

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

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

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

This is a final and non-appealable order and will result in a lien being filed against the property. This notice has been sent to you via First class mail on December 11, 2023.

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



Code Enforcement Division Manager

Dated: December 11, 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 #
JOHNSON JUSTIN D	383

929 ANN ST	NEWPORT, KY 41071-0000
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VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
09/05/2023	1551 PM	929 ANN ST, NEWPORT, 41071-0000

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

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

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

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

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

NOTES:

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
BARRY A. SHIELDS	09/06/2023	1528 PM

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

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

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

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

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

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

AFFIDAVIT OF LIEN

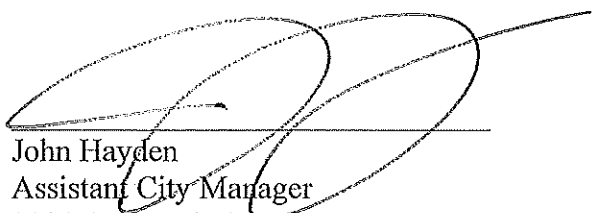
CITATION 383

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

That pursuant to KRS 65.8835 and Section 32.023 of the Newport Code of Ordinances and other applicable laws, the City of Newport, Kentucky has a lien in the amount of **\$2,500** on the real property owned by **Justin D. Johnson** and located at **929 Ann St., Newport, Kentucky** by a final, non-appealable order of September 6, 2023.

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

CITY OF NEWPORT, KENTUCKY



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 7th day of December, 2023.

Rosemary Williams
Notary Public

Kentucky State at Large

My Commission Expires: March 2nd 2024

This instrument prepared by:

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



ROSEMARY L. WILLIAMS
Notary Public, Kentucky
State At Large
My Commission Expires
March 2, 2024
Notary ID# KYNP3667

EXHIBIT A

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

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

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

Deed Reference: Deed Book 712 Page 466

Parcel Number: 999-99-00-009.00

Group Number: 30178/A6

CH

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

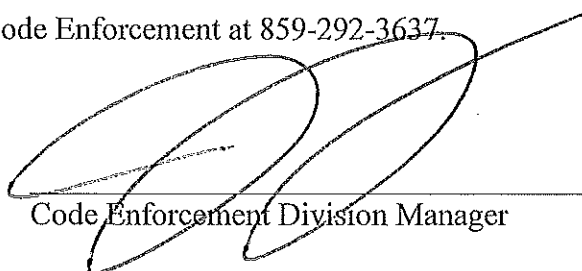
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 385, issued to Chalk Holdings LLC, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final Order(s).

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

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

This is a final and non-appealable order and will result in a lien being filed against the property. This notice has been sent to you via First class mail on December 11, 2023.

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



Code Enforcement Division Manager

Dated: December 11, 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 #
CHALK HOLDINGS LLC	385

1421 AMSTERDAM RD	PARK HILLS, KY 41011-0000
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VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
09/07/2023	9:20 AM	510 LEXINGTON AVE, NEWPORT, 41071-0000

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

COMPLAINT INFORMATION

PM 302.1 Sanitation: 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: PM 302.1 Sanitation clean rear parking area.

PM 302.4 Weeds failure to cut grass weeds overgrown bushes around the property.

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Mike Cronin	09/07/2023	10:37 AM

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

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

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

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

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

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

AFFIDAVIT OF LIEN

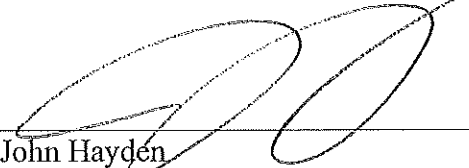
CITATION 385

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 **Chalk Holdings LLC** and located at **510 Lexington Ave., Newport, Kentucky** by a final, non-appealable order of September 7, 2023.

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

CITY OF NEWPORT, KENTUCKY



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 7th day of December, 2023.

