

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) 25418, issued to Chalk Holdings LLC, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final Order(s).

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

It is hereby ordered that the maximum fine set forth on each citation in the amount of \$1,000 shall be imposed as a civil fine.

This is a final and non-appealable order and will result in a lien being filed against the property. This notice has been sent to you via First class mail on September 16, 2025.

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


Code Enforcement Supervisor

Dated: September 16, 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 #
CHALK HOLDINGS LLC	25418

1421 AMSTERDAM RD		PARK HILLS, KY 41011-0000
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
07/31/2025	10:30 AM	510 LEXINGTON AVE, NEWPORT, 41071-0000

CODE SECTION	MINIMUM FINE	MAXIMUM FINE
PM 302.4 Weeds	\$100.00	\$500.00
PM 304.2 Exterior Painting:	\$100.00	\$500.00

COMPLAINT INFORMATION

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

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

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

NOTES: PM 302.4 Weeds cut high grass and weeds around the property
PM 304.2 Exterior Painting: Failure to repair and paint trim .

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Mike Cronin	08/01/2025	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 25418

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 **Chalk Holdings LLC** and located at **510 Lexington Ave., Newport, Kentucky** by a final, non-appealable order of August 1, 2025.

That the City of Newport, Kentucky asserts a lien against the property owned by **Chalk Holdings LLC** and located at **510 Lexington Ave., Newport Kentucky**, and more particularly described in **Deed Book 758, Page 803** of the Campbell County Clerk's Office at Newport, Kentucky, in the amount of **\$1,000**.

CITY OF NEWPORT, KENTUCKY



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 16th day of September, 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.: 30921/A1
PIDN: 999-99-04-321.00
Plat No.: _____

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

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

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

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

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

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER


The City of Newport Code Enforcement Board has determined that citation(s) number(s) 25419, issued to James Barrie, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final Order(s).

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

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

This is a final and non-appealable order and will result in a lien being filed against the property. This notice has been sent to you via First class mail on September 16, 2025.

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



Code Enforcement Supervisor

Dated: September 16, 2025

9489 0178 9820 3038 0934 69



City of Newport

Code Enforcement

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

Citation

NAME	Citation #
BARRIE JAMES	25419

511 E 4TH ST	NEWPORT, KY 41071-0000
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VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
08/01/2025	7:30 AM	511 E 4TH 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: Failure to cut high grass and weeds in rear parking area.

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Mike Cronin	08/12/2025	9:30 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 25419

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 **James Barrie** and located at **511 E. 4th St., Newport, Kentucky** by a final, non-appealable order of August 12, 2025.

That the City of Newport, Kentucky asserts a lien against the property owned by **James Barrie** and located at **511 E. 4th St., Newport Kentucky**, and more particularly described in **Deed Book 603, Page 593** 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 16th day of September, 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

30920/A4 & A
999-99-05-512.00

EXHIBIT A

Group: 30920/A4 & A5
PIDN: 999-99-05-512.00

Being all of Lot No. Twenty (20) and part of Lot No. Twenty-One (21), Mansion Hill Addition as shown by plat recorded in Plat Book 9, page 30 of the Campbell County Clerk's records at Newport, Kentucky. said parcel is more particularly described as follows:

Beginning at a point in the north side of Fourth Street 102 feet east of the northeast corner of 4th and park; thence eastwardly 36 feet to the common corner of Lots 19 and 20; thence from these two points extending southwardly between parallel lines 107 feet in depth, to an alley.

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

Being the same property conveyed to Richard E. Delehanty and Ann M. Delehanty by virtue of a deed recorded at Deed Book 569, page 489 of the Campbell County real estate records.

A handwritten signature, likely of Richard E. Delehanty, is written in dark ink. The signature is stylized, with a large, sweeping initial 'R' and a smaller 'E' following it. The name 'Delehanty' is written in a cursive script.

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) 25420, issued to Regina S. Parry, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final Order(s).

