

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) 223, issued to M D L Property 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.

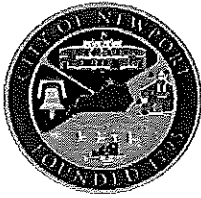
It is hereby ordered that the maximum fine set forth on each citation in the amount of \$500 shall be imposed as a civil fine.

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 July 11, 2023.

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

  
Code Enforcement Division Manager

Dated: July 17, 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 #
M D L PROPERTY LLC		223
P O BOX 721606		NEWPORT, KY 41071-0000
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
05/11/2023	1045 AM	902 PUTNAM 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.

**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	05/12/2023	0936 AM

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

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

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

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

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

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

AFFIDAVIT OF LIEN

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CITATION 223

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 **M D L Property LLC** and located at **902 Putnam St., Newport, Kentucky** by a final, non-appealable order of May 12, 2023.

That the City of Newport, Kentucky asserts a lien against the property owned by **M D L Property LLC** and located at **902 Putnam St., Newport Kentucky**, and more particularly described in **Deed Book 702, Page 698** 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 11<sup>th</sup> day of July, 2023.

Debra S. Fleckinger

Notary Public

Kentucky State at Large

My Commission Expires: 5-27-2026

This instrument prepared by:

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



DEBRA SUSAN FLECKINGER  
Notary Public, Kentucky  
State At Large  
My Commission Expires  
May 27, 2026  
Notary ID# KYNP52629

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL NO. ONE:**

Group No. 30175/A3 *44*  
PIDN: 999-99-03-062,00  
Property Address: 902 Putnam, Newport, Kentucky 41071

Parts of Lots Four Hundred and Forty-One (441) and Four Hundred and Forty-Two (442) in the Buena Vista Addition in the City of Newport, Campbell County, Kentucky, described as follows:

Beginning at the southwest corner of Ninth and Putnam Streets; thence southwardly along the westerly line of Putnam Street 60 feet to the southerly line of Lot 441; thence westwardly with such line 33-3/12 feet to a point; thence northwardly parallel with Putnam Street 60 feet to the southerly line of Ninth Street; thence eastwardly with said line 33-3/12 feet to the place of beginning.

Subject to conditions, restrictions and easements contained in deed and instruments of record.

Being the same property conveyed to the Grantors herein by reason of a Deed from Jack H. Lickert and Lois J. Lickert, husband and wife, dated October 1, 2002 and recorded in Book 0653, Page 681 of the Campbell County Clerk's records at Newport, Kentucky.

CITY OF NEWPORT, KENTUCKY  
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET  
NEWPORT, KENTUCKY 41071

**NOTICE OF FINAL ORDER**

The City of Newport Code Enforcement Board has determined that citation(s) number(s) 231, 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 July 11, 2023.

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

Dated: July 7, 2023

  
\_\_\_\_\_  
Code Enforcement Division Manager



# 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	231

1137 ISABELLA ST	NEWPORT, KY 41071-0000
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VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
05/16/2023	1521 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:

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
BARRY A. SHIELDS	05/17/2023	1354 PM

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

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

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

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

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

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

AFFIDAVIT OF LIEN

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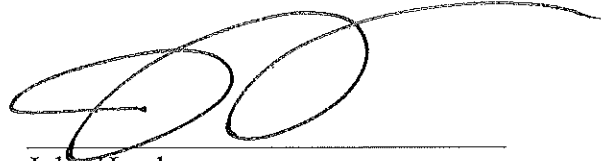
CITATION 231

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 May 17, 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

A handwritten signature in black ink, appearing to be 'John Hayden', written over a horizontal line.

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 7<sup>th</sup> day of July, 2023.

Debra S. Fleckinger  
Notary Public

Kentucky State at Large

My Commission Expires: 5-27-2026

This instrument prepared by:

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



DEBRA SUSAN FLECKINGER  
Notary Public, Kentucky  
State At Large  
My Commission Expires  
May 27, 2026  
Notary ID# KYNP52629

## EXHIBIT "A"

**Property Address:** 1137 Isabella Street, Newport, KY 41071

**Tax ID No.:** 999-99-03-594.00

**Group:** 41469 / A3

**Prior Instrument:** Deed Book 604, Page 402

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.

Subject to easement and/or restrictions of record.

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

Being the same property conveyed from Roger D. Musk and Rose Musk, husband and wife to Robert D. Marshall and Sharon R. Marshall, husband and wife, for and during their joint lives with the remainder in fee simple to the survivor of them by virtue of a deed dated April 20, 1998 and recorded April 22, 1998 at Deed Book 604, Page 402 of the Campbell County, Kentucky real estate records.

The said Sharon R. Marshall died on or about Jan. 24, 2004 and by virtue of the survivorship clause contained in the aforementioned deed fee simple title vested to Robert D. Marshall.

CITY OF NEWPORT, KENTUCKY  
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET  
NEWPORT, KENTUCKY 41071

**NOTICE OF FINAL ORDER**

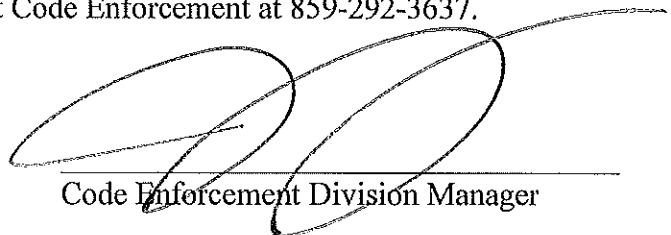
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 233, issued to David Hosea, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final Order(s).

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 July 11, 2023.

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

  
Code Enforcement Division Manager

Dated: July 7, 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 #
HOSEA DAVID		233
P O BOX 398		NEWPORT, KY 41071
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
05/17/2023	1021 AM	830 YORK 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	05/17/2023	1525

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

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

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

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

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

## AFFIDAVIT OF LIEN

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### CITATION 233

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 **David Hosea** and located at **830 York St., Newport, Kentucky** by a final, non-appealable order of May 17, 2023.

That the City of Newport, Kentucky asserts a lien against the property owned by **David Hosea** and located at **830 York St., Newport Kentucky**, and more particularly described in **Deed Book 840, Page 181** 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 7<sup>th</sup> day of July, 2023.