Rosemary Williams
Notary Public

Kentucky State at Large

My Commission Expires: March 2nd 2024

This instrument prepared by:

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



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

Group No.: 30921/A1
PIDN: 999-99-04-321.00
Plat No.: _____

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

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

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

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

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

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

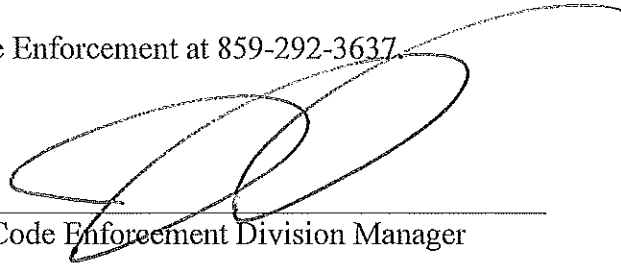
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 393, issued to Della Rose Combs, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final Order(s).

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 December 11, 2023.

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



Code Enforcement Division Manager

Dated: December 11, 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 #
COMBS DELLA ROSE		393
14 W RIDGE NEWPORT, KY 41071		
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
09/11/2023	10:04 AM	1045 WASHINGTON AVE, NEWPORT, 41071-0000
CODE SECTION	MINIMUM. FINE	MAXIMUM FINE
PM 302.4 Weeds	\$100.00	\$500.00

COMPLAINT INFORMATION

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

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

NOTES: Cut high grass and weeds around house

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Mike Cronin	09/12/2023	9:10 A M

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

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

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

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

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

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

AFFIDAVIT OF LIEN

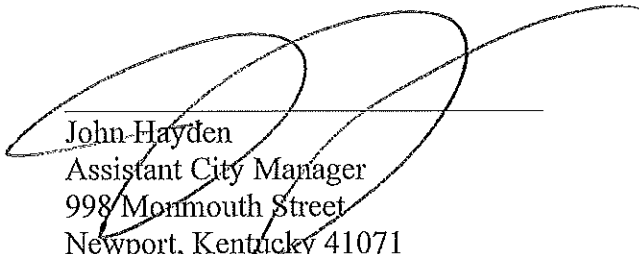
CITATION 393

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 **Della Rose Combs** and located at **1045 Washington Ave., Newport, Kentucky** by a final, non-appealable order of September 12, 2023.

That the City of Newport, Kentucky asserts a lien against the property owned by **Della Rose Combs** and located at **1045 Washington Ave., Newport Kentucky**, and more particularly described in **Deed Book 805, Page 341** 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 7th day of December, 2023.

Rosemary Williams
Notary Public

Kentucky State at Large

My Commission Expires: March 2nd 2024

This instrument prepared by:

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



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

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

That the Grantor herein, CHARLES G. TURNER, a single person, for and in consideration of the performance of covenants contained in the Decree of Dissolution dissolving the marriage of Charles G. Turner and Della Rose Combs, do hereby quitclaim to the Grantee, Della Rose Combs, a single person, her heirs and assigns forever, all of his right, title and interest in the following described parcel of real estate, to wit;

A certain tract or parcel of land lying and located at **1045 Washington Avenue, Newport KY 41071** and more particularly bounded and described as follows:

GROUP NO. 30342/A2

PIDN: 999-99-01-887.00

PRIOR INSTRUMENT: Deed Book 602 Page 217

TAX MAILING ADDRESS: 14 West Ridge, Newport, KY 41071

Part of Lots Numbered Fifty-nine (59) and Sixty (60) in James Taylor's East Row Addition to the City of Newport, Campbell County, Kentucky, being the southerly five feet nine inches off of Lot No. 59 and the northerly ten feet six inches off Lot No. 60, more particularly described as follows: Beginning at a point on the easterly side of Washington Avenue five (5) feet nine (9) inches north of the dividing of line Lot No. 59 and Lot No. 60; thence southwardly with the easterly line of Washington Avenue, 16 feet 3 inches, being a point opposite the middle of a partition wall of a double brick cottage; thence at right angles eastwardly and through the middle of said partition wall, eastwardly 100 feet to the west line of an alley; thence with the west line of said alley northwardly 16 feet and 3 inches to a stake; thence westwardly, at right angles, 100 feet to the east line of Washington Avenue and the place of beginning.