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

It is hereby ordered that the maximum fine set forth on each citation in the amount of \$1,000 shall be imposed as a civil fine.

This is a final and non-appealable order and will result in a lien being filed against the property. This notice has been sent to you via First class mail on September 16, 2025.

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



Code Enforcement Supervisor

Dated: September 16, 2025



City of Newport

Code Enforcement

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

Citation

NAME	Citation #
PARRY REGINA S	25420

2109 MONMOUTH ST	NEWPORT, KY 41071-0000
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VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
08/01/2025	9:30 AM	2109 MONMOUTH ST, NEWPORT, 41071-0000

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

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: Clean yard of all junk trash and debris
PM 302.4 Weeds: Cut yard of all high grass and weeds

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Mike Cronin	08/01/2025	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 25420

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

That pursuant to KRS 65.8835 and Section 32.023 of the Newport Code of Ordinances and other applicable laws, the City of Newport, Kentucky has a lien in the amount of **\$1,000** on the real property owned by **Regina S. Parry** and located at **2109 Monmouth St., Newport, Kentucky** by a final, non-appealable order of August 1, 2025.

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

CITY OF NEWPORT, KENTUCKY



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

See attached legal description

COMMONWEALTH OF KENTUCKY
COUNTY OF CAMPBELL

The foregoing Affidavit of Lien was subscribed and sworn to before me, a Notary Public in and for the aforementioned county and state, by Michael Cronin, Code Enforcement Supervisor of the City of Newport, Kentucky, this 16th day of September, 2025.

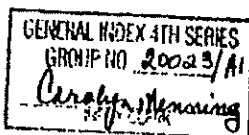
JAMMIE TANNER BIXLER
NOTARY PUBLIC
COMMONWEALTH OF KENTUCKY
ID # KYNP87817
MY COMMISSION EXPIRES APRIL 16, 2028

Jammie 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"



PNC BANK, NATIONAL ASSOCIATION

PLAINTIFF

vs.

LIS PENDENS

REGINA S. PARRY

DEFENDANTS

* * * * *

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

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

Beginning at a point in the easterly line of the Alexandria Turnpike Road N. 48 1/2 degrees W. 250 feet from a stone, corner to Katherine Thoeny; thence N. 51 1/2 degrees E. 200 feet; thence N. 48 1/2 degrees W. 50 feet; thence S. 51 1/2 degrees W. 200 feet to the easterly line of said Alexandria Turnpike Road; thence with said Alexandria Turnpike S 48 1/2 degrees E. 50 feet to the place of beginning, being the north thirty (30) feet of Lot 5, and the south twenty (20) feet of Lot 4 of Benedict Place Subdivision.

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

This instrument was prepared by the undersigned.

Pldv 999-99-03-000 852.00

GROUP 20023/A1

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

James E. Stierle
James E. Stierle

JACK HARRISON
HARRISON - CANNON - FLECK

or

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) 25421, issued to Timothy Ehn and Tonya Ehn, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final Order(s).

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

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

This is a final and non-appealable order and will result in a lien being filed against the property. This notice has been sent to you via First class mail on September 16, 2025.

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


Code Enforcement Supervisor

Dated: September 16, 2025

9489 0178 9820 3038 0934 83



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 #
EHN TIMOTHY & TONYA	25421

275 TURNER DRIVE	CRITTENEN, KY 41030
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VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
08/01/2025	10:30 AM	507 E 4TH 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 yard and on and outside rear fence at alley

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Mike Cronin	08/01/2025	1:40 PM

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

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

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

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

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

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

AFFIDAVIT OF LIEN

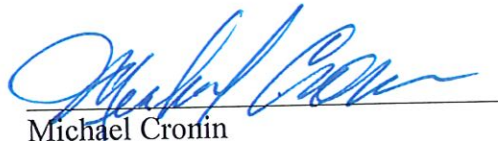
CITATION 25421

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 **Timothy Ehn and Tonya Ehn** and located at **507 E. 4th St., Newport, Kentucky** by a final, non-appealable order of August 1, 2025.

