

CITY OF NEWPORT, KENTUCKY  
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET  
NEWPORT, KENTUCKY 41071

**NOTICE OF FINAL ORDER**

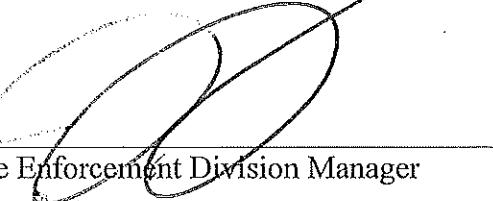
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 445, issued to Michael S. Miller and Tami M. Miller, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference 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 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 #	
MILLER MICHAEL S MILLER TAMMI M	445	
104 LUMLEY AVE	FT THOMAS, KY 41075	
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
10/20/2023	1107 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:

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
BARRY A. SHIELDS	10/24/2023	1520 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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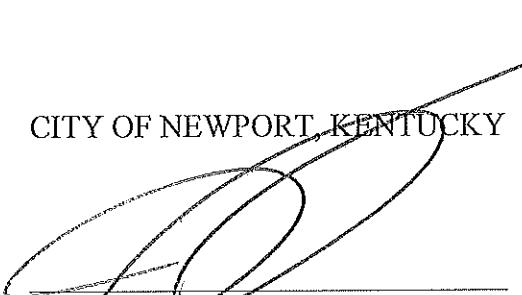
### CITATION 445

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 October 24, 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



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"

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**

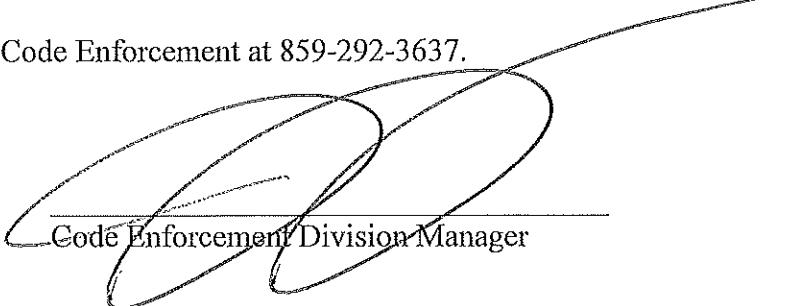
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 439, issued to Caitlin B. Grer, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final Order(s).

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.

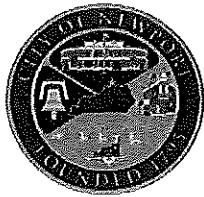
This is a final and non-appealable order and will result in a lien being filed against the property. This notice has been sent to you via First class mail on December 11, 2023.

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 #	
GRER CAITLIN B	439	
32 19TH STREET	NEWPORT, KY 41071	
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
10/16/2023	2:46 PM	32 19TH ST, NEWPORT, 41071-0000
CODE SECTION	MINIMUM FINE	MAXIMUM FINE
PM 302.1 Sanitation:	\$100.00	\$500.00
PM 304.15 Doors:	\$100.00	\$500.00
PM 308.1 Infestation:	\$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 304.15 Doors:** Properly repair or replace any damaged or deteriorated exterior door. All exterior doors shall be maintained in good condition and possess all necessary hardware. All entry doors shall be capable of being tightly secure.

**PM 308.1 Infestation:** Properly exterminate for rats and insects to eliminate infestation. Extermination shall be performed by an approved process and shall not be injurious to human health. Precautions shall be taken to prevent re-infestation. The owner of the structure shall exterminate prior to a new tenant renting or leasing 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
Mike Cronin	10/17/2023	10:21 AM

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

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**TO CONTEST** this citation, you must file an appeal in person at the Newport Code Enforcement Department, 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 439

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 **Caitlin B. Grer** and located at **32 19<sup>th</sup> St., Newport, Kentucky** by a final, non-appealable order of October 17, 2023.

That the City of Newport, Kentucky asserts a lien against the property owned by **Caitlin B. Grer** and located at **32 19<sup>th</sup> St., Newport Kentucky**, and more particularly described in **Deed Book 801, Page 263** of the Campbell County Clerk's Office at Newport, Kentucky, in the amount of **\$1,500**.

CITY OF NEWPORT, KENTUCKY

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

See attached legal description

COMMONWEALTH OF KENTUCKY  
COUNTY OF CAMPBELL

The foregoing Affidavit of Lien was subscribed and sworn to before me, a Notary Public in and for the aforementioned county and state, by John Hayden, Assistant City Manager of the City of Newport, Kentucky, this 7th day of December, 2023.

Rosemary Williams

Notary Public

Kentucky State at Large

My Commission Expires: March 2<sup>nd</sup> 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

**Deed-Warranty**

THIS DEED, made this **February 28, 2019**, by and between **Scott K. Carpenter aka Kenneth Scott Carpenter, divorced and unremarried, and Jennifer R. Carpenter aka Jennifer R. Hake, divorced and unremarried**, of 32 19th Street, Newport, Kentucky 41071, party of the first part; and **Caitlin B. Greer, unmarried**, of 505 Thornton Street, Newport, Kentucky 41071, party of the second part.

