

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

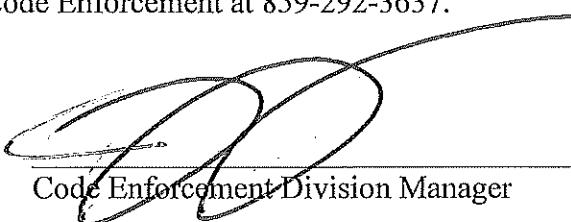
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 179, issued to Blumberg & Crawford Realty Co, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as 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 8, 2023.

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



Code Enforcement Division Manager

Dated: June 8, 2023



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 #	
BLUMBERG & CRAWFORD REALTY CO	179	
734 ISABELLA ST	NEWPORT, KY 41071-0000	
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
04/26/2023	1527 PM	734 ISABELLA ST, NEWPORT, 41071-0000
CODE SECTION	MINIMUM. FINE	MAXIMUM FINE
HGW	\$100	\$500

COMPLAINT INFORMATION

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

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

NOTES:

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
BARRY A. SHIELDS	04/27/2023	1220 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

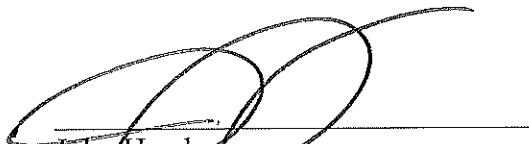
CITATION 179

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

That pursuant to KRS 65.8835 and Section 32.023 of the Newport Code of Ordinances and other applicable laws, the City of Newport, Kentucky has a lien in the amount of **\$500** on the real property owned by **Blumberg & Crawford Realty Co** and located at **734 Isabella St., Newport, Kentucky** by a final, non-appealable order of April 27, 2023.

That the City of Newport, Kentucky asserts a lien against the property owned by **Blumberg & Crawford Realty Co** and located at **734 Isabella St., Newport Kentucky**, and more particularly described in **Deed Book 297, Page 280** of the Campbell County Clerk's Office at Newport, Kentucky, in the amount of **\$500**.

CITY OF NEWPORT, KENTUCKY



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

See attached legal description

COMMONWEALTH OF KENTUCKY
COUNTY OF CAMPBELL

The foregoing Affidavit of Lien was subscribed and sworn to before me, a Notary Public in and for the aforementioned county and state, by John Hayden, Assistant City Manager of the City of Newport, Kentucky, this 8th day of June, 2023.

Rosemary Williams
Notary Public
Kentucky State at Large
My Commission Expires: March 2nd 2024

This instrument prepared by:

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



ROSEMARY L. WILLIAMS
Notary Public, Kentucky
State At Large
My Commission Expires
March 2, 2024
Notary ID# KYNP3897

Know All Men by these Presents:

That the grantor, Betty Lou Berger, an unmarried woman

for and in consideration of One (\$1.00) Dollar and other good and valuable considerations
paid by the Grantee, herein the receipt whereof is hereby acknowledged, doth hereby
to her BARGAIN, SELL AND CONVEY to the grantees, Blumberg and Crawford Realty Company,
a partnership composed of Irvin Blumberg and Fred Crawford, Sr., it's

heirs and assigns forever, the following described Real Estate, to-wit:

Part of lot numbered one hundred and forty-one (141) in Parkhurst's Subdivision, in the City of Newport, Campbell County, Kentucky, described as follows: Beginning at a point in the westerly line of Isabella Street eighty (80) feet southwardly from the Southwest corner of Elm and Isabella Streets, in said city, thence southwardly with the westerly line of Isabella Street twenty (20) feet to a point, and from these two points extending back westwardly, in rectangular shape, twenty-five (25) feet, being the rear twenty (20) feet off of said lot numbered one hundred and forty-one (141).

Being the same property conveyed to grantor herein by deed recorded in Deed Book 296, page 218, in the Campbell County Clerk's office, Newport, Ky.

General Index 3rd Series

Group No. 1088

NELLIE POWELL, Index Clerk

Gr 41:088/A4
PIDN 99999-00-503.00

Together with all the PRIVILEGES AND APPURTENANCES to the same belonging.
TO HAVE AND TO HOLD the same to the said Blumberg and Crawford Realty Company,
a partnership composed of Irvin Blumberg and Fred Crawford Sr., it's

heirs and assigns forever, ~~Warranties~~ ~~General Warranties~~ No warranties.

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

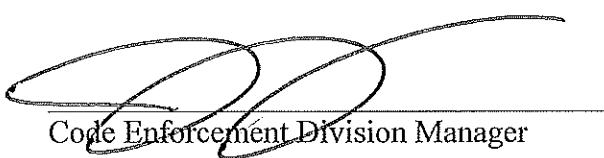
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 143 and 177, issued to Justice Contracting LLC, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference 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 \$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 June 8, 2023.

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



Code Enforcement Division Manager

Dated: June 8, 2023



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 #	
JUSTICE CONTRACTING LLC	143	
1626 MEARS AVE	CINCINNATI, OH 45230	
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
04/06/2023	9:00 AM	206 E 9TH ST, NEWPORT, Ky 41071-0000
CODE SECTION	MINIMUM FINE	MAXIMUM FINE
PM 109.2 Temporary safeguards	\$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 109.2 Temporary safeguards: Notwithstanding other provisions of this code, whenever, in the opinion of the code official, there is imminent danger due to an unsafe condition, the code official shall order the necessary work to be done, including the boarding up of openings, to render such structure temporarily safe whether or not the legal procedure herein described has been instituted; and shall cause such other action to be taken

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:

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
	04/06/2023	11:00 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 #
JUSTICE CONTRACTING LLC	177

1626 MEARS AVE	CINCINNATI, OH 45230	
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
04/26/2023	10:00 A M	206 E 9TH ST, NEWPORT, Ky 41071-0000

CODE SECTION	MINIMUM FINE	MAXIMUM FINE
PM 109.2 Temporary safeguards	\$100.00	\$500.00
PM 302.1 Sanitation	\$100.00	\$500.00
PM 302.9 Defacement of property.	\$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 109.2 Temporary safeguards.: Notwithstanding other provisions of this code, whenever, in the opinion of the code official, there is imminent danger due to an unsafe condition, the code official shall order the necessary work to be done, including the boarding up of openings, to render such structure temporarily safe whether or not the legal procedure herein described has been instituted; and shall cause such other action to be taken

PM 302.1 Sanitation: Remove and properly dispose of all junk, trash, and debris from the exterior property areas.