That the City of Newport, Kentucky asserts a lien against the property owned by **Timothy Ehn and Tonya Ehn** and located at **507 E. 4th St., Newport Kentucky**, and more particularly described in **Deed Book 709, Page 294** 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 16th day of September, 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

The following real property:

Situate in the City of Newport, County of Campbell, and State of Kentucky, and being that part of Lots numbered Twenty-one (21) and Twenty-two (22) in the Mansion Hill Addition to said city, that is bounded as follows:

Beginning in the northerly line of Fourth (4th) Street at the point that is sixty (60) feet eastwardly from the easterly line of Park Avenue; thence it runs eastwardly, in said northerly line Forty-two (42) feet; thence northwardly in a line that runs parallel with the dividing line between said lots numbers Twenty-one (21) and Twenty-two (22), One Hundred Seven (107) feet to the south line of Waters Alley; thence westwardly in said southerly line, Forty-two (42) feet; thence southwardly in a direct line, One Hundred Seven (107) feet to the place of beginning.

Parcel Number: 999-99-00-614.00

GROUP 30920/AS
Property Address: 507 East 4th Street
Newport, KY 41071

Being the same property conveyed to U.S. Bank National Association, as Trustee for the Structured Asset Securities Corporation, Series 2006-0W1 by deed from Master Commissioner of Campbell County, dated 1/20/07, filed 8/20/07 and recorded in Deed in Book 708, Page 708 in Campbell County Records.

Being the same property conveyed to Anthony Frommeyer, tenancy not stated by deed from William H. Standley and Carrie L. Standley, husband and wife, dated 09/16/05, filed 01/27/06 and recorded in Deed in Book 693, Page 665 in Campbell County Records.

Being the same property conveyed to William H. Standley and Carrie L. Standley, husband and wife, joint tenants with rights of survivorship by deed from William H. Standley, married whose wife is Carrie L. Standley, dated 05/23/01, filed 06/29/01 and recorded in Deed in Book 639, Page 656 in Campbell County Records.

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

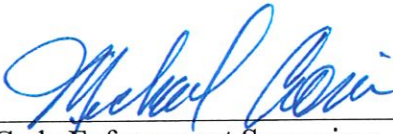
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 25422 25505, issued to Pop Five Properties LLC, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference 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 \$2,000 shall be imposed as a civil fine.

This is a final and non-appealable order and will result in a lien being filed against the property. This notice has been sent to you via First class mail on September 16, 2025.

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



Code Enforcement Supervisor

Dated: September 16, 2025

9489 0178 9820 3038 0934 90



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 #
POP FIVE PROPERTIES LLC	25422

245 CLAIBORNE DR		DRY RIDGE, KY 41035 41035
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
08/04/2025	8:30 AM	23 LAYCOCK LN, 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: PM 302.1 Sanitation: Clean yard of all junk trash and debris
PM 302.4 Weeds Cut high grass and weeds around the property.

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Mike Cronin	08/04/2025	11:30 AM

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

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

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

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

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

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



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 #
POP FIVE PROPERTIES LLC	25505

245 CLAIBORNE DR		DRY RIDGE, KY 41035 41035
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
08/27/2025	12:45PM	23 LAYCOCK LN, 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: Must cut all grass and weeds and must clean up all trash and debris from yard.

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Larry Long	08/27/2025	12:50PM

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

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

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

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

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

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

AFFIDAVIT OF LIEN

CITATIONS 25422 25505

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 **Pop Five Properties LLC** and located at **23 Laycock Ln., Newport, Kentucky** by a final, non-appealable orders of August 4, 2025 and August 27, 2025.