Together with and subject to all easements and restrictions of record including, but not limited to, those set forth in Miscellaneous Book 9, Page 495.

Subject to an existing note and mortgage from the Grantor the Grantee and others to Citizens Bank of Campbell County, Inc. dated September 5, 1997 in the original amount of \$9,600.00 and recorded on September 8, 1997 in Mortgage Book 1006, Page 122. The present indebtedness due and owing on the aforementioned note and mortgage is in the approximate amount of \$9,402.18. The Grantee hereby assume and agree to pay the grantors share of the balance due on said note and the mortgage securing the same and to perform all terms and obligations of said note and mortgage and agrees to hold the Grantor and his heirs and assigns harmless from any and all debts, claims, expenses and liabilities, including court costs and reasonable attorney fees, incurred by the Grantor as a result of any default or breach of any terms or obligations of said note and mortgage by the Grantee.

Being the same property conveyed to Charles G. Turner, by Roscoe Lee Turner, by deed dated February 6, 1998 and recorded on February 9, 1998 in Deed Book 602, Page 217, and conveyed to Charles G. Turner by deed from Joseph Graf and Della J. Graf, husband and wife, dated September 8, 1997 in Deed Book 598, Page 35.

All the foregoing references are to the Campbell County Clerk's records at Newport, Kentucky.

Together with all the PRIVILEGES AND APPURTENANCES to the same belonging. TO HAVE AND TO HOLD the same to DELLA ROSE COMBS, her heirs and assigns forever.

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

The City of Newport Code Enforcement Board has determined that citation(s) number(s) 394, issued to Patricia Koetschau, 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 December 11, 2023.

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



Code Enforcement Division Manager

Dated: December 11, 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 #
KOETSCHAU PATRICIA	394

14 W RIDGE PL	NEWPORT, KY 41071
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VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
09/11/2023	10:24 A M	1047 WASHINGTON AVE, NEWPORT, 41071-0000

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

COMPLAINT INFORMATION

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

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

NOTES: Cut high grass and weeds around the property.

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Mike Cronin	09/12/2023	9/19/2023

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

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

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

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

AFFIDAVIT OF LIEN

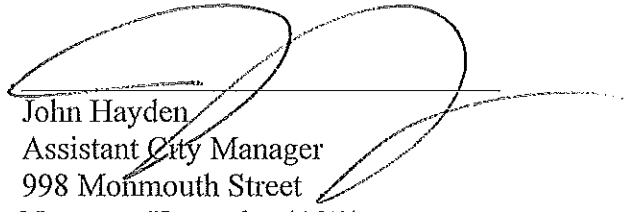
CITATION 394

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 **Patricia Koetschau** and located at **1047 Washington Ave., Newport, Kentucky** by a final, non-appealable order of September 12, 2023.

That the City of Newport, Kentucky asserts a lien against the property owned by **Patricia Koetschau** and located at **1047 Washington Ave., Newport Kentucky**, and more particularly described in **Deed Book 287, Page 409** 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 Mohmouh 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 7th day of December, 2023.

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

This instrument prepared by:

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



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

EXHIBIT "A"

Property Address: 1047 Washington Avenue, Newport, KY 41071
Tax ID No.: 999-99-02-840.00
Group:
Prior Instrument: Deed Book 287, Page 409

30342/A2

The following real property (the "Property"):

Situated in the City of Newport, Campbell County, Kentucky and being part of Lot No. 60 in East Row Addition to said City and more particularly described as follows:

Beginning at a point in the east line of Washington Avenue, corner to Lots Nos. 60 and 61;

Thence northwardly 16 feet 3 inches to a point;

Thence eastwardly in a line parallel to the dividing line between Lots Nos. 60 and 61 and through the partition wall of the house on said premises to the west line of an alley;

Thence southwardly 16 feet 3 inches to the south line of lot No. 60;

Thence with said south line westwardly 100 feet to the place of beginning.