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

PM 304.13. 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:

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Mike Cronin	04/27/2023	8:00 A M

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 143 177

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

That pursuant to KRS 65.8835 and Section 32.023 of the Newport Code of Ordinances and other applicable laws, the City of Newport, Kentucky has a lien in the amount of **\$4,000** on the real property owned by **Justice Contracting LLC** and located at **206 E. 9th St., Newport, Kentucky** by a final, non-appealable orders of April 6, 2023 and April 27, 2023.

That the City of Newport, Kentucky asserts a lien against the property owned by **Justice Contracting LLC** and located at **206 E. 9th St., Newport Kentucky**, and more particularly described in **Deed Book 828, Page 698** of the Campbell County Clerk's Office at Newport, Kentucky, in the amount of **\$1,500**.

CITY OF NEWPORT, KENTUCKY



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

See attached legal description

COMMONWEALTH OF KENTUCKY
COUNTY OF CAMPBELL

The foregoing Affidavit of Lien was subscribed and sworn to before me, a Notary Public in and for the aforementioned county and state, by John Hayden, Assistant City Manager of the City of Newport, Kentucky, this 8th day of June, 2023.

Rosemary Williams
Notary Public
Kentucky State at Large
My Commission Expires: March 2nd 2024

This instrument prepared by:

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



ROSEMARY L. WILLIAMS
Notary Public, Kentucky
State At Large
My Commission Expires
March 2, 2024
Notary ID# KYNP3697

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

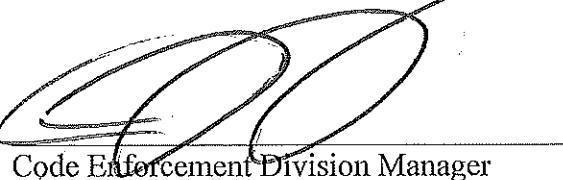
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 168, issued to 123 Main Street Investments LLC, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final Order(s).

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

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

This is a final and non-appealable order and will result in a lien being filed against the property. This notice has been sent to you via First class mail on June 8, 2023.

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



Code Enforcement Division Manager

Dated: June 8, 2023



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 #	
123 MAIN STREET INVESTMENTS LLC	168	
689 GARNER DR	COVINGTON, KY 41015	
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
04/24/2023	1340 PM	1020 LIBERTY ST, NEWPORT, 41071-0000
CODE SECTION	MINIMUM. FINE	MAXIMUM FINE
JTD	\$100	\$500

COMPLAINT INFORMATION

PM 302.1 Sanitation: Remove and properly dispose of all junk, trash, and debris from the exterior property areas.

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

NOTES:

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
BARRY A. SHIELDS	04/24/2023	1424 PM

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

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

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

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

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

AFFIDAVIT OF LIEN

CITATION 168

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

That pursuant to KRS 65.8835 and Section 32.023 of the Newport Code of Ordinances and other applicable laws, the City of Newport, Kentucky has a lien in the amount of **\$500** on the real property owned by **123 Main Street Investments LLC** and located at **1020 Liberty St., Newport, Kentucky** by a final, non-appealable order of April 24, 2023.

That the City of Newport, Kentucky asserts a lien against the property owned by **123 Main Street Investments LLC** and located at **1020 Liberty St., Newport Kentucky**, and more particularly described in **Deed Book 848, Page 745** of the Campbell County Clerk's Office at Newport, Kentucky, in the amount of **\$500**.

CITY OF NEWPORT, KENTUCKY



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

See attached legal description

COMMONWEALTH OF KENTUCKY
COUNTY OF CAMPBELL

The foregoing Affidavit of Lien was subscribed and sworn to before me, a Notary Public in and for the aforementioned county and state, by John Hayden, Assistant City Manager of the City of Newport, Kentucky, this 8th day of June, 2023.

Rosemary Williams
Notary Public
Kentucky State at Large
My Commission Expires: March 2nd 2024

This instrument prepared by:

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



ROSEMARY L. WILLIAMS
Notary Public, Kentucky
State At Large
My Commission Expires
March 2, 2024
Notary ID# KYNP3897

1020 Liberty Street

One-half (1/2) of Lot No. 685 in the Trustees Addition to the City of Newport, Campbell County, Kentucky, being the one-half (1/2) of said lot fronting 30 feet on German Street, now Liberty Street, and extending back westwardly in parallel lines 94 feet 6 inches.

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

Being the same property conveyed to Steve Sparks, Married, by Deed dated February 16, 2023, of record in Deed Book 348, Page 741, in the Office of the Clerk of Campbell County, Kentucky.

Group# 41467/A2

PIDN# 999-99-02-408,00

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

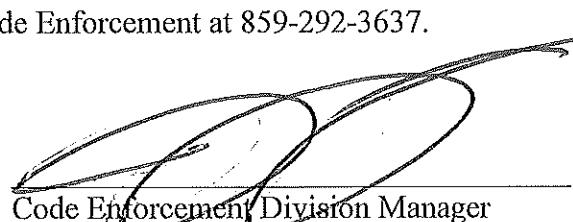
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 161, issued to Steven M Sharlein and Linda M Comisar, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final Order(s).

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

It is hereby ordered that the maximum fine set forth on each citation in the amount of \$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 8, 2023.

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


Code Enforcement Division Manager

Dated: June 8, 2023



City of Newport

Code Enforcement

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

Citation

NAME	Citation #	
SHARLEIN STEVEN M COMISAR LINDA M		161
834 LINDEN AVE		NEWPORT, KY 41071-0000
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
04/17/2023	2:00 P M	834 LINDEN AVE, NEWPORT, 41071-0000
CODE SECTION	MINIMUM FINE	MAXIMUM FINE
PM 110 Demolition:	\$100.00	\$500.00
PM 304.2 Exterior Painting	\$100.00	\$500.00

COMPLAINT INFORMATION

PM 110 Demolition: The structure was found to be dilapidated, or out of repair. Raze and remove the structure or repair violations as to make the structure safe and sanitary for human occupancy.

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: failure to repair garage and paint the trim on the house.

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Mike Cronin	04/18/2023	9:02 A M

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

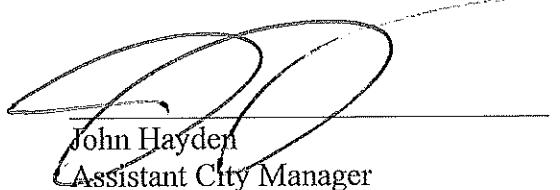
CITATION 161

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

That pursuant to KRS 65.8835 and Section 32.023 of the Newport Code of Ordinances and other applicable laws, the City of Newport, Kentucky has a lien in the amount of **\$1,000** on the real property owned by **Steven M Sharlein and Linda M Comisar** and located at **834 Linden Ave., Newport, Kentucky** by a final, non-appealable order of April 18, 2023.