Debra S. Fleckinger  
Notary Public

Kentucky State at Large

My Commission Expires: 5-27-2026

This instrument prepared by:

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



DEBRA SUSAN FLECKINGER  
Notary Public, Kentucky  
State At Large  
My Commission Expires  
May 27, 2026  
Notary ID# KYNP52629

**GENERAL WARRANTY DEED**

**KNOW ALL PERSONS BY THESE PRESENTS:**

That the Grantor, **THE DISTRICT ADVISORY BOARD, EASTERN KENTUCKY DISTRICT, CHURCH OF THE NAZARENE, INCORPORATED**, a Kentucky non-profit corporation, for and in consideration of \$700,000.00, to the Grantor paid by the Grantee herein, the receipt of which is hereby acknowledged, does hereby **BARGAIN, SELL AND CONVEY** to the Grantee, **DAVID S. HOSEA**, his heirs and assigns forever, the following described real estate, to wit:

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

Group Number: 30156-A1 and 30156-A2

PIDN: 999-99-32-573.00

**Parcel One:**

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

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

**Parcel Two:**

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

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

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

Parcel Three:

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

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

Parcel Four:

Tract One:

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

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

Tract Two:

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



Ninth Street, 100 feet; thence southwardly in a line that runs parallel with the westerly line of York Street, 40 feet; thence eastwardly, in a direct line, 100 feet to the place of beginning.

Tract Three:

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

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

Parcel Five:

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

Parcel Six:

Part of Lots Numbers Thirty-Four (34) and Thirty-Five (35) in the Buena Vista Addition in the City of Newport, Campbell County, Kentucky bounded as follows: Beginning at a point in the easterly line of Putnam Street 105 feet northwardly from the northeast corner of Putnam and

Ninth Streets; thence eastwardly and parallel with Ninth Street 65 feet; thence northwardly and parallel with Putnam Street 25 feet; thence westwardly 65 feet to Putnam Street; thence southwardly on Putnam Street 25 feet to the place of beginning.

Parcel Seven:

Part of Lot Number Thirty-Four (34) in the Buena Vista Addition in the City of Newport, Campbell County, Kentucky bounded as follows: Beginning at a point on the east side of Putnam Street 130 feet north of Ninth Street running thence with the east line of Putnam Street north 20-3/12 feet; thence eastwardly at right angles to Putnam Street and parallel with Ninth Street 90 feet, said line extending through the middle line of a partition wall; thence at right angles southwardly and parallel with Putnam Street 20-3/12 feet; thence westwardly at right angles and parallel with Ninth Street 90 feet to the place of beginning.

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

Being the same property conveyed to The District Advisory Board, Eastern Kentucky District, Church Of The Nazarene, Incorporated, a Kentucky non-profit corporation by deed recorded July 30, 2022 in Deed Book 840 Page 171 Campbell County Clerk's records at Newport, Kentucky.

Together with all the **PRIVILEGES AND APPURTENANCES** to the same belonging. **TO HAVE AND TO HOLD** the same to the said Grantee, **DAVID S. HOSEA**, his heirs and assigns forever, **WITH COVENANTS OF GENERAL WARRANTY**, with the exception that the Grantee shall assume all ad valorem real estate taxes and assessments on the subject property for the year 2022 and thereafter which have been prorated as of date of closing and except easements, conditions and restrictions of record.

**CONSIDERATION CERTIFICATE**

We, the undersigned, hereby certify that the consideration passing and/or value reflected in this Deed \$700,000.00 is the full consideration passing and/or value of the property. Grantee joins herein for the sole purpose of attesting to the value.

The mailing address of the Grantor is: PO Box 999, Richmond, KY 40476.

The mailing address of the Grantee and the Transfer Year tax bill "In Care of Address" is David S. Hosea: PO Box 398, Newport, KY 41072.

CITY OF NEWPORT, KENTUCKY  
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET  
NEWPORT, KENTUCKY 41071

**NOTICE OF FINAL ORDER**

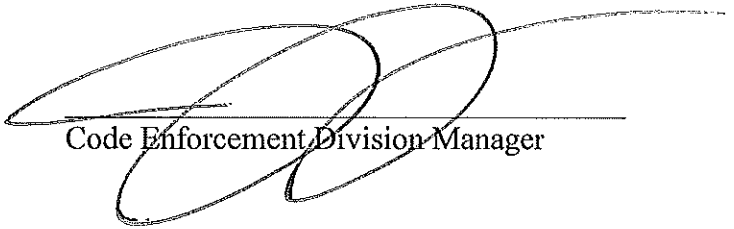
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 234, issued to Freaky Fast Home Buyers & Investments LLC, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by 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 \$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 July 11, 2023.

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

  
Code Enforcement Division Manager

Dated: July 7, 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 #
FREAKY FAST HOME BUYERS & INVESTMENTS LLC	234

3509 SOUTH HULEN STRSEET SUITE 116	FT WORTH, TX 76109
------------------------------------	--------------------

VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
05/16/2023	1540 PM	332 ELM ST, NEWPORT, 41071-0000

CODE SECTION	MINIMUM. FINE	MAXIMUM FINE
HGW	\$100	\$500
UNSECURED BUILDING	\$100	\$500
ROOFS	\$100	\$500

#### COMPLAINT INFORMATION

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	05/17/2023	1546 PM

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

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

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

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

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

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

AFFIDAVIT OF LIEN

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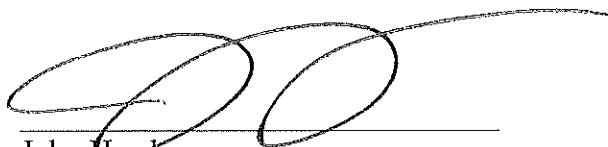
CITATION 234

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 **Freaky Fast Home Buyers & Investments LLC** and located at **332 Elm St., Newport, Kentucky** by a final, non-appealable order of May 17, 2023.

That the City of Newport, Kentucky asserts a lien against the property owned by **Freaky Fast Home Buyers & Investments LLC** and located at **332 Elm St., Newport Kentucky**, and more particularly described in **Deed Book 846, Page 69** of the Campbell County Clerk's Office at Newport, Kentucky, in the amount of **\$1,500**.

