto Grantees, in fee simple, the above-described property.

The parties hereto state that the consideration reflected in this deed is the full consideration paid for the property. The grantee joins this deed for the sole purpose of certifying the consideration pursuant to KRS 382.135.

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) 25231, issued to BWH Land Company, 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 25th, 2025.

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


Code Enforcement Supervisor

Dated: June 25th, 2025

9489 0178 9820 3038 1426 86



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 #
BWH LAND COMPANY		25231
P O BOX 5191		ASHLAND, KY 41105
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
05/19/2025	09:30AM	2003 MONMOUTH 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: Must cut all grass and weeds.

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Larry Long	05/15/2025	10:00AM

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.



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 #
BWH LAND COMPANY		25242
P O BOX 5191		ASHLAND, KY 41105
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
06/05/2025	09:30AM	2003 MONMOUTH 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	06/05/2025	9:50AM

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

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

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

AFFIDAVIT OF LIEN

CITATIONS 25231 25242

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 **BWH Land Company** and located at **2003 Monmouth St., Newport, Kentucky** by a final, non-appealable orders of May 15, 2025 and June 5, 2025.

That the City of Newport, Kentucky asserts a lien against the property owned by **BWH Land Company** and located at **2003 Monmouth St., Newport Kentucky**, and more particularly described in **Deed Book 812, Page 267** 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 25th 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

Group No.: 20023/A5
PIDN: 999-99-02-099.00
Plat No. 2/24A

Lot Number Sixteen (16) in the Benedict Place Subdivision in the City of Newport, Campbell County, Kentucky, as shown on plat of said Subdivision, recorded in Plat Book 2, Page 24A (New Series) of the Campbell County Records at Newport, Kentucky, fronting fifty (50) feet on the northeasterly side of the Alexandria Pike and extending back northeastwardly between parallel lines, bearing N. 53 degrees East One Hundred (100) feet in depth on the northwesterly side and one hundred forty and 15/100 (140.15) feet in depth on the southeasterly side being sixty-four and 67/100 (64.67) feet in width in the rear.

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

Being the same property conveyed to William J. Hare, unmarried by Deed from Jeffrey J. Jarboe, unmarried dated April 29, 2015 and recorded at Deed Book 767, Page 469 of the Campbell County Clerk's records at Newport, Kentucky. William J. Hare died intestate May 20, 2019. James Markley aka Marklen Hare, Shannon Davis and Sean Davis are the sole heirs of William J. Hare. An Affidavit of Descent is being recorded simultaneously. Summer Davies joins in this conveyance to convey any interest she may have in the property. Estate of William Hare was probated in Kenton County 19-P-00463 and James Markley was appointed Administrator.

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

This conveyance has been authorized by Resolution of all of the Members of Grantee and the person(s) signing on behalf of the Grantee has been authorized to do so.

Together with all the privileges and appurtenances to the same belonging. To have and to hold forever the same to the GRANTEES, in the fashion and manner stated above in the conveying clause, with covenants of general warranty, except all taxes and assessments due and payable in the year 2020 which are to be reasonably prorated as of the date of closing and which the GRANTEE assume and agrees to pay.

GRANTORS and GRANTEES both certify, under oath, that the Fair Cash Value of the property is \$ 135,000.00 and GRANTEES joins in this deed for the sole purpose of making this certificate about the consideration.

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) 25172 and 25233, issued to Robert Meyer Jr. and Kelly Meyer, 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 25th, 2025.

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


Code Enforcement Supervisor

Dated: June 25th, 2025

9489 0178 9820 3038 1426 93



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 #
MEYER ROBERT JR & KELLY	25172

852 CROCUS LN	TAYLOR MILL, KY 41015-0000
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VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
05/08/2025	10:30 AM	639 E 3RD ST, NEWPORT, 41071-0000

CODE SECTION	MINIMUM. FINE	MAXIMUM FINE
PM 302.1 Sanitation:	\$100.00	\$500.00
PM 302.4 Weeds	\$100.00	\$500.00

COMPLAINT INFORMATION

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

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

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

NOTES: Clean yard of all junk trash and debris littered in the back yard.