That the City of Newport, Kentucky asserts a lien against the property owned by **Steven M Sharlein and Linda M Comisar** and located at **834 Linden Ave., Newport Kentucky**, and more particularly described in **Deed Book 600, Page 26** of the Campbell County Clerk's Office at Newport, Kentucky, in the amount of **\$1,000**.

CITY OF NEWPORT, KENTUCKY



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

See attached legal description

COMMONWEALTH OF KENTUCKY
COUNTY OF CAMPBELL

The foregoing Affidavit of Lien was subscribed and sworn to before me, a Notary Public in and for the aforementioned county and state, by John Hayden, Assistant City Manager of the City of Newport, Kentucky, this 8th day of June, 2023.

Rosemary Williams

Notary Public

Kentucky State at Large

My Commission Expires: March 2nd 2024

This instrument prepared by:

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



ROSEMARY L. WILLIAMS
Notary Public, Kentucky
State At Large
My Commission Expires
March 2, 2024
Notary ID# KYNP3897

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

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

GROUP NO. 41359/A3

PID #999-99-00-958.00

Property Address: 834 Linden Avenue, Newport, Kentucky 41071

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

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

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

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

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

ATTACHED HERETO, INCORPORATED HEREIN AND MADE A PART HEREOF IS A STATEMENT IN CONFORMITY WITH K.R.S. CHAPTER 182.

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

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

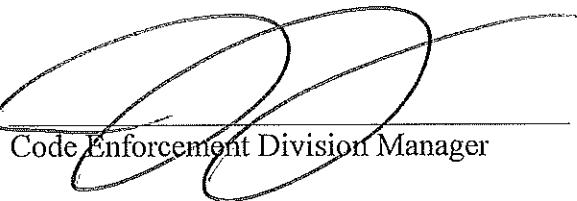
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 158, issued to 1137 Isabella St Land Trust, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as 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.

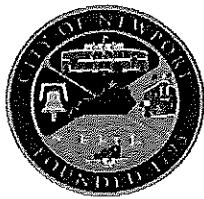
It is hereby ordered that the maximum fine set forth on each citation in the amount of \$500 shall be imposed as a civil fine.

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 8, 2023.

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


Code Enforcement Division Manager

Dated: June 8, 2023



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 #	
1137 ISABELLA ST LAND TRUST	158	
1137 ISABELLA ST	NEWPORT, KY 41071-0000	
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
04/13/2023	1530 PM	1137 ISABELLA ST, NEWPORT, 41071-0000
CODE SECTION	MINIMUM FINE	MAXIMUM FINE
JTD	\$100	\$500

COMPLAINT INFORMATION

PM 302.1 Sanitation: Remove and properly dispose of all junk, trash, and debris from the exterior property areas.

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: REMOVE ALL JUNK TRASH AND DEBRIS.

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
BARRY A. SHIELDS	04/14/2023	1437 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

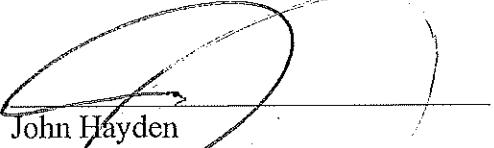
CITATION 158

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

That pursuant to KRS 65.8835 and Section 32.023 of the Newport Code of Ordinances and other applicable laws, the City of Newport, Kentucky has a lien in the amount of **\$500** on the real property owned by **1137 Isabella St Land Trust** and located at **1137 Isabella St., Newport, Kentucky** by a final, non-appealable order of April 14, 2023.

That the City of Newport, Kentucky asserts a lien against the property owned by **1137 Isabella St Land Trust** and located at **1137 Isabella St., Newport Kentucky**, and more particularly described in **Deed Book 770, Page 431** of the Campbell County Clerk's Office at Newport, Kentucky, in the amount of **\$500**.

CITY OF NEWPORT, KENTUCKY



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

See attached legal description

COMMONWEALTH OF KENTUCKY
COUNTY OF CAMPBELL

The foregoing Affidavit of Lien was subscribed and sworn to before me, a Notary Public in and for the aforementioned county and state, by John Hayden, Assistant City Manager of the City of Newport, Kentucky, this 8th day of June, 2023.

Rosemary Williams
Notary Public
Kentucky State at Large
My Commission Expires: March 2nd 2024

This instrument prepared by:

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



ROSEMARY L. WILLIAMS
Notary Public, Kentucky
State At Large
My Commission Expires
March 2, 2024
Notary ID# KYNP3897

LEGAL DESCRIPTION

PIDN: 999-99-03-594.00
Property Address: 1137 Isabella Street, Newport, Kentucky 41071
Group: 41469/A3

Situated in the Trustees Addition to the City of Newport, Campbell County, Kentucky, to-wit: Lot Numbered 723, said Lot is situated on the East side of Isabella Street, between Williams, now Eleventh and Liberty, now Twelfth Streets, fronting thirty (30) feet on Isabella street and extending back that width one hundred and eighty-nine (189) feet to an alley or street now known as Liberty agreeably to the recorded plat of said addition, reference being had to same will fully appear.

Being the same property conveyed to 1137 Isabella Street Land Trust by Deed dated September 3, 2015 and recorded in Deed Book 770, Page 431 of the Campbell County, Kentucky records and by virtue of a by Correction Deed dated October 27, 2015 and recorded in Deed Book 771, Page 794 of the Campbell County, Kentucky records.

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

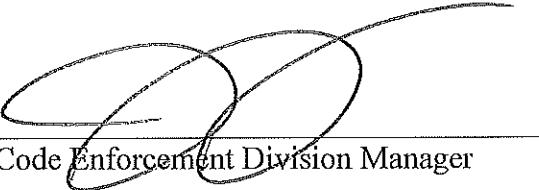
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 154, issued to Antonio Hutton, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final Order(s).

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 8, 2023.

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



Code Enforcement Division Manager

Dated: June 8, 2023

9171 9690 0935 0278 7895 74



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 #
HUTTON ANTONIO	154
937 MONROE ST	NEWPORT, KY 41071-0000
VIOLATION DATE	VIOLATION TIME
04/12/2023	1042 AM
LOCATION OF VIOLATION	
	937 MONROE ST, NEWPORT, 41071-0000
CODE SECTION	MINIMUM FINE
JTD	\$100
HGW	\$100
	MAXIMUM FINE
	\$500
	\$500

COMPLAINT INFORMATION

PM 302.1 Sanitation: Remove and properly dispose of all junk, trash, and debris from the exterior property areas.