That the City of Newport, Kentucky asserts a lien against the property owned by **Pop Five Properties LLC** and located at **23 Laycock Ln., Newport Kentucky**, and more particularly described in **Deed Book 873, Page 126** 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 16th day of September, 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 Rapid Fire Cincinnati LLC, a Kentucky Limited Liability Company, for and in consideration of \$75,000.00 to them paid by the grantee herein, the receipt of which is hereby acknowledged, do bargain, sell, and convey to **Pop Five Properties LLC, a Kentucky Limited Liability Company** its successors and assigns forever, the following described Real Estate, located in the City of Newport, County of Campbell, Commonwealth of Kentucky, to-wit:

Grantor Address: 133 W 4TH ST, CINCINNATI OH 45202

Grantee Address: 245 Claiborne Dr, Dry Ridge, KY 41035

Property Address: **23 Laycock Lane, Newport, KY 41071**

Parcel No: 999-99-04-270.00 Group No. 20022/G5

Tax Mailing Address: 245 Claiborne Dr, Dry Ridge, KY 41035

Legal Description:

Situated in the City of Newport, Campbell County, Kentucky, and being all of Lot Numbered 23 in Block "E" of the Riddle View Heights Subdivision as shown upon the recorded plat of said Subdivision in Plat Book 11, at page 35-G of the records in the office of the Campbell County Clerk at Newport, Campbell County, Kentucky.

Subject to all easements and restrictions of record including but not limited to those set forth in Plat Book 11, Page 35-G and Deed Book 304, page 297.

Being the same property conveyed to **Rapid Fire Cincinnati, LLC, a Kentucky Limited Liability Company**, by Deed dated May 6, 2025, recorded May 9, 2025, in book D872, page 282 of the Campbell County Clerks recorder.

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

The City of Newport Code Enforcement Board has determined that citation(s) number(s) 25429, issued to Tommy Volpehnhein, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final Order(s).

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

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

This is a final and non-appealable order and will result in a lien being filed against the property. This notice has been sent to you via First class mail on September 16, 2025.

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


Code Enforcement Supervisor

Dated: September 16, 2025

9489 0178 9820 3038 0935 06



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 #
VOLPENHEIN TOMMY		25429
10194 TIMBERCREEK		UNION, KY 41091
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
08/06/2025	10:00AM	199 GRANDVIEW 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: Must cut all grass and weeds

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Larry Long	08/06/2025	11:50AM

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

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

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

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

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

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

AFFIDAVIT OF LIEN

CITATION 25429

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 **Tommy Volpenhein** and located at **199 Grandview Ave., Newport, Kentucky** by a final, non-appealable order of August 6, 2025.

That the City of Newport, Kentucky asserts a lien against the property owned by **Tommy Volpenhein** and located at **199 Grandview Ave., Newport Kentucky**, and more particularly described in **Deed Book 853, Page 601** 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 16th day of September, 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"

Beginning at a point in the Easterly line of Grandview Avenue, 270 feet Southwardly from the Southwesterly corner of Lot Numbered 201 in the Orlando Company's Subdivision; thence at right angles to Grandview Avenue, Eastwardly 200 feet; thence at right angles Southwardly 60 feet; thence at right angles Westwardly 212.47 feet to Grandview Avenue; thence with Grandview Avenue Northwardly 61.28 feet to the place of beginning; and being known as Lot "E" of Schneider's Subdivision.

Most Commonly Known As: 199 Grandview Avenue, Newport, KY 41071

PIDN: 999-99-02-458.00

Group No: 41168/A2

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

The City of Newport Code Enforcement Board has determined that citation(s) number(s) 25432 25433, issued to Hubert Osborn and Sarah Osborn, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final Order(s).

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

It is hereby ordered that the maximum fine set forth on each citation in the amount of \$4,000 shall be imposed as a civil fine.

This is a final and non-appealable order and will result in a lien being filed against the property. This notice has been sent to you via First class mail on September 16, 2025.