CITY OF NEWPORT, KENTUCKY

A handwritten signature in black ink, appearing to read 'John Hayden', is written over a horizontal line.

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 7<sup>th</sup> day of July, 2023.

Debra S. Fleckinger

Notary Public

Kentucky State at Large

My Commission Expires: 5-27-2026

This instrument prepared by:

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



DEBRA SUSAN FLECKINGER  
Notary Public, Kentucky  
State At Large  
My Commission Expires  
May 27, 2026  
Notary ID# KYNP52629

## QUIT CLAIM DEED

FF Real Estate Fund 1, LLC, a Texas limited liability company, Grantor, for no consideration paid by the Grantee herein, the transfer of an LLC to its member, do quit claim and convey to Freaky Fast Home Buyers & Investments, LLC, a Georgia limited liability company, Grantee, whose tax mailing address is 3509 South Hulen Street, Suite 116, Fort Worth, TX 76109, the real estate described as follows:

Situated in the City of Newport, County of Campbell and State of Kentucky and being Lot Number One Hundred Twenty-Nine (129) in Parkhurst Subdivision of lots in the City of Newport, Campbell County, Kentucky. Said lot being twenty-five (25) feet fronting on the southerly side of Elm Street in said city, extending back southwardly One Hundred (100) feet in depth in rectangular shape.

Being the same property conveyed to Dan Stamper and Ella Stamper, husband and wife, with the right of survivorship between them, by deed from Ben Zappin and Mary Zappin, his wife, dated January 10, 1956 which is recorded at Deed Book 317, page 387 of the Campbell County Clerk's records at Newport, Kentucky. Dan Stamper died October 15, 1987 and by virtue of the aforementioned survivorship clause, fee simple title vested in Ella Stamper.

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

Prior Instrument Reference: Book D827, Page 862-865 of the Records of Kenton County, Kentucky.

PIDN: 999-99-04-922.00 Group 41088/A1

Property Address: 332 Elm Street, Newport, Kentucky, 41071

WITNESSETH, That, for a valuable consideration in the amount of \$1.00, the receipt of which is hereby acknowledged, Grantor hereby conveys unto Grantee, in fee simple, the above described property.

The parties hereto state that the consideration reflected in this deed is the full consideration paid for the property. The grantees join this deed for the sole purpose of certifying the consideration pursuant to KRS 382.135 & KRS 142.050(7)(o).

CITY OF NEWPORT, KENTUCKY  
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET  
NEWPORT, KENTUCKY 41071

**NOTICE OF FINAL ORDER**

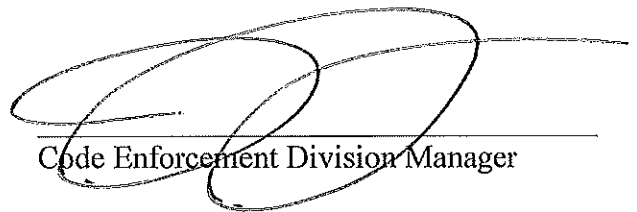
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 241, issued to Michael S. Miller and Tami M. Miller, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference 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 July 11, 2023.

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

  
Code Enforcement Division Manager

Dated: July 7, 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 #
MILLER MICHAEL S MILLER TAMI M		241
104 LUMLEY AVE		FT THOMAS, KY 41075
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
05/26/2023	1055 AM	700 MONMOUTH ST, NEWPORT, 41071-0000
CODE SECTION	MINIMUM FINE	MAXIMUM FINE
WINDOWS	\$100	\$500

#### COMPLAINT INFORMATION

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

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 PAINT FROM ALL WINDOWS

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
BARRY A. SHIELDS	05/26/2023	1416 PM

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

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

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

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

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

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

AFFIDAVIT OF LIEN

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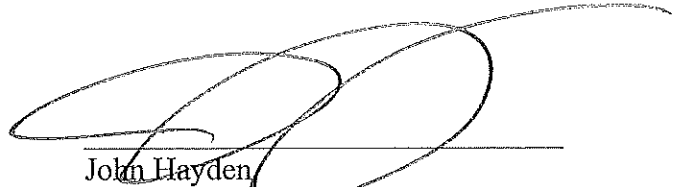
CITATION 241

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 **Michael S. Miller and Tami M. Miller** and located at **700 Monmouth St., Newport, Kentucky** by a final, non-appealable order of May 26, 2023.

That the City of Newport, Kentucky asserts a lien against the property owned by **Michael S. Miller and Tami M. Miller** and located at **700 Monmouth St., Newport Kentucky**, and more particularly described in **Deed Book 809, Page 873** of the Campbell County Clerk's Office at Newport, Kentucky, in the amount of **\$500**.

CITY OF NEWPORT, KENTUCKY

A large, stylized handwritten signature in black ink, appearing to read 'John Hayden', is written over a horizontal line.

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 7<sup>th</sup> day of July, 2023.

Debra S. Fleckinger  
Notary Public

Kentucky State at Large

My Commission Expires: 5-27-2026

This instrument prepared by:

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



DEBRA SUSAN FLECKINGER  
Notary Public, Kentucky  
State At Large  
My Commission Expires  
May 27, 2026  
Notary ID# KYNP52629

EXHIBIT "A"

PIDN: 999-99-04-433.00

Group: 30935-A1

700 Monmouth Street

Newport, KY 41071

The northeasterly part of Lot Number Seven (7) in Mayo's Orchard Addition to the City of Newport, Campbell County, Kentucky beginning at the southwest corner of Monmouth and Seventh Streets; running thence southwardly with the west line of Monmouth Street Twenty four (24) feet to a point and extending back westwardly between parallel lines and along the south line of Seventh Street One Hundred (100) feet in depth, to the property formerly owned by the German Methodist Church, reference being hereby made to the recorded plat of said Addition for a more particular description of said lot.

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

CITY OF NEWPORT, KENTUCKY  
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET  
NEWPORT, KENTUCKY 41071

**NOTICE OF FINAL ORDER**

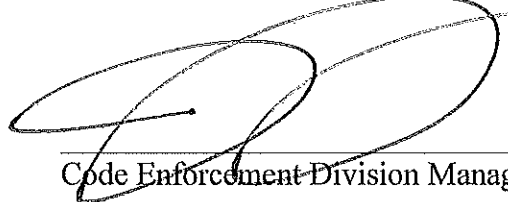
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 242, issued to CRTV Partners LLC, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final Order(s).