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: REMOVE ALL JTD FROM THE ENTIRE PROPERTY.

REMOVE ALL WEEDS, AND VINES OF THE BUILDING.

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
BARRY A. SHIELDS	04/13/2023	0927 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

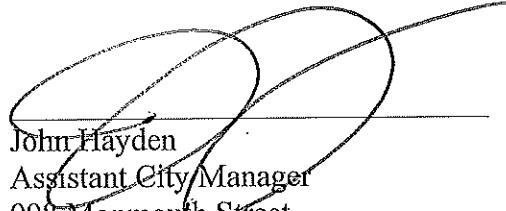
CITATION 154

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

That pursuant to KRS 65.8835 and Section 32.023 of the Newport Code of Ordinances and other applicable laws, the City of Newport, Kentucky has a lien in the amount of **\$1,000** on the real property owned by **Antonio Hutton** and located at **937 Monroe St., Newport, Kentucky** by a final, non-appealable order of April 13, 2023.

That the City of Newport, Kentucky asserts a lien against the property owned by **Antonio Hutton** and located at **937 Monroe St., Newport Kentucky**, and more particularly described in **Deed Book 698, Page 337** of the Campbell County Clerk's Office at Newport, Kentucky, in the amount of **\$1,000**.

CITY OF NEWPORT, KENTUCKY



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

See attached legal description

COMMONWEALTH OF KENTUCKY
COUNTY OF CAMPBELL

The foregoing Affidavit of Lien was subscribed and sworn to before me, a Notary Public in and for the aforementioned county and state, by John Hayden, Assistant City Manager of the City of Newport, Kentucky, this 8th day of June, 2023.

Rosemary Williams
Notary Public
Kentucky State at Large
My Commission Expires: March 2nd 2024

This instrument prepared by:

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



ROSEMARY L. WILLIAMS
Notary Public, Kentucky
State At Large
My Commission Expires
March 2, 2024
Notary ID# KYNP3897

LEGAL DESCRIPTION

GROUP NO: 30379/A3 (New)
PIDN: 999-99-02-294.00

Lot numbered Four Hundred Sixty-Three (463) of the James Taylor East Row Addition of the City of Newport, Campbell County, State of Kentucky.

Beginning at a point on the east line of Monroe Street in said addition and corner to Lots Four Hundred Sixty-Two (462) and Four Hundred Sixty-Three (463); thence running southwardly along said Monroe Street Thirty (30) feet; thence eastwardly one hundred fifteen (115) feet to an alley; thence northwardly along said alley Thirty (30) feet; thence westwardly one hundred fifteen (115) feet to the place of beginning.

Subject to easements, restrictions and covenants of record.

Being the same property conveyed to the Grantor herein by deed dated September 20, 2004 and recorded in Deed Book 678, page 20 of the Campbell County Clerk at Newport, Kentucky.

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

The City of Newport Code Enforcement Board has determined that citation(s) number(s) 141, issued to Angel L Mills, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final Order(s).

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

It is hereby ordered that the maximum fine set forth on each citation in the amount of \$2,000 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 8, 2023.

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

Code Enforcement Division Manager

Dated: June 8, 2023



City of Newport

Code Enforcement

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

Citation

NAME	Citation #	
MILLS ANGEL L	141	
407 W 10THST	NEWPORT, KY 41071-0000	
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
04/05/2023	1121 AM	407 W 10TH ST, NEWPORT, 41071-0000
CODE SECTION	MINIMUM FINE	MAXIMUM FINE
JTD	\$100	\$500
INSECT SCREENS	\$100	\$500
SCREEN DOOR	\$100	\$500
FENCE	\$100	\$500

COMPLAINT INFORMATION

PM 302.1 Sanitation: Remove and properly dispose of all junk, trash, and debris from the exterior property areas.

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

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

PM 304.15 Doors: Properly repair or replace any damaged or deteriorated exterior door. All exterior doors shall be maintained in good condition and posses all necessary hardware. All entry doors shall be capable of being tightly secure.

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

NOTES:

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
BARRY A. SHIELDS	04/05/2023	1301 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

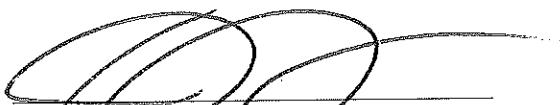
CITATION 141

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

That pursuant to KRS 65.8835 and Section 32.023 of the Newport Code of Ordinances and other applicable laws, the City of Newport, Kentucky has a lien in the amount of **\$2,000** on the real property owned by **Angel L Mills** and located at **407 W. 10th St., Newport, Kentucky** by a final, non-appealable order of April 5, 2023.

That the City of Newport, Kentucky asserts a lien against the property owned by **Angel L Mills** and located at **407 W. 10th St., Newport Kentucky**, and more particularly described in **Deed Book 705, Page 317** of the Campbell County Clerk's Office at Newport, Kentucky, in the amount of **\$2,000**.

CITY OF NEWPORT, KENTUCKY



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

See attached legal description

COMMONWEALTH OF KENTUCKY
COUNTY OF CAMPBELL

The foregoing Affidavit of Lien was subscribed and sworn to before me, a Notary Public in and for the aforementioned county and state, by John Hayden, Assistant City Manager of the City of Newport, Kentucky, this 8th day of June, 2023.

Rosemary Williams
Notary Public
Kentucky State at Large
My Commission Expires: March 2nd 2024

This instrument prepared by:

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



ROSEMARY L. WILLIAMS
Notary Public, Kentucky
State At Large
My Commission Expires
March 2, 2024
Notary ID# KYNP3897

GENERAL WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS:

That the Grantors, **JUAN J. FLORES** and **JEANINE FLORES**, his wife, for and in consideration of One Dollar and Other Good and Valuable Consideration to them paid by the Grantee herein, the receipt whereof is hereby acknowledged, do hereby **BARGAIN, SELL, AND CONVEY** to the Grantee, **ANGEL L. MILLS**, her heirs and assigns forever, the following described real estate to-wit:

CITY OF NEWPORT

CAMPBELL COUNTY

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

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

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

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

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

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

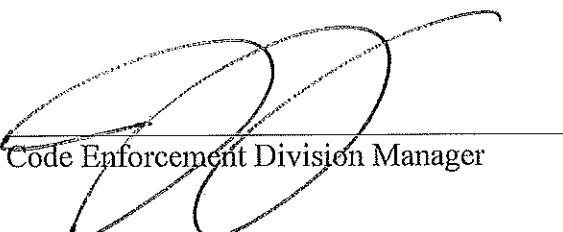
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 137, issued to AMICI Properties LLC, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final 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.