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



Code Enforcement Supervisor

Dated: September 16, 2025

9489 0178 9820 3038 1429 14



City of Newport

Code Enforcement

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

Citation

NAME	Citation #
OSBORN HUBERT & SARAH	25432

725 OVERTON ST		NEWPORT, KY 41071-0000
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
08/07/2025	7:30 AM	725 OVERTON ST, NEWPORT, 41071-0000

CODE SECTION	MINIMUM. FINE	MAXIMUM FINE
PM 302.4 Weeds:	\$100.00	\$500.00
PM 302.7 Accessory Structures	\$100.00	\$500.00
PM 302.8 Motor Vehicles:	\$100.00	\$500.00

COMPLAINT INFORMATION

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

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

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

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

NOTES: PM 302.4 Weeds :Cut high grass and weeds and trim bushes.
PM 302.7 Accessory Structures Properly repair the wood fence on the property
PM 302.4 Weeds:PM 302.8 Motor Vehicles Properly license the vehicles in rear yard

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Mike Cronin	08/07/2025	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.



City of Newport

Code Enforcement

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

Citation

NAME	Citation #
OSBORN HUBERT & SARAH	25433

725 OVERTON ST	NEWPORT, KY 41071-0000
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VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
08/07/2025	7:30 AM	725 OVERTON ST, NEWPORT, 41071-0000

CODE SECTION	MINIMUM. FINE	MAXIMUM FINE
PM 301.3 Vacant structures and land:	\$100.00	\$500.00
PM 302.1 Sanitation	\$100.00	\$500.00
PM 302.7 Accessory Structures:	\$100.00	\$500.00
PM 304.13. Windows and door frames:	\$100.00	\$500.00
PM 304.2 Exterior Painting	\$100.00	\$500.00

COMPLAINT INFORMATION

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

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

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

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

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

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

NOTES: PM 301.3 Vacant structures and land: Vacant boarded up house causing blight to the neighborhood.

PM 302.1 Sanitation clean yard of all junk trash and debris.

PM 302.7 Accessory Structures: Failure to properly repair the the garage roof

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

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

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Mike Cronin	08/07/2025	1:40 PM

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

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

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

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

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

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

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

AFFIDAVIT OF LIEN

CITATIONS 25432 25433

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 **\$4,000** on the real property owned by **Hubert Osborn and Sarah Osborn** and located at **725 Overton St., Newport, Kentucky** by a final, non-appealable orders of August 7, 2025.

That the City of Newport, Kentucky asserts a lien against the property owned by **Hubert Osborn and Sarah Osborn** and located at **725 Overton St., Newport Kentucky**, and more particularly described in **Deed Book 459, Page 273** of the Campbell County Clerk's Office at Newport, Kentucky, in the amount of **\$4,000**.

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 16th day of September, 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: 725 Overton Street
Newport, Kentucky 41071

Group No. 30363/A2 – Newport

PIDN No. 999-99-03-801.00

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

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

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

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

The City of Newport Code Enforcement Board has determined that citation(s) number(s) 25440, issued to Amy B. Schaffner, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final Order(s).

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

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

This is a final and non-appealable order and will result in a lien being filed against the property. This notice has been sent to you via First class mail on September 16, 2025.

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



Code Enforcement Supervisor

Dated: September 16, 2025

9489 0178 9820 3038 1429 21



City of Newport

Code Enforcement

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

Citation

NAME	Citation #
SCHAFFNER AMY B	25440

939 COLUMBIA ST	NEWPORT, KY 41071
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VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
08/11/2025	12:45PM	939 COLUMBIA ST, NEWPORT, 41071-0000

CODE SECTION	MINIMUM. FINE	MAXIMUM FINE
PM 108.1.3 Structure unfit for human occupancy:	\$100.00	\$500.00
PM 302.1 Sanitation:	\$100.00	\$500.00
PM 302.4 Weeds:	\$100.00	\$500.00

COMPLAINT INFORMATION

PM 108.1.3 Structure unfit for human occupancy: Structure unfit for human occupancy. A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.