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

It is hereby ordered that the maximum fine set forth on each citation in the amount of \$1,500 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 July 11, 2023.

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

  
Code Enforcement Division Manager

Dated: July 7, 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 #
CRTV PARTNERS LLC	242

12075 JOCKEY CLUB DR	UNION, KY 41091
----------------------	-----------------

VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
05/24/2023	1507 PM	813-815 WASHINGTON AVE, NEWPORT, 41071-0000

CODE SECTION	MINIMUM. FINE	MAXIMUM FINE
JTD	\$100	\$500
GRAFFITI	\$100	\$500
ROOFS	\$100	\$500
PAINT	\$	\$
LIGHTS	\$	\$

#### COMPLAINT INFORMATION

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

**PM 304.1 General:** : The exterior of a structures shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

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

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

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

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

**NOTES:** \*\*\*\*\*PAINT BUILDING BY JULY 25TH 2023  
\*\*\*\*\*REPAIR OR REPLACE OUTDOOR LIGHT BY JUNE 26TH 2023

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
BARRY A. SHIELDS	05/26/2023	1500 PM

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

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

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

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

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

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

AFFIDAVIT OF LIEN

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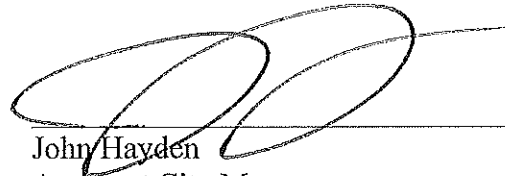
CITATION 242

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 **CRTV Partners LLC** and located at **813-815 Washington Ave., Newport, Kentucky** by a final, non-appealable order of May 26, 2023.

That the City of Newport, Kentucky asserts a lien against the property owned by **CRTV Partners LLC** and located at **813-815 Washington Ave., Newport Kentucky**, and more particularly described in **Deed Book 849, Page 705** of the Campbell County Clerk's Office at Newport, Kentucky, in the amount of **\$1,500**.

CITY OF NEWPORT, KENTUCKY

A handwritten signature in black ink, consisting of a large, stylized 'J' followed by a cursive 'H' and 'Y', with a horizontal line extending to the right.

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 7<sup>th</sup> day of July, 2023.

Debra S. Fleckinger  
Notary Public  
Kentucky State at Large  
My Commission Expires: 5-27-2026

This instrument prepared by:

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



DEBRA SUSAN FLECKINGER  
Notary Public, Kentucky  
State At Large  
My Commission Expires  
May 27, 2026  
Notary ID# KYNP52629

## EXHIBIT "A"

Situated in the County of Campbell and Commonwealth of Kentucky, to-wit:

Parts of Lots 15 and 16 in James Taylor's East Row Addition to the City of Newport, Campbell County, Kentucky, and being more particularly described as follows: Beginning at a point in the easterly line of Washington Avenue where the same is intersected by the dividing line between Lots 16 and 17 of said Addition; thence eastwardly along said dividing line 139 feet more or less to the property line of James and Anna Abbott; thence northwardly parallel to Washington Avenue and along the said Abbott property line 36 feet to a point; thence eastwardly at right angles and parallel to Eighth Street and along the said Abbott property line 61 feet, more or less to a point in the west line of Hamlet Street; thence northwardly along the west line of Hamlet Street 4 feet to a point; thence westwardly at right angles parallel to Eighth Street 200 feet to the east line of Washington Avenue; thence southwardly at right angles along the east line of Washington Avenue 40 feet to the place of beginning.

There is excepted from the above described premises a 10 foot by 40 foot parcel conveyed by Everett A. Gibson and Joyce M. Gibson to James and Anna Marie Abbott by deed dated October 2, 1967 and recorded in Deed Book 379 at page 369 of the Campbell County Clerk's records at Newport, Kentucky.

There is further excepted the above described premises a 5 foot by 61 foot parcel fronting on Hamlet Street conveyed to James and Anna Marie Abbott by deed recorded in Deed Book 344, page 588 of the Campbell County Clerk's records at Newport, Kentucky.

Subject to all easements, restrictions, conditions, and rights of way of record and/or in existence, including, but not limited to those set forth in Deed Book 254, page 38 of the Campbell County Clerk's records at Newport, Kentucky.

Parcel No. 999-99-05-177.00 // Group No. 30338 / A1

Prior Deed Reference: Book 665, Page 682 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) 239, issued to Rainier Companies, 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).

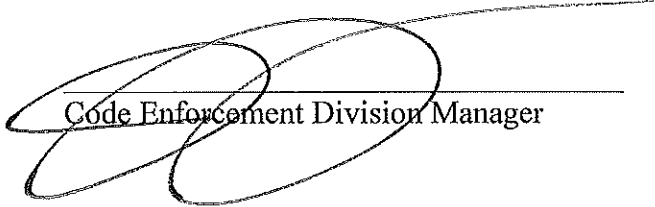
Pursuant to statute, it is hereby determined that the right to a hearing contesting the citation(s) has/has been waived and it is determined that the violation(s) described in the citation(s) has/have been committed and the citation(s) shall be considered final.

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 July 11, 2023.

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

Dated: July 7, 2023



Code Enforcement Division Manager



# 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 #
Rainier Companies		239
814 COMMERCE DR		OAK BROOK, IL 60523
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
05/23/2023	1:54 PM	102-114 PAVILION PKWY, NEWPORT, 41071-0000
CODE SECTION	MINIMUM. FINE	MAXIMUM FINE
302.4 Tall grass and weeds	\$100.00	\$500.00

#### COMPLAINT INFORMATION

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

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

#### NOTES:

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Daylin Garland	05/23/2023	1:54 PM

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

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

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

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

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

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

AFFIDAVIT OF LIEN

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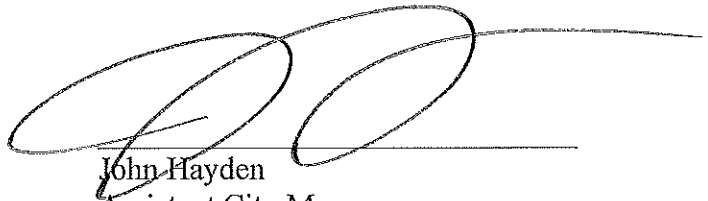
CITATION 239

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 **Rainier Companies** and located at **102-114 Pavilion Pkwy., Newport, Kentucky** by a final, non-appealable order of May 23, 2023.