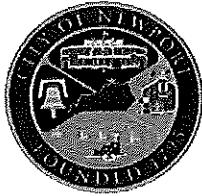
It is hereby ordered that the maximum fine set forth on each citation in the amount of \$500 shall be imposed as a civil fine.

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 8, 2023.

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


Code Enforcement Division Manager

Dated: June 8, 2023



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 #	
AMICI PROPERTIES LLC	137	
P O BOX 30381	CINCINNATI, OH 45230	
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
04/05/2023	10:18 AM	700 LONDON ACRES DR, NEWPORT, 41071-0000
CODE SECTION	MINIMUM. FINE	MAXIMUM FINE
302.1 Sanitation	\$100.00	\$500.00

COMPLAINT INFORMATION

PM 302.1 Sanitation: Remove and properly dispose of all junk, trash, and debris from the exterior property areas.

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
Daylin Garland	04/17/2023	10:18 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

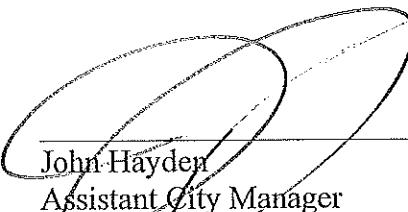
CITATION 137

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

That pursuant to KRS 65.8835 and Section 32.023 of the Newport Code of Ordinances and other applicable laws, the City of Newport, Kentucky has a lien in the amount of **\$500** on the real property owned by **AMICI Properties LLC** and located at **700 London Acres Dr., Newport, Kentucky** by a final, non-appealable order of April 17, 2023.

That the City of Newport, Kentucky asserts a lien against the property owned by **AMICI Properties LLC** and located at **700 London Acres Dr., Newport Kentucky**, and more particularly described in **Deed Book 795, Page 421** of the Campbell County Clerk's Office at Newport, Kentucky, in the amount of **\$500**.

CITY OF NEWPORT, KENTUCKY



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

See attached legal description

COMMONWEALTH OF KENTUCKY
COUNTY OF CAMPBELL

The foregoing Affidavit of Lien was subscribed and sworn to before me, a Notary Public in and for the aforementioned county and state, by John Hayden, Assistant City Manager of the City of Newport, Kentucky, this 8th day of June, 2023.

Rosemary Williams
Notary Public
Kentucky State at Large
My Commission Expires: March 2nd 2024

This instrument prepared by:

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



ROSEMARY L. WILLIAMS
Notary Public, Kentucky
State At Large
My Commission Expires
March 2, 2024
Notary ID# KYNP0887

①

GENERAL WARRANTY DEED

Know All Men By These Presents: That **London Acres Apartments LLC**, a Kentucky limited liability company, whose mailing address is 343 West Pike Street, Covington, KY 41011 for and in consideration of \$1,000,000.00 to them paid by the grantee herein, the receipt and sufficiency of which are hereby acknowledged, does hereby bargain, sell, grant and convey to:

AMICI Properties, LLC, an Ohio limited liability company,

their heirs and assigns forever, whose mailing address is P.O. Box 30381, Cincinnati, OH 45230, all of their right, title and interest in and to that certain real property which is particularly described as follows:

Tax Mailing Address: P.O. Box 30381, Cincinnati, OH 45230

Parcel 1:

Group Number: 30306/C1

PIDN: 999-99-03-925.00

Property Address: 500 London Acres Drive, Newport, KY 41071

Situated in the Cities of Newport and Fort Thomas, Campbell County, Kentucky, and being all of Lot 3 of the Plat of Re-Subdivision of London Acres North as shown on Plat recorded in Cabinet E, Slide 186B of the Campbell County Clerk's Records at Newport, Kentucky.

Subject to and being benefitted by easements as set forth on Plat E186B and as set forth in Miscellaneous Book 102, Page 107; Miscellaneous Book 136, Page 159; Deed Book 569, Page 144 of aforesaid Records.

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

Parcel 2:

Group Number: 30306/C1

PIDN: 999-99-01-654.01

Property Address: 700 London Acres Drive, Newport, KY 41071

Situated in the Cities of Newport and Fort Thomas, Campbell County, Kentucky and being all of Lot 4 of the Plat of Re-Subdivision of London Acres North recorded in Cabinet E, Slide 186B of the Campbell County Clerk's Records at Newport, Kentucky ("Plat of Re-Subdivision").

Together with (I) a non-exclusive easement for vehicular and pedestrian ingress and egress across and over London Acres Drive as it runs across and over Lots 1, 2 and 3 of London Acres North Subdivision as shown on the Plat of Re-Subdivision; (II) a non-exclusive underground easement for sanitary sewer purposes across and under Lots 5, 6 and 7 of London Acres North Subdivision as shown on the Plat of Re-Subdivision; and (III) a non-exclusive easement ten (10) feet in width for utility purposes across Lots 1, 2 and 3 as shown on the Plat of Re-Subdivision.

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

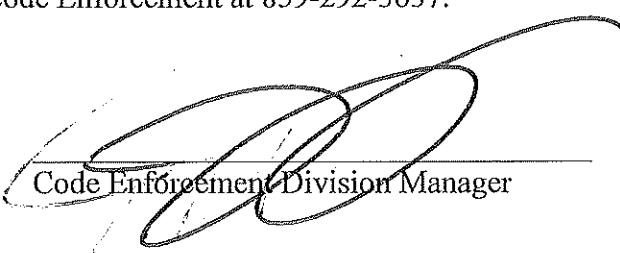
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 136, issued to Harry A Ford Trust, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final 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 June 8, 2023.

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


Code Enforcement Division Manager

Dated: June 8, 2023

9171 9690 0935 0278 7895 98



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 #	
FORD HARRY A TRUST		136
2134 DONALDSON AVE		COVINGTON, KY 41014
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
04/04/2023	10:00 A M	227 FOREST ST, NEWPORT, 41071-0000
CODE SECTION	MINIMUM FINE	MAXIMUM FINE
PM 302.1 Sanitation	\$100.00	\$500.00
PM 302.7 Accessory Structures	\$100.00	\$500.00
PM 304.2 Exterior Painting:	\$100.00	\$500.00

COMPLAINT INFORMATION

PM 302.1 Sanitation: Remove and properly dispose of all junk, trash, and debris from the exterior property areas.