Cut the high grass and weeds around the property.

Please contact this office clearly construction is being done in the building to see if permits are needed for the work being done.

859-655-6345

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Mike Cronin	05/08/2025	11:50 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.



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 #
MEYER ROBERT JR & KELLY	25233

852 CROCUS LN		TAYLOR MILL, KY 41015-0000
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
05/19/2025	10:30 AM	639 E 3RD 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 YARD OF CONSTRUCTION DEBRIS YARD CLIPPINGS REFRIGERATORS, ETC.

PM 302.8 Motor Vehicles::UNLICENSED BLACK ECHO 166-RAJ RECENTLY LEFT AT THIS PROPERTY.

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Mike Cronin	05/19/2025	1:40 PM

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

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

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

AFFIDAVIT OF LIEN

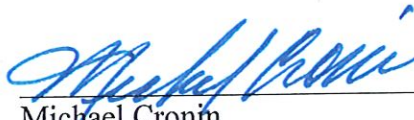
CITATIONS 25172 25233

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 **Robert Meyer Jr. and Kelly Meyer** and located at **639 E 3rd St., Newport, Kentucky** by a final, non-appealable orders of May 8, 2025 and May 19, 2025.

That the City of Newport, Kentucky asserts a lien against the property owned by **Robert Meyer Jr. and Kelly Meyer** and located at **639 E. 3rd St., Newport Kentucky**, and more particularly described in **Deed Book 667, Page 423** 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 25th day of June, 2025.

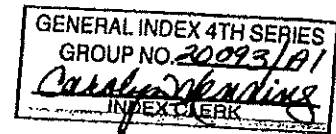
TAMMIE TANNER BIXLER
NOTARY PUBLIC
COMMONWEALTH OF KENTUCKY
ID # KYNP87817
MY COMMISSION EXPIRES APRIL 16, 2028

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



THIS DEED OF CONVEYANCE made and entered into this 28th day of October, 2003, by and between

KENNETH MEYER, EXECUTOR OF THE ESTATE OF ORVILLE MEYER, deceased, party of the first part, with an address of _____
574 MORRUE DR., CINCINNATI, OH 45238

(hereinafter called "Grantor"); and

ROBERT O. MEYER, JR. and his wife, KELLY MEYER, with an address of 2615 Fishing Creek, Covington, Kentucky 41017, parties of the second part, (hereinafter called "Grantees");

WITNESSETH: That the Grantor, for and in consideration of Thirty thousand and no/100 dollars (\$30,000.00), receipt of which is hereby acknowledged, does hereby bargain, sell, grant and convey unto the Grantees, for and during their joint lives as tenants in common, with the remainder in fee simple, to the survivor of them, their heirs and assigns forever, the following described property located in Campbell County, Kentucky to wit:

PIDN 999-99-03-400.00 Group No. 20093/A1

Lot Number Eighty-Eight (88) of Bigstuffs Addition to the City of Newport, County of Campbell, State of Kentucky, said lot is situated on the North side of East Third One Hundred Twenty (120) feet East of a Sixty (60) foot street now known as Beech Avenue.

BEING THE SAME PROPERTY acquired by Orville Meyer and his wife, Marjorie E. Meyer, (both now deceased) by deed dated December 7, 1950, from Ella Knight, unmarried, and recorded in Deed book 274, page 417 of the Campbell County Court Clerk's Office. See also Order of The Campbell District Court recorded in deed Book 78, page 160.

TO HAVE AND TO HOLD all the above-described property, together with all the rights, privileges, appurtenances and improvements thereunto belonging unto the Grantees, for and during

PLEASE RETURN TO:

Boone National Bank
6100 First Financial Drive
PO Box 954
Burlington, KY 41005