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

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

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

NOTES:

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Larry Long	08/11/2025	1:00PM

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 25440

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 **\$1,500** on the real property owned by **Amy B. Schaffner** and located at **939 Columbia St., Newport, Kentucky** by a final, non-appealable order of August 11, 2025.

That the City of Newport, Kentucky asserts a lien against the property owned by **Amy B. Schaffner** and located at **939 Columbia St., Newport Kentucky**, and more particularly described in **Deed Book 834, Page 343** of the Campbell County Clerk's Office at Newport, Kentucky, in the amount of **\$1,500**.

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 16th day of September, 2025.

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

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

This instrument prepared by:

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

EXHIBIT "A"
LEGAL DESCRIPTION

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

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

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

Prior Deed Reference: Deed Book 816, Page 699

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

Deed Reference: Deed Book , Page

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

The City of Newport Code Enforcement Board has determined that citation(s) number(s) 25441, issued to AA Kentucky Properties LLC, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final Order(s).

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

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

This is a final and non-appealable order and will result in a lien being filed against the property. This notice has been sent to you via First class mail on September 16, 2025.

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



Code Enforcement Supervisor

Dated: September 16, 2025

9489 0178 9820 3038 1429 38



City of Newport

Code Enforcement

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

Citation

NAME		Citation #
AA KENTUCKY PROPERTIES LLC		25441
7125 ORCHARD LAKE RD STE 301		WEST BLOOMFIELD, MI 48322
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
08/11/2025	7:30 AM	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: Cut lot of high grass and weeds.

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Mike Cronin	08/11/2025	1:40 PM

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

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

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

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

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

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

AFFIDAVIT OF LIEN

CITATION 25441

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 August 11, 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 16th day of September, 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) 25443, issued to Stephen M. Becker, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final Order(s).

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

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

This is a final and non-appealable order and will result in a lien being filed against the property. This notice has been sent to you via First class mail on September 16, 2025.

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


Code Enforcement Supervisor

Dated: September 16, 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 #
BECKER STEPHEN M	25443

613 OVERTON ST	NEWPORT, KY 41071-0000
----------------	------------------------

VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
08/11/2025	2:00 PM	611 OVERTON 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
Michael Cronin	08/11/2025	2:30 PM

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

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

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

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

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

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

AFFIDAVIT OF LIEN

CITATION 25443

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 **Stephen M. Becker** and located at **611 Overton St., Newport, Kentucky** by a final, non-appealable order of August 11, 2025.

That the City of Newport, Kentucky asserts a lien against the property owned by **Stephen M. Becker** and located at **611 Overton St., Newport Kentucky**, and more particularly described in **Deed Book 545, Page 502** 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 16th day of September, 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

COMMONWEALTH OF KENTUCKY
CAMPBELL CIRCUIT COURT
DIVISION II
CASE NO. 17-CI-00652

WATERSIDE TAX SERVICE COMPANY, LLC

PLAINTIFF

V.

RELEASE OF LIS PENDENS

STEPHEN M. BECKER, et al.

DEFENDANTS

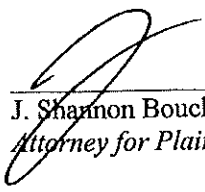
Comes the Plaintiff, Waterside Tax Service Company, LLC, by counsel, and hereby releases the
Lis Pendens Notice filed in Book ENC 80, Page 882, in the Office of the Clerk of the County Court of
Campbell County, Kentucky.


GROUP NO. 30362/A1
PARCEL/MAP ID #999-99-00-363.00

Being the Southerly sixteen (16) feet of Lot numbered Two Hundred and Twenty-six (226) and
the Northerly one and twenty-five hundredths (1.25) feet of Lot numbered Two Hundred and
Twenty-seven (227), in East Row Addition, lying and being in the City of Newport, Campbell
County, Kentucky, and more particularly described as follows:

Beginning at a point in the Easterly line of Overton Street, ninety-five (95) feet Southwardly of
Sixth Street; thence Eastwardly and parallel with Sixth Street and with the center of the wall
dividing houses number 609 and 611 Overton Street, one hundred and twenty-five (125) feet to an
alley; thence Southwardly with the Westerly side of said alley, seventeen and twenty-five
hundredths (17.25) feet; thence Westwardly and parallel with Sixth Street and with the center of
the wall dividing houses 611 and 613 Overton Street, one hundred and twenty-five (125) feet to
the Easterly side of Overton Street, thence Northwardly along the Easterly side of Overton Street
seventeen and twenty-five hundredths (17.25) feet to the place of beginning.