This conveyance is made subject to the agreement as to easements for water and sewer pipe entered into between William Evans and Carrie Evans and Wallace David and Laura David, said agreement being recorded in Misc. Book 9, page 495 of said records.

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

Being the same property conveyed from Paul Cox, a single man, to Loretta G. Koetschau and Patricia Koetschau, both unmarried, with rights of survivorship, by virtue of a Deed dated August 7, 1952 and recorded August 13, 1952 at Deed Book 287, Page 409 with the Clerk of Campbell County, Kentucky.

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

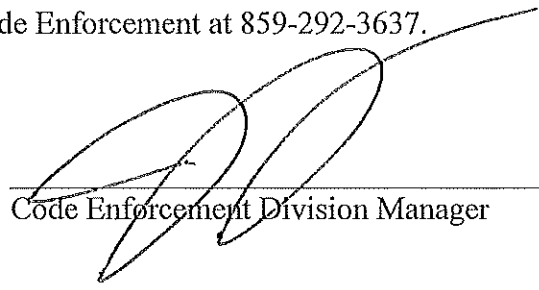
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 399, issued to Charles Turner, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final Order(s).

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 December 11, 2023.

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



Code Enforcement Division Manager

Dated: December 11, 2023

9171 9690 0935 0278 7766 73



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 #
TURNER CHARLES	399

119 16TH ST	NEWPORT, KY 41071
-------------	-------------------

VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
09/14/2023	10:23 AM	6 RIDGE PL W, NEWPORT, 41071-0000

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

COMPLAINT INFORMATION

PM 302.1 Sanitation: Remove and properly dispose of all junk, trash, and debris from the exterior property areas.
If the violations have not been removed within 10 days, the city will proceed to abate the above stated violations. All costs incurred by the city in the abatement of the violations shall constitute a lien against the property. In addition to the lien against the property, the owner of the property shall be personally liable for the amount of the lien, including all interest, civil penalties, and other charges. Furthermore, the City of Newport may bring a civil action against the owner for the recovery of the debt owed.
NOTES: clean the junk and debris around the house, Remove the pool if broken if not properly repair.

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Mike Cronin	09/15/2023	9:53 AM

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

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

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

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

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

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

AFFIDAVIT OF LIEN

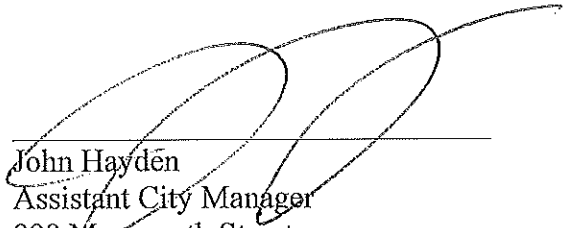
CITATION 399

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 **Charles Turner** and located at **6 Ridge Pl. W, Newport, Kentucky** by a final, non-appealable order of September 15, 2023.

That the City of Newport, Kentucky asserts a lien against the property owned by **Charles Turner** and located at **6 Ridge Pl. W, Newport Kentucky**, and more particularly described in **Deed Book 827, Page 117** 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 7th day of December 2023.

Rosemary Williams
Notary Public

Kentucky State at Large

My Commission Expires: March 2nd 2024

This instrument prepared by:

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



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

EXHIBIT "A"

(File # 4-9773)

Situate in the City of Newport, Campbell County, Kentucky, and being all of Lot Number Six (6) of BLOCK "F", RIDDLEVIEW HEIGHTS SUBDIVISION, as shown in Plat Cabinet D, Slide 692B (formerly known as and referred to as Plat Book 11, Page 35H) of the Campbell County Clerk's records at Newport, Kentucky.