That the City of Newport, Kentucky asserts a lien against the property owned by **Rainier Companies** and located at **102-114 Pavilion Pkwy., Newport Kentucky**, and more particularly described in **Deed Book 705, Page 377** of the Campbell County Clerk's Office at Newport, Kentucky, in the amount of **\$500**.

CITY OF NEWPORT, KENTUCKY

A large, stylized handwritten signature in black ink, consisting of several loops and a long horizontal stroke extending to the right.

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 7<sup>th</sup> day of July, 2023.

Debra S. Fleckinger  
Notary Public

Kentucky State at Large

My Commission Expires: 5-27-2026

This instrument prepared by:

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



DEBRA SUSAN FLECKINGER  
Notary Public, Kentucky  
State At Large  
My Commission Expires  
May 27, 2026  
Notary ID# KYNP52629

## EXHIBIT A

## PROJECT SITE

## LEGAL DESCRIPTION OF DEVELOPER TRACT

Situated Partially in the City of Newport and Partially in the City of Fort Thomas, Campbell County, Kentucky and being all of Lots 1, 2, 4, 5, 6, 7, 8 and 9 of Newport Pavilion Subdivision as recorded in Plat Cabinet E, Slide 467A & B of the Campbell County, Clerk's Office.

Containing 1.5109 acres for Lot 1  
Containing 2.2441 acres for Lot 2  
Containing 7.0774 acres for Lot 4  
Containing 10.3991 acres for Lot 5  
Containing 4.5307 acres for Lot 6  
Containing 1.3755 acres for Lot 7  
Containing 1.2578 acres for Lot 8  
Containing 10.2328 acres for Lot 9

GROUPS: 41688 / A1  
41688 / A2

PIDN : 999-99-37-548.01  
999-99-37-548.02  
~~999-99-37-548.03~~  
999-99-37-548.04  
999-99-37-548.05  
999-99-37-548.06  
999-99-37-548.07  
999-99-37-548.08  
999-99-37-548.09

CITY OF NEWPORT, KENTUCKY  
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET  
NEWPORT, KENTUCKY 41071

**NOTICE OF FINAL ORDER**

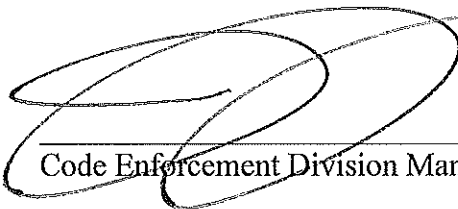
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 186, issued to Mary Torres, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final Order(s).

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 July 11, 2023.

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

  
\_\_\_\_\_  
Code Enforcement Division Manager

Dated: July 7, 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 #
TORRES MARY	186

311 W 12TH ST	NEWPORT, KY 41071-0000
---------------	------------------------

VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
05/01/2023	9:46 AM	311 W 12TH ST, NEWPORT, 41071-0000

CODE SECTION	MINIMUM FINE	MAXIMUM FINE
302.4 Weeds and tall grass	\$100.00	\$500.00

#### COMPLAINT INFORMATION

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

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

#### NOTES:

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Terri Baker	05/01/2023	9:46 AM

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

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

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

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

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

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

AFFIDAVIT OF LIEN

---

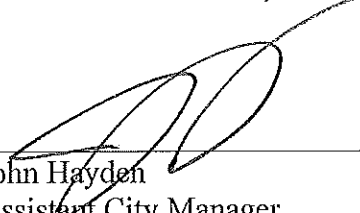
CITATION 186

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 **Mary Torres** and located at **311 W. 12<sup>th</sup> St., Newport, Kentucky** by a final, non-appealable order of May 1, 2023.

That the City of Newport, Kentucky asserts a lien against the property owned by **Mary Torres** and located at **311 W. 12<sup>th</sup> St., Newport Kentucky**, and more particularly described in **Deed Book 591, Page 515** 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 7<sup>th</sup> day of July, 2023.

Debra S. Fleckinger

Notary Public

Kentucky State at Large

My Commission Expires: 5-27-2026

This instrument prepared by:



DEBRA SUSAN FLECKINGER  
Notary Public, Kentucky  
State At Large  
My Commission Expires  
May 27, 2026  
Notary ID# KYNP52629

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

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That Jerry Rex Peluso, an unmarried person ("Grantor"), for and in consideration of \$15,000.00 paid by Mary Torres, an unmarried person ("Grantee"), the receipt of which consideration is hereby acknowledged, do hereby bargain, sell and convey in fee simple and with covenants of general warranty to Grantee, her heirs and assigns forever, the following described real estate:

Group No. 41466/A3 PID# 999-99-03-887.00  
Lot number six hundred and seventy five (675) in the Trustees Addition to the City of Newport, Campbell Couty, Kentucky, said lot fronting 30 feet on the north side of Twelfth Street, between Isabella and Patterson Streets, and extending back northwardly in rectangular shape 100 feet deep to an alley.

Grantor' Mailing Address:

623 MONMOUTH ST NEWPORT, KY.

Property Street Address:

311 W. 12th Street, Newport, Kentucky 41071

Grantee's Mailing Address:

311 W. 12th Street, Newport, Kentucky 41071

Being all of the property conveyed to the Grantor herein by deed recorded at Deed Book 521, Page 142, Campbell County Clerk's Records at Newport, KY.

Together with all the privileges and appurtenances to the same belonging.

CITY OF NEWPORT, KENTUCKY  
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET  
NEWPORT, KENTUCKY 41071

**NOTICE OF FINAL ORDER**

The City of Newport Code Enforcement Board has determined that citation(s) number(s) 196, issued to PD & K Properties Inc., 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).