Being the same property conveyed to Stephen M. Becker, by deed dated April 1, 1992, recorded
in Deed Book 545, Page 502, in the Office of the Clerk of Campbell County, Kentucky.


J. Shannon Bouchillon
Attorney for Plaintiff

GENERAL INDEX 4TH SERIES
GROUP NO. 30362/A1

INDEX CLERK

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) 25445, issued to Stephen M. Becker, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final Order(s).

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

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

This is a final and non-appealable order and will result in a lien being filed against the property. This notice has been sent to you via First class mail on September 16, 2025.

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


Code Enforcement Supervisor

Dated: September 16, 2025

9489 0178 9820 3038 1429 52



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 #
BECKER STEPHEN M		25445
613 OVERTON ST		NEWPORT, KY 41071-0000
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
08/11/2025	2:00 PM	613 OVERTON 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	08/12/2025	8:25 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

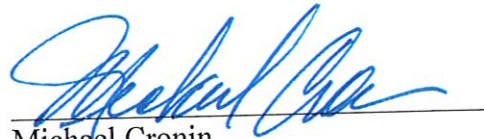
CITATION 25445

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 **Stephen M. Becker** and located at **613 Overton St., Newport, Kentucky** by a final, non-appealable order of August 12, 2025.

That the City of Newport, Kentucky asserts a lien against the property owned by **Stephen M. Becker** and located at **613 Overton St., Newport Kentucky**, and more particularly described in **Deed Book 546, Page 254** 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 16th day of September, 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

COMMONWEALTH OF KENTUCKY
CAMPBELL CIRCUIT COURT
DIVISION I
CASE NO. 17-CI-00347

UMB BANK, N.A.
AS CUSTODIAN FOR CLEARLEAF FINANCE LLC
C/O BOUCHILLON LAW OFFICE
4869 BROWNSBORO CENTER, SUITE 203
LOUISVILLE, KY 40207

PLAINTIFF

v.

LIS PENDENS

STEVEN M. BECKER, et al.

DEFENDANT

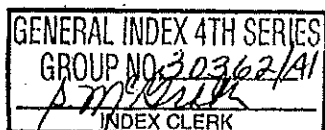
Please take notice that in Campbell Circuit Court, Newport, Kentucky, with respect to the above styled action, the undersigned has filed a complaint affecting all the right, title and interest of the following: Steven M. Becker, Unknown Spouse of Steven M. Becker, If Any, and City of Newport, Kentucky, in and to the following certain real property situated in Campbell County, Kentucky and more fully described as follows:

GROUP # 30362/A1
MAP/PARCEL # 999-99-00-362.00

Being a part of Lot No. two hundred twenty-seven (227), James Taylor's East row addition in the City of Newport, as shown on plat recorded in Plat Book 9, Page 49 of the Campbell County Clerk's records at Newport, Kentucky, and more particularly described as follows:

Beginning at a point in the East line of Overton Street, 112.25 feet South of Sixth Street and opposite the middle of a partition wall; thence with the East line of Overton Street Southwardly 17.25 feet to a point opposite to the middle of another partition wall; thence from said two points extending back Eastwardly in rectangular shape (the lateral lines passing through the middle of said two partition walls) 125 feet in depth to Gugel Alley.

Being the same property conveyed to Stephen M. Becker, unmarried, by deed dated May 1, 1992, recorded in Deed Book 546, Page 254, in the Office of the Clerk of Campbell County, Kentucky.



NO Update