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

PM 304.2 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: properly repair or replace fence. PM 302.7

Properly repaint the house and garage. PM 304.2

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Mike Cronin	04/06/2023	8:30 A M

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

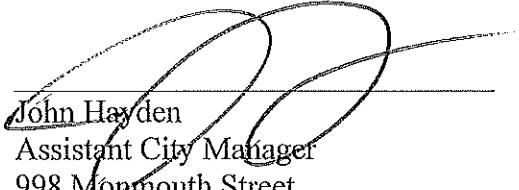
CITATION 136

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

That pursuant to KRS 65.8835 and Section 32.023 of the Newport Code of Ordinances and other applicable laws, the City of Newport, Kentucky has a lien in the amount of **\$1,500** on the real property owned by **Harry A Ford Trust** and located at **227 Forest St., Newport, Kentucky** by a final, non-appealable order of April 6, 2023.

That the City of Newport, Kentucky asserts a lien against the property owned by **Harry A Ford Trust** and located at **227 Forest St., Newport Kentucky**, and more particularly described in **Deed Book 769, Page 595** of the Campbell County Clerk's Office at Newport, Kentucky, in the amount of **\$1,500**.

CITY OF NEWPORT, KENTUCKY



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

See attached legal description

COMMONWEALTH OF KENTUCKY
COUNTY OF CAMPBELL

The foregoing Affidavit of Lien was subscribed and sworn to before me, a Notary Public in and for the aforementioned county and state, by John Hayden, Assistant City Manager of the City of Newport, Kentucky, this 8th day of June, 2023.

Rosemary Williams
Notary Public
Kentucky State at Large
My Commission Expires: March 2nd, 2024

This instrument prepared by:

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



ROSEMARY L. WILLIAMS
Notary Public, Kentucky
State At Large
My Commission Expires
March 2, 2024
Notary ID# KYNP3897

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

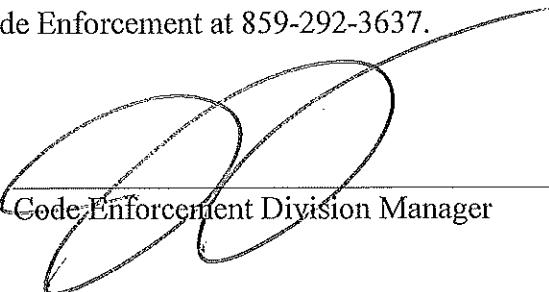
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 132, issued to Johnny Ray Thompson, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final 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.

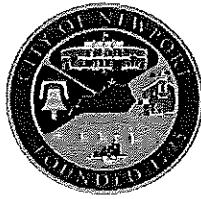
It is hereby ordered that the maximum fine set forth on each citation in the amount of \$2,000 shall be imposed as a civil fine.

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 8, 2023.

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


Code Enforcement Division Manager

Dated: June 8, 2023



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 #	
THOMPSON JOHNNY RAY	132	
1002 COLUMBIA ST	NEWPORT, KY 41071	
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
04/03/2023	1339 PM	1041 ANN ST, NEWPORT, 41071-0000
CODE SECTION	MINIMUM FINE	MAXIMUM FINE
UNSECURED BUILDING	\$100	\$500
JTD	\$100	\$500
STAIRS	\$100	\$500
ROOFS	\$100	\$500

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: Remove and properly dispose of all junk, trash, and debris from the exterior property areas.

PM 304.10 Stairways, decks, porches and balconies:: Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

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
BARRY A. SHIELDS	04/04/2023	1004 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

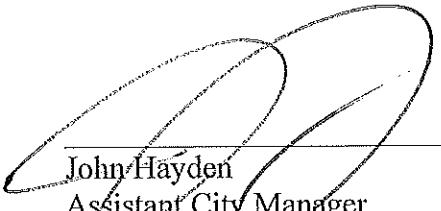
CITATION 132

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

That pursuant to KRS 65.8835 and Section 32.023 of the Newport Code of Ordinances and other applicable laws, the City of Newport, Kentucky has a lien in the amount of **\$2,000** on the real property owned by **Johnny Ray Thompson** and located at **1041 Ann St., Newport, Kentucky** by a final, non-appealable order of April 4, 2023.

That the City of Newport, Kentucky asserts a lien against the property owned by **Johnny Ray Thompson** and located at **1041 Ann St., Newport Kentucky**, and more particularly described in **Deed Book 847, Page 701** of the Campbell County Clerk's Office at Newport, Kentucky, in the amount of **\$2,000**.

CITY OF NEWPORT, KENTUCKY



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

See attached legal description

COMMONWEALTH OF KENTUCKY
COUNTY OF CAMPBELL

The foregoing Affidavit of Lien was subscribed and sworn to before me, a Notary Public in and for the aforementioned county and state, by John Hayden, Assistant City Manager of the City of Newport, Kentucky, this 8th day of June, 2023.

Rosemary Williams
Notary Public
Kentucky State at Large
My Commission Expires: March 2nd 2024

This instrument prepared by:

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



ROSEMARY L. WILLIAMS
Notary Public, Kentucky
State At Large
My Commission Expires
March 2, 2024
Notary ID# KYNP3897

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: THAT

The Grantors, James Steven Thompson, a single man, and Randy Thompson, a single man, by way of gift, do hereby release and quitclaim to Johnny Ray Thompson, a single man, his heirs and assigns forever, the following described property, to-wit:

GROUP#: 30177/A8

PIDN # 999-99-05-212.00

PRIOR INSTRUMENT: Deed Book 476 Page 421

PROPERTY ADDRESS: 1041 Ann Street, Newport KY 41071

TAX MAILING ADDRESS: 1002 Columbia Street, Newport, KY 41071

Situated in the Buena Vista Addition to the City of Newport, Campbell County, Kentucky and known as Lot Number Six Hundred and Two (602) on the recorded plat of said addition; said lot is thirty (30) feet front on the east side of Ann Street, commencing sixty (60) feet north of Eleventh Street, by ninety-one (91) feet and six inches deep, at right angles with the east line of Ann Street.

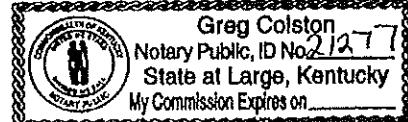
Being the same property conveyed to grantees, James Thompson and Sharyon Thompson, husband, and wife, from Grantors, Maurice Conners and Catherine Conners, husband and wife, by Deed dated September 13, 1983, and recorded in Deed Book 476, Pages 421-422, of the Campbell County Clerk's records in Newport, Kentucky. Sharyon Thompson died on September 10, 1996, and full title vested in James Thompson by virtue of the survivorship clause contained in the prior deed. James Thompson died on August 2, 1999.