Subject to and together with all easements, restrictions and legal highways, if any, of record.

The foregoing real property is granted by the Grantor and accepted by the Grantee subject to all the recorded reservations, conditions, limitations, highways, public roads, rights-of-way, leases, easements, restrictions, zoning ordinances, and any mineral rights severances, as well as real estate taxes and assessments both general and special, which are a lien but not yet due and payable.

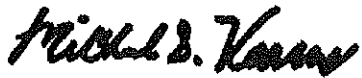
PIDN: 999-99-00-537.00

/

Group Number: 20022/H2

Prior Deed Reference: Book 704, Page 785 of the Campbell County, Kentucky records

This Quit-Claim Deed prepared by:



Michael S. Kearns, Attorney at Law
The Holfinger Stevenson Law Firm, Ltd.
Rookwood Tower
3805 Edwards Road, Suite 550
Cincinnati, Ohio 45209

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

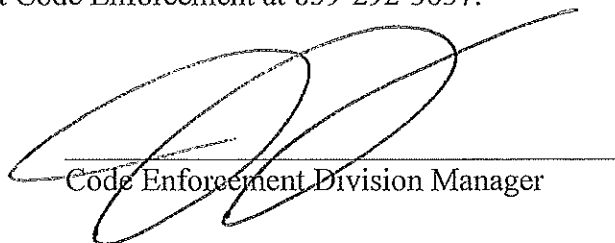
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 401, issued to Rashpal Hundal, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final Order(s).

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 December 11, 2023.

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



Code Enforcement Division Manager

Dated: December 11, 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 #
HUNDAL RASHPAL		401
137 W WALNUT ST		SOUTHGATE, KY 41071-0000
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
09/19/2023	1557 PM	75 PARKVIEW AVE, 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	09/19/2023	1614 PM

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

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

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

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

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

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

AFFIDAVIT OF LIEN

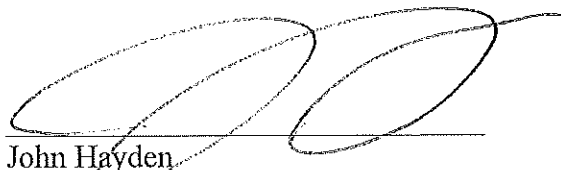
CITATION 401

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 **Rashpal Hundal** and located at **75 Parkview Ave., Newport, Kentucky** by a final, non-appealable order of September 19, 2023.

That the City of Newport, Kentucky asserts a lien against the property owned by **Rashpal Hundal** and located at **75 Parkview Ave., Newport Kentucky**, and more particularly described in **Deed Book 768, 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 7th day of December, 2023.

Rosemary Williams
Notary Public

Kentucky State at Large

My Commission Expires: March 2nd 2024

This instrument prepared by:

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



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

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

That the Grantor, RIG HOLDINGS, LLC, a Kentucky limited liability company, for and in consideration of Nineteen Thousand Five Hundred (\$19,500.00) DOLLARS and other good and valuable considerations to it paid by the Grantee, RASHPAL HUNDAL, does hereby RELEASE, REMISE, AND FOREVER QUITCLAIM all its right, title, and interest to the Grantee, RASHPAL HUNDAL, his heirs and assigns forever, the following described real estate to-wit:

COUNTY OF CAMPBELL

CITY OF NEWPORT

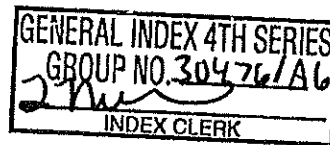
STATE OF KENTUCKY and known as:

75 Parkview Avenue

MAILING ADDRESS OF GRANTEE:

10 West Villa, Apt. 12
Ft. Thomas, KY 41075

Group No. 30476-A6
PIDN: 999-99-04-871.00
Plat Cabinet A, Slide 8A



Lot Number One Hundred Eighty One (181), in the Glenn Park Land Company's Subdivision of lots in the District of Clifton (now City of Newport), Campbell County, Kentucky.

Being the same property conveyed to RIG Holdings, LLC, a Kentucky limited liability company, by the Master Commissioner of the Campbell Circuit Court, on May 21, 2015, by a Master Commissioner's Deed recorded in Deed Book 768, page 282, of the Campbell County Clerk's records at Newport, Kentucky.

On April 21, 2015, the above-described real estate was sold for less than two-thirds of the court-appraised value; therefore, a lien is retained in the deed reflecting the primary defendant/owner's six month right of redemption period in which to redeem the subject real estate.

Together with all PRIVILEGES AND APPURTENANCES to the same belonging. TO HAVE AND TO HOLD to the Grantee, RASHPAL HUNDAL, his heirs and assigns forever.

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

The City of Newport Code Enforcement Board has determined that citation(s) number(s) 409, issued to Pauline Deaton, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final Order(s).

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

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

This is a final and non-appealable order and will result in a lien being filed against the property. This notice has been sent to you via First class mail on December 11, 2023.

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



Code Enforcement Division Manager

Dated: December 11, 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 #
DEATON PAULINE	409

816 ANN ST	NEWPORT, KY 41071-0000
------------	------------------------

VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
09/20/2023	1348 PM	816 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	09/20/2023	1643 PM

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

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

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

AFFIDAVIT OF LIEN

CITATION 409

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 **Pauline Deaton** and located at **816 Ann St., Newport, Kentucky** by a final, non-appealable order of September 20, 2023.

That the City of Newport, Kentucky asserts a lien against the property owned by **Pauline Deaton** and located at **816 Ann St., Newport Kentucky**, and more particularly described in **Deed Book 422, Page 199** 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 7th day of December, 2023.

Rosemary Williams
Notary Public

Kentucky State at Large

My Commission Expires: March 2nd 2024

This instrument prepared by:

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



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

✓

Know All Men by these Presents:

That the Grantor... NELSON DEATON, single,

for and in consideration of One (\$1.00) Dollar and other valuable consideration to him paid by the Grantee... herein the receipt whereof is hereby acknowledged, do hereby BARGAIN, SELL AND CONVEY to the Grantee... PAULINE DEATON, single, her

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

CITY OF NEWPORT COUNTY OF CAMPBELL
STATE OF KENTUCKY and known as 816 Ann Street, Newport, Kentucky
The mailing address of the grantee

GROUP NO. 184-20184/A3

PLAT BOOK 12-2880

Lot Number Six Hundred and Seventy-nine (679) of the Buena Vista Addition in the City of Newport, Campbell County, Kentucky; fronting thirty (30) feet on the west side of Ann Street, between Eighth and Ninth Streets, and extending back westwardly, in rectangular shape, ninety-one feet six inches (91 feet 6 inches) in depth.

This conveyance is made subject to a perpetual easement over the property herein described for the construction, use and maintenance of a sewer pipe for the use and benefit of the owners of Lot 680 of said Subdivision, as granted by John A. Arnold and Mildred Arnold, his wife, to Mercedes Haubold and Margaret Haubold, by instrument dated July 10, 1940, and recorded in Misc. Book No. 18, page 412 of said records.

Being the same property conveyed to Nelson Deaton and Pauline Deaton, husband and wife, dated December 3, 1964 and recorded in Deed Book 365 Page 469 by Ruby Eulett, unmarried, and Nancy Eulett, unmarried, of the Campbell County Clerks records at Newport, Kentucky. This conveyance is made pursuant to a Divorce Action #3488 in the Campbell Circuit Court at Newport, Kentucky.

GENERAL INDEX, SEE LISTING
GROUP No. 184

Marian Marsh

999-99-01-280.00

Together with all the PRIVILEGES AND APPURTENANCES to the same belonging,
TO HAVE AND TO HOLD the same to the said PAULINE DEATON, single, her

heirs and assigns forever, with COVENANTS OF GENERAL WARRANTY