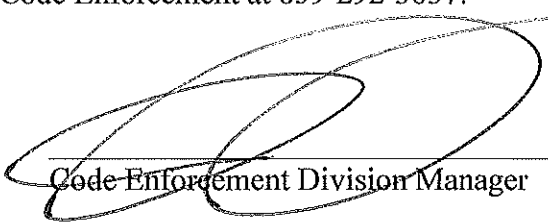
Pursuant to statute, it is hereby determined that the right to a hearing contesting the citation(s) has/has been waived and it is determined that the violation(s) described in the citation(s) has/have been committed and the citation(s) shall be considered final.

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 July 11, 2023.

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

Dated: July 7, 2023



Code Enforcement Division Manager



# 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 #
PD & K PROPERTIES INC		196
P O BOX 403		SILVER GROVE, KY 41085-0000
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
05/03/2023	1024 AM	235 W 10TH 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.

**PM 302.2 Grading and Drainage:** Properly correct grading to prevent soil erosion and the accumulation of stagnating water.

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	05/03/2023	0848 AM

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

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

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

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

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

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

AFFIDAVIT OF LIEN

---


CITATION 196

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 **PD & K Properties Inc.** and located at **235 W. 10<sup>th</sup> St., Newport, Kentucky** by a final, non-appealable order of May 3, 2023.

That the City of Newport, Kentucky asserts a lien against the property owned by **PD & K Properties Inc.** and located at **235 W. 10<sup>th</sup> St., Newport Kentucky**, and more particularly described in **Deed Book 742, Page 588** of the Campbell County Clerk's Office at Newport, Kentucky, in the amount of **\$500**.

CITY OF NEWPORT, KENTUCKY

A handwritten signature in black ink, consisting of a large, stylized 'J' followed by a cursive 'H' and a long horizontal flourish extending to the right.

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 7<sup>th</sup> day of July, 2023.

Debra S. Fleckinger

Notary Public

Kentucky State at Large

My Commission Expires: 5-27-2026

This instrument prepared by:

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



DEBRA SUSAN FLECKINGER  
Notary Public, Kentucky  
State At Large  
My Commission Expires  
May 27, 2026  
Notary ID# KYNP52629



Legal Description

**Group No.: 41429/A1  
PIDN: 999-99-01-315.00**

**Situate in the City of Newport, County of Campbell, and State of Kentucky,  
and being that part of Lot Number Two Hundred (200) in the Trustees  
Addition to said city is bounded as follows, to wit:**

**Beginning in the northerly line of Tenth Street at the point that is forty-four (44) feet eastwardly from the northeasterly corner of Tenth and Isabella Streets, thence it runs eastwardly, in said northerly line, twenty-five (25) feet; thence northwardly in a line that runs parallel with the easterly line of Isabella Streets, Seventy (70) feet, more or less, thence westwardly, in a line that runs parallel with the northerly line of Tenth Street, twenty-five (25) feet; thence southwardly in a direct line 70 feet to the place of beginning.**

CITY OF NEWPORT, KENTUCKY  
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET  
NEWPORT, KENTUCKY 41071

**NOTICE OF FINAL ORDER**

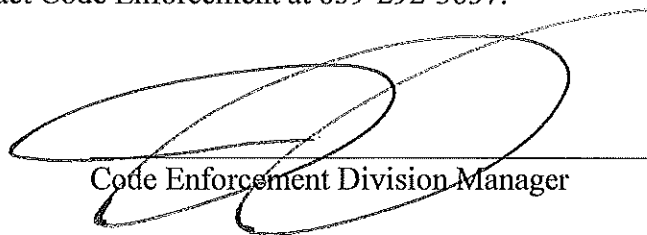
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 210, issued to Johnny Ray Thompson, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final 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 \$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 July 11, 2023.

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



Code Enforcement Division Manager

Dated: July 2, 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	210

1002 COLUMBIA ST	NEWPORT, KY 41071
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VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
05/05/2023	1032 AM	1041 ANN 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	05/08/2023	1548 PM

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

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

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

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

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

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

AFFIDAVIT OF LIEN

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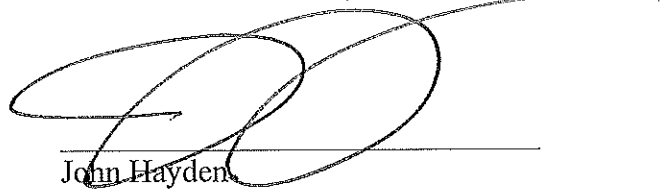
CITATION 210

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 **Johnny Ray Thompson** and located at **1041 Ann St., Newport, Kentucky** by a final, non-appealable order of May 8, 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 **\$500**.

CITY OF NEWPORT, KENTUCKY

A large, stylized handwritten signature in black ink, appearing to read 'John Hayden', is written over a horizontal line.

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 7<sup>th</sup> day of July, 2023.

Debra S. Fleckinger  
Notary Public

Kentucky State at Large

My Commission Expires: 5-27-2026

This instrument prepared by:

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



DEBRA SUSAN FLECKINGER  
Notary Public, Kentucky  
State At Large  
My Commission Expires  
May 27, 2026  
Notary ID# KYNP52629

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.

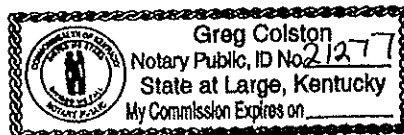
Being the same property conveyed to grantees, James Thompson and Sharyon Thompson, husband, and wife, from Grantors, Maurice Conners and Catherine Conners, husband and wife, by Deed dated September 13, 1983, and recorded in Deed Book 476, Pages 421-422, of the Campbell County Clerk's records in Newport, 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 18<sup>th</sup> day of January 2023.

My commission expires: 1/8/25

  
Notary Public, State-at-large

CITY OF NEWPORT, KENTUCKY  
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET  
NEWPORT, KENTUCKY 41071

**NOTICE OF FINAL ORDER**

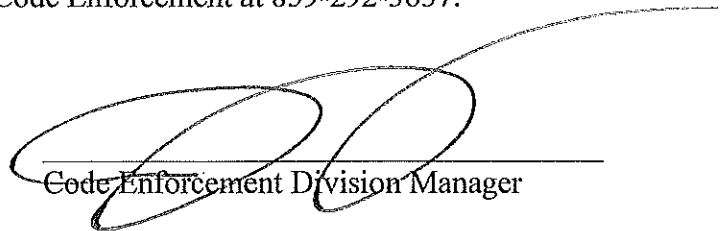
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 202, issued to RHJS Properties LLC, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final 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 \$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 July 11, 2023.