Together with all the privileges and appurtenances to the same belonging. To have and to hold to the said Johnny Ray Thompson, his heirs and assigns forever.


James Steven Thompson


Randy Thompson

COMMONWEALTH OF KENTUCKY
COUNTY OF CAMPBELL



Subscribed and sworn to before me by James Steven Thompson and
Randy Thompson on this 18th day of January 2023.

My commission expires: 1/8/25


Greg Colston
Notary Public, State-at-large

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

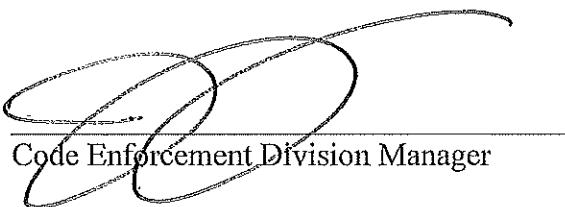
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 130, issued to Randall L Reese and Laura A Schaber, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference 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 8, 2023.

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



Code Enforcement Division Manager

Dated: June 8, 2023

9171 9690 0935 0278 7760 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 #	
REESE RANDALL L SCHABER LAURA A		130
415 E 7TH ST		NEWPORT, KY 41071-0000
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
03/31/2023	3:30 PM	208 E 9TH ST, NEWPORT, 41071-0000
CODE SECTION	MINIMUM. FINE	MAXIMUM FINE
Sanitation	\$100.00	\$500.00

COMPLAINT INFORMATION

PM 302.1 Sanitation: Remove and properly dispose of all junk, trash, and debris from the exterior property areas.

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: 2 couches and other debris sat out at the curb since friday afternoon. City picked up Monday morning.

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Mike Cronin	04/03/2023	12:09 P(M

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

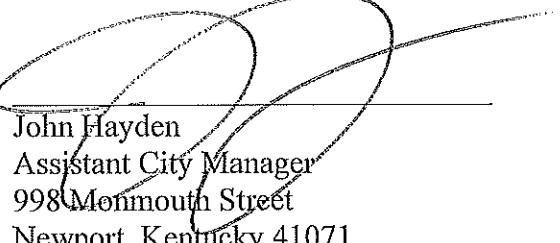
CITATION 130

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

That pursuant to KRS 65.8835 and Section 32.023 of the Newport Code of Ordinances and other applicable laws, the City of Newport, Kentucky has a lien in the amount of **\$500** on the real property owned by **Randall L Reese and Laura A Schaber** and located at **208 E. 9th St., Newport, Kentucky** by a final, non-appealable order of April 3, 2023.

That the City of Newport, Kentucky asserts a lien against the property owned by **Randall L Reese and Laura A Schaber** and located at **208 E. 9th St., Newport Kentucky**, and more particularly described in **Deed Book 709, Page 587** of the Campbell County Clerk's Office at Newport, Kentucky, in the amount of **\$500**.

CITY OF NEWPORT, KENTUCKY



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

See attached legal description

COMMONWEALTH OF KENTUCKY
COUNTY OF CAMPBELL

The foregoing Affidavit of Lien was subscribed and sworn to before me, a Notary Public in and for the aforementioned county and state, by John Hayden, Assistant City Manager of the City of Newport, Kentucky, this 8th day of June, 2023.

Reremoy williams
Notary Public
Kentucky State at Large
My Commission Expires: March 2nd 2024

This instrument prepared by:

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



ROSEMARY L. WILLIAMS
Notary Public, Kentucky
State At Large
My Commission Expires
March 2, 2024
Notary ID# KYNP3897

EXHIBIT A

The following described Real Estate, to-wit:

Commencing at a point on the south side of Ninth Street, fifty-seven (57) feet and two (2) inches of Saratoga Street; thence eastwardly twenty-six (26) feet two (2) inches; thence southwardly at right angles with Ninth Street ninety (90) feet; thence westwardly at right angles twenty-six (26) feet two (2) inches; thence northwardly at right angles ninety (90) feet to the place of beginning. Being part of Lots Seventy-three (73), Seventy-four (74) and Seventy-five (75) in the Turnpike Addition to the City of Newport, Campbell County, Kentucky.

Subject to easements, conditions and restrictions of record.

Being the same property conveyed to the Grantors by Deed dated August 22, 1980 and recorded in Deed Book 462, Page 238 of the Campbell County Clerk's records at Newport.

Deed Reference Deed Book 505 Page 49

Parcel No. 999-99-05-042-00

Group No. 41487-A1

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

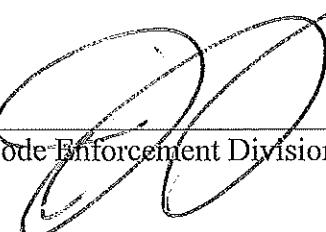
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 128, issued to Megan Cruse, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final Order(s).

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 8, 2023.

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


Code Enforcement Division Manager

Dated: June 8, 2023



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 #	
CRUSE MEGAN		128
1116 BURNET AVE		NEWPORT, KY 41071
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
04/14/2023	10:16 AM	1116 BURNET AVE, WOODLAWN, 41071-0000
CODE SECTION	MINIMUM. FINE	MAXIMUM FINE
302.1 Sanitation	\$100.00	\$500.00

COMPLAINT INFORMATION

PM 302.1 Sanitation: Remove and properly dispose of all junk, trash, and debris from the exterior property areas.

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
Daylin Garland	04/24/2023	10:16 AM

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

TO PAY this citation, you must pay the amount shown as the minimum fine above, by mail or in person, at the Newport Code Enforcement Department, 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

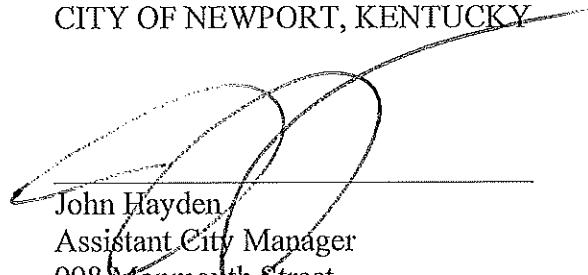
CITATION 128

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

That pursuant to KRS 65.8835 and Section 32.023 of the Newport Code of Ordinances and other applicable laws, the City of Newport, Kentucky has a lien in the amount of **\$500** on the real property owned by **Megan Cruse** and located at **1116 Burnet Ave., Woodlawn, Kentucky** by a final, non-appealable order of April 24, 2023.