WITNESSETH: That, for a valuable consideration in the amount of **SEVENTY ONE THOUSAND AND 00/100 DOLLARS** (\$71,000.00), the receipt of which is hereby acknowledged, the party of the first part hereby conveys unto the party of the second part, in fee simple, with covenant of General Warranty, the following described property in Campbell County, Kentucky, to wit:

The in-care-of address to which the property tax bill may be sent to:

Caitlin B. Greer, 32 19th Street, Newport, Kentucky 41071

Property Address: 32 19th Street, Newport, KY 41071-2704

Tax/Parcel ID: 999-99-00-824.00 Group 41310/A2

GENERAL INDEX 4th SERIES
GROUP NO. <u>41310/A2</u>
<u>21</u>
INDEX CLERK

The easterly twenty-eight (28) feet off lot #30 and the westerly 2 feet 4 inches off Lot #29, Block "B" of A.S. Berry's Summer Hill Subdivision in the city of Clifton, now City of Newport, Campbell County, Kentucky; making a lot fronting 30 feet 4 inches on the south side of 19th Street, by one hundred and fifty (150) feet in depth, reference being hereby made to the recorded plat of the subdivision recorded in New Plat Book 1, Page 18, Newport, Campbell County Records, for a more particular description.

Being the same property conveyed to Scott K. Carpenter and Jennifer R. Hake, with right of survivorship, from Hays Hargis Smith and Teresa Sue Smith, husband and wife, by Warranty Deed dated September 3, 1993, of record in Deed Book 560, Page 49 in the records for Campbell County, KY.

The party of the first part further covenants lawful seizing of the estate hereby conveyed, with full power to convey the same, and that said estate is free of encumbrances except restrictions and easements of record, the 2019 State, County, School taxes and all taxes thereafter, which second party hereby assumes and agrees to pay.

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

CITY OF NEWPORT, KENTUCKY  
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET  
NEWPORT, KENTUCKY 41071

**NOTICE OF FINAL ORDER**

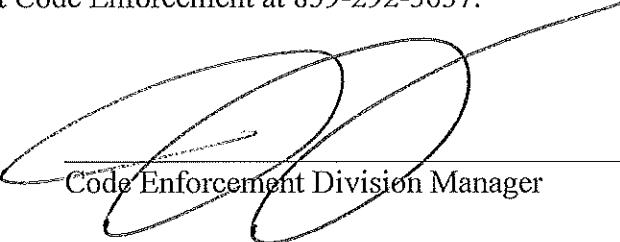
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 440, issued to Lincoln Adams and Joseph Lay, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as 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.

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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 #	
ADAMS LINCOLN LAY JOSEPH	440	
912 3RD AVE	DAYTON, KY 41074	
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
10/17/2023	0922 AM	923 ANN ST, NEWPORT, 41071-0000
CODE SECTION	MINIMUM FINE	MAXIMUM FINE
UNSECURED BUILDING	\$100	\$500
HGW	\$100	\$500
JTD	\$100	\$500

#### COMPLAINT INFORMATION

**PM 109.2 Temporary safeguards.:** Notwithstanding other provisions of this code, whenever, in the opinion of the code official, there is imminent danger due to an unsafe condition, the code official shall order the necessary work to be done, including the boarding up of openings, to render such structure temporarily safe whether or not the legal procedure herein described has been instituted; and shall cause such other action to be taken

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

**PM 302.4 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	1255 PM

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**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.

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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

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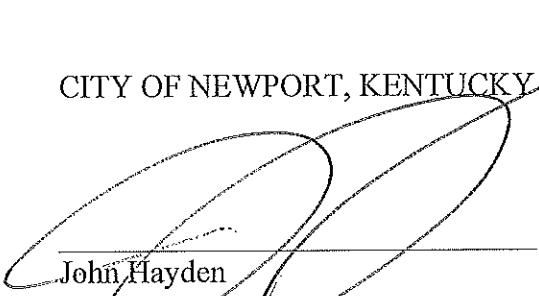
### CITATION 440

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 **Lincoln Adams and Joseph Lay** and located at **923 Ann St., Newport, Kentucky** by a final, non-appealable order of October 17, 2023.

That the City of Newport, Kentucky asserts a lien against the property owned by **Lincoln Adams and Joseph Lay** and located at **923 Ann St., Newport Kentucky**, and more particularly described in **Deed Book 853, Page 474** of the Campbell County Clerk's Office at Newport, Kentucky, in the amount of **\$1,500**.

CITY OF NEWPORT, KENTUCKY



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

See attached legal description

COMMONWEALTH OF KENTUCKY  
COUNTY OF CAMPBELL

The foregoing Affidavit of Lien was subscribed and sworn to before me, a Notary Public in and for the aforementioned county and state, by John Hayden, Assistant City Manager of the City of Newport, Kentucky, this 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"**

Situated in the City of Newport, Campbell County, Kentucky and being Lot Number Five Hundred and Eighty (580) of the Buena Vista Addition in said city, fronting thirty (30) feet on the Easterly side of Ann Street between Ninth and Tenth Streets and extending back eastwardly in rectangular shape ninety-one (91) feet six (6) inches in depth.

Most commonly known as: 923 Ann Street, Newport, KY 41071

PIDN: 999-99-05-119.00

Group No.: 30178/A6

CITY OF NEWPORT, KENTUCKY  
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET  
NEWPORT, KENTUCKY 41071

**NOTICE OF FINAL ORDER**