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

  
Code Enforcement Division Manager

Dated: July 7, 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 #
RHJS PROPERTIES LLC	202

222 KENTUCKY DR	NEWPORT, KY 41071
-----------------	-------------------

VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
05/04/2023	1101 AM	1041 COLUMBIA ST, NEWPORT, 41071-0000

CODE SECTION	MINIMUM. FINE	MAXIMUM FINE
JTD	\$100	\$500
HGW	\$100	\$500

#### COMPLAINT INFORMATION

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

**PM 302.4 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	05/04/2023	1319 PM

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

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

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

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

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

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



AFFIDAVIT OF LIEN

---


CITATION 202

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 **RHJS Properties LLC** and located at **1041 Columbia St., Newport, Kentucky** by a final, non-appealable order of May 4, 2023.

That the City of Newport, Kentucky asserts a lien against the property owned by **RHJS Properties LLC** and located at **1041 Columbia St., Newport Kentucky**, and more particularly described in **Deed Book 837, Page 86** 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 7<sup>th</sup> day of July, 2023.

Debra S. Fleckinger

Notary Public

Kentucky State at Large

My Commission Expires: 5-27-2026

This instrument prepared by:



DEBRA SUSAN FLECKINGER

Notary Public, Kentucky

State At Large

My Commission Expires

May 27, 2026

Notary ID# KYNP52629

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

**EXHIBIT "A"**

The following described real estate located in the City of Newport, County of Campbell and Commonwealth of Kentucky, to-wit:

Being Lot Number 472 in the Buena Vista Addition to the City of Newport, Campbell County, Kentucky. For a more particular described of said lot reference is made to the recorded plat set forth in Plat Book 5, Page 39 of the records of the Campbell County Clerk's Office in Newport, Kentucky.

Parcel No.: 999-99-04-329.00 / Group No.: 30174-A8

Prior Deed Reference: Book D827, Page 205 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) 206 and 235, issued to Robert Derbarsegian and Monica Allahverdian, 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).

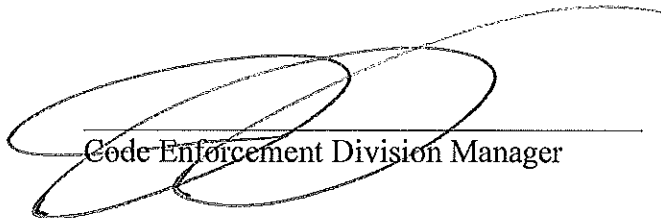
Pursuant to statute, it is hereby determined that the right to a hearing contesting the citation(s) has/has been waived and it is determined that the violation(s) described in the citation(s) has/have been committed and the citation(s) shall be considered final.

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 July 12, 2023.

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

Dated: July 7, 2023

  
Code Enforcement Division Manager



# 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 #
DERBARSEGAN ROBERT ALLAHVERDIAN MONICA	206

3315 MONTROSE AVE	GLENDAL, CA 91214
-------------------	-------------------

VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
05/08/2023	10:25 AM	17 17TH ST, NEWPORT, 41071-0000

CODE SECTION	MINIMUM. FINE	MAXIMUM FINE
302.4 Tall grass and weeds	\$100.00	\$500.00

#### COMPLAINT INFORMATION

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

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

#### NOTES:

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Daylin Garland	05/08/2023	10:25 AM

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

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

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

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

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

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



# 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 #
DERBARSEGHIAN ROBERT ALLAHVERDIAN MONICA		235
3315 MONTROSE AVE		GLENDAL, CA 91214
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
05/22/2023	9:20 AM	17 17TH ST, NEWPORT, 41071-0000
CODE SECTION	MINIMUM. FINE	MAXIMUM FINE
302.4 Tall grass and weeds	\$100.00	\$500.00

#### COMPLAINT INFORMATION

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

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

**NOTES:** Including the rear yard area of the property.

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Daylin Garland	05/22/2023	9:20 AM

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

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

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

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

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

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

## AFFIDAVIT OF LIEN

---


CITATIONS 206 235

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 **Robert Derbarseagian and Monica Allahverdian** and located at **17 17<sup>th</sup> St., Newport, Kentucky** by a final, non-appealable orders of May 8, 2023 and May 22, 2023.

That the City of Newport, Kentucky asserts a lien against the property owned by **Robert Derbarseagian and Monica Allahverdian** and located at **17 17<sup>th</sup> St., Newport Kentucky**, and more particularly described in **Deed Book 846, Page 510** 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 7<sup>th</sup> day of July, 2023.

Debra S. Fleckinger  
Notary Public  
Kentucky State at Large  
My Commission Expires: 5-27-2026

This instrument prepared by:

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



DEBRA SUSAN FLECKINGER  
Notary Public, Kentucky  
State At Large  
My Commission Expires  
May 27, 2026  
Notary ID# KYNP52629



**"EXHIBIT A"**

Situated in the City of Newport, Campbell County, Kentucky, and being all of Lot No. 96 in the Glenn Park Subdivision fronting 30 feet on 17th Street and extending back one hundred feet agreeable to the recorded plat of said subdivision.

ALSO

Lot Number Ninety-Seven (97) of the Glenn Park Land Company's Subdivision in the City of Newport, Campbell County, Kentucky, fronting 30 feet on the south side of Seventeenth Street and extending back southwardly in rectangular shape 100 feet to an alley.

Most Commonly Known As: 17 17th Street, Newport, KY 41071

PIDN: 999-99-04-132.00

Group No: 30472/A4

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) 205, issued to Nolan Rechtin, 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 July 12, 2023.