That the City of Newport, Kentucky asserts a lien against the property owned by **Megan Cruse** and located at **1116 Burnet Ave., Woodlawn Kentucky**, and more particularly described in **Deed Book 800, Page 249** of the Campbell County Clerk's Office at Newport, Kentucky, in the amount of **\$500**.

CITY OF NEWPORT, KENTUCKY



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

See attached legal description

COMMONWEALTH OF KENTUCKY
COUNTY OF CAMPBELL

The foregoing Affidavit of Lien was subscribed and sworn to before me, a Notary Public in and for the aforementioned county and state, by John Hayden, Assistant City Manager of the City of Newport, Kentucky, this 8th day of June, 2023.

Rosemary Williams
Notary Public ✓
Kentucky State at Large
My Commission Expires: March 2nd 2024

This instrument prepared by:

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



ROSEMARY L. WILLIAMS
Notary Public, Kentucky
State At Large
My Commission Expires
March 2, 2024
Notary ID# KYNP9897

I hereby certify the foregoing instrument was prepared by me or under my direction:

Jay A. Rosenberg

Jay A. Rosenberg, Attorney at Law, Kentucky Bar No: 81584, 3805 Edwards Road, Suite 550, CINCINNATI, OHIO 45209 (513) 247-9605

FAIR CASH VALUE: \$ 105,000
TRANSFER TAX: \$ 105.00

After Recording, Send To:

Send Tax Statements "Care Of:"

Megan Cruse

1116 Burnet Ave, Newport, Ky 41071

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
999-99-12-102.00 *Group # 41604 1A 1*

GENERAL WARRANTY DEED

Sarah Wartman and Gregory Reedy, Wife and Husband, hereinafter grantors, whose address is 2125 Trailwood Dr Cincinnati, OH 45238, for \$105,000.00 (One Hundred Five Thousand Dollars and Zero Cents) in consideration paid, grant, with general warranty covenants to Megan Cruse, hereinafter grantee, whose mailing address is 1116 Burnet Ave Newport Ky 41071, the following real property:

BEING LOT NUMBERED NINETY-ONE (91) IN THE SUBDIVISION OF LOTS MADE BY THE WOODLAWN HOME COMPANY IN CAMPBELL COUNTY, KENTUCKY, REFERENCE BEING MADE TO THE PLAT OF SAID SUBDIVISION RECORDED IN DEED BOOK 56 AT PAGE 142 OF THE RECORDS AT NEWPORT, KENTUCKY.

Property Address is: 1116 Burnet Avenue, Newport, KY 41071

Source of Title: **Official Records Book 0692, Page 071**

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

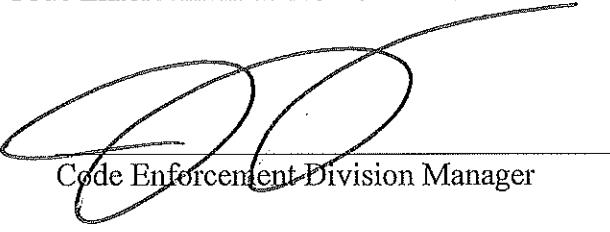
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 181, issued to Terry Nolan, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final Order(s).

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 8, 2023.

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


Code Enforcement Division Manager

Dated: June 8, 2023



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 #	
NOLAN TERRY	181	
937 ANN ST	NEWPORT, KY 41071-0000	
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
04/27/2023	0848 AM	937 ANN ST, NEWPORT, 41071-0000
CODE SECTION	MINIMUM FINE	MAXIMUM FINE
JTD	\$100	\$500
SCREENS	\$100	\$500
SIDING	\$	\$

COMPLAINT INFORMATION

PM 302.1 Sanitation: Remove and properly dispose of all junk, trash, and debris from the exterior property areas.

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

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

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

NOTES:

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
BARRY A. SHIELDS	04/27/2023	1304 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.

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

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

AFFIDAVIT OF LIEN

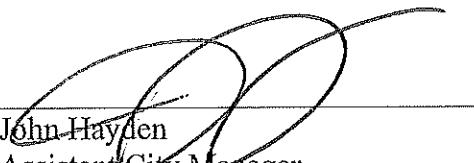
CITATION 181

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

That pursuant to KRS 65.8835 and Section 32.023 of the Newport Code of Ordinances and other applicable laws, the City of Newport, Kentucky has a lien in the amount of **\$1,000** on the real property owned by **Terry Nolan** and located at **937 Ann St., Newport, Kentucky** by a final, non-appealable order of April 27, 2023.

That the City of Newport, Kentucky asserts a lien against the property owned by **Terry Nolan** and located at **937 Ann St., Newport Kentucky**, and more particularly described in **Deed Book 692, Page 513** of the Campbell County Clerk's Office at Newport, Kentucky, in the amount of **\$1,000**.

CITY OF NEWPORT, KENTUCKY



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

See attached legal description

COMMONWEALTH OF KENTUCKY
COUNTY OF CAMPBELL

The foregoing Affidavit of Lien was subscribed and sworn to before me, a Notary Public in and for the aforementioned county and state, by John Hayden, Assistant City Manager of the City of Newport, Kentucky, this 8th day of June, 2023.

Rosemary Williams
Notary Public
Kentucky State at Large
My Commission Expires: March 2nd 2024

This instrument prepared by:

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



ROSEMARY L. WILLIAMS
Notary Public, Kentucky
State At Large
My Commission Expires
March 2, 2024
Notary ID# KYNP3897

Property Address: 937 Ann Street

Newport, KY 41071

PIDN: 999-99-03-535.00

Group: 30178/A7

Prior Instrument: Deed Book 604, Page 613 of the Campbell County Clerk's Office

The south 23 4/12 feet off of Lot Numbered 585 of the Buena Vista Addition to the City of Newport, Campbell County, Kentucky; fronting 23 4/12 feet on the east side of Ann Street, between Ninth and Tenth Streets, and extending back that width the full length of the lot.

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

Being the same property conveyed to an undivided one-half (1/2) interest to Marilyn M. Dietz and Edward F. Dietz, husband and wife, and an undivided one-half (1/2) interest to M. Maxine Lozi, Diana L. Veneman, and Cheryl L. Church by virtue of a deed dated 04/09/1998 and recorded on 05/01/1998 at Deed Book 604, Page 613 of the Campbell County, Kentucky real estate records.