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



Code Enforcement Division Manager

Dated: July 7, 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 #
RECHTIN NOLAN		205
904 COLUMBIA ST		NEWPORT, KY 41071
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
05/05/2023	1126 AM	904 COLUMBIA ST, NEWPORT, 41071-0000
CODE SECTION	MINIMUM. FINE	MAXIMUM FINE
ROOFS	\$100	\$500

#### COMPLAINT INFORMATION

**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	05/05/2023	10008 AM

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

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

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

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

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

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

AFFIDAVIT OF LIEN

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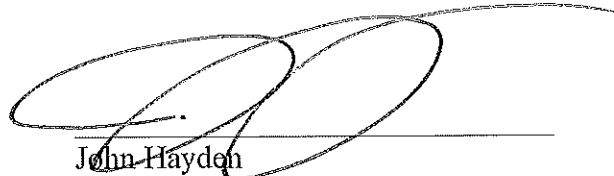
CITATION 205

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 **Nolan Rechtin** and located at **904 Columbia St., Newport, Kentucky** by a final, non-appealable order of May 5, 2023.

That the City of Newport, Kentucky asserts a lien against the property owned by **Nolan Rechtin** and located at **904 Columbia St., Newport Kentucky**, and more particularly described in **Deed Book 777, Page 491** of the Campbell County Clerk's Office at Newport, Kentucky, in the amount of **\$500**.

CITY OF NEWPORT, KENTUCKY

A large, stylized handwritten signature in black ink, appearing to read 'John Hayden', is written over a horizontal line.

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 7<sup>th</sup> day of July, 2023.

Debra S. Fleckinger

Notary Public

Kentucky State at Large

My Commission Expires: 5-27-2026

This instrument prepared by:



DEBRA SUSAN FLECKINGER  
Notary Public, Kentucky  
State At Large  
My Commission Expires  
May 27, 2026  
Notary ID# KYNP52629

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

**SPECIAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that Fannie Mae A/K/A Federal National Mortgage Association, organized and existing under the laws of the United States of America, with an address of P.O. Box 650043, Dallas, TX 75265-0043 to it paid by the Grantee herein, the receipt and sufficiency of which are hereby acknowledged, does hereby bargain, sell, grant and convey, but without recourse, representation or warranty, except as expressed herein, to Nolan Rechtf, whose mailing address is 904 COLUMBIA STREET, NEWPORT KY 41071, and tax mailing address is 904 COLUMBIA STREET, NEWPORT, KY 4107 which is also the "in care of" address for the current year tax bills.

WITNESSETH:

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

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

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

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

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

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

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

Subject to easements, conditions and restrictions of record.

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

Parcel Number(s): 999-99-00-716.00  
Group 30178-A3 and 30178-A4

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

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

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

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

CITY OF NEWPORT, KENTUCKY  
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET  
NEWPORT, KENTUCKY 41071

**NOTICE OF FINAL ORDER**

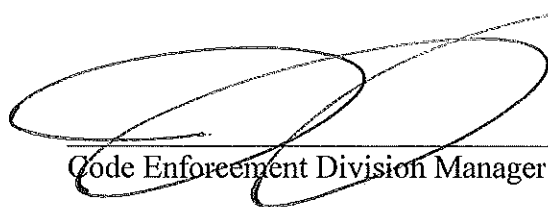
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 211, issued to Lawrence Heitzman and Robin Heitzman, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference 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 July 12, 2023.

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

  
Code Enforcement Division Manager

Dated: July 7, 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 #
HEITZMAN LAWRENCE & ROBIN	211

3027 WEST 28TH ST	LATONIA, KY 41015
-------------------	-------------------

VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
05/09/2023	1105 AM	1132 ANN ST, NEWPORT, 41071-0000

CODE SECTION	MINIMUM. FINE	MAXIMUM FINE
HGW	\$100	\$500
JTD	\$100	\$500

#### COMPLAINT INFORMATION

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

**PM 302.4 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	05/09/2023	1538 PM

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

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

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

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

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

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



AFFIDAVIT OF LIEN

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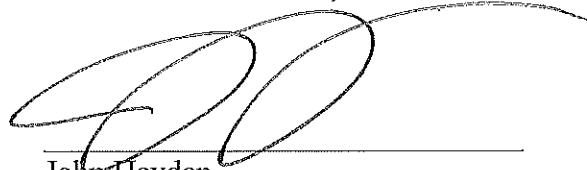
CITATION 211

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 **Lawrence Heitzman and Robin Heitzman** and located at **1132 Ann St., Newport, Kentucky** by a final, non-appealable order of May 9, 2023.

That the City of Newport, Kentucky asserts a lien against the property owned by **Lawrence Heitzman and Robin Heitzman** and located at **1132 Ann St., Newport Kentucky**, and more particularly described in **Deed Book 772, Page 765** of the Campbell County Clerk's Office at Newport, Kentucky, in the amount of **\$1,000**.

CITY OF NEWPORT, KENTUCKY

A handwritten signature in black ink, appearing to be 'JD', is written over a horizontal line.

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 7<sup>th</sup> day of July, 2023.

Debra S. Fleckinger  
Notary Public

Kentucky State at Large

My Commission Expires: 5-27-2026

This instrument prepared by:

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



DEBRA SUSAN FLECKINGER  
Notary Public, Kentucky  
State At Large  
My Commission Expires  
May 27, 2026  
Notary ID# KYNP52629

# **DEED**

***KNOW ALL MEN BY THESE PRESENTS:***

**THAT       JOAN AKER, unmarried,**

for and in consideration of -----\$8,000.00-----

to her paid by the grantees herein, the receipt of which is hereby acknowledged, does bargain, sell and convey to:

**LAWRENCE HEITZMAN and ROBIN HEITZMAN, husband and wife, jointly  
with right of survivorship, their**

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

**PRESENT STREET ADDRESS: 1132 Ann Street, Newport, Kentucky 41071**

**TAX MAILING ADDRESS: 1132 Ann Street, Newport, Kentucky 41071**

GROUP NO: 30181/a2  
PIDN: 999-99-04-484.00

Lot Numbered Six Hundred and Twenty-Six (626) in the Buena Vista Addition to the City of Newport, Campbell County, Kentucky, said lot fronting 30 feet on the west side of Ann Street between Eleventh and Twelfth Streets, and extending back westwardly in rectangular shape 91 feet six inches.

Subject to easements, restrictions and covenants of record.

Being the same property conveyed to William Aker and Joan Aker, husband and wife, by deed dated November 26, 1997 and recorded on November 26, 1997 in Deed Book 600, page 298 of the Campbell County Clerk's records at Newport, Kentucky.

William Aker is deceased and pursuant to the survivorship clause in the aforementioned deed, title vested in Joan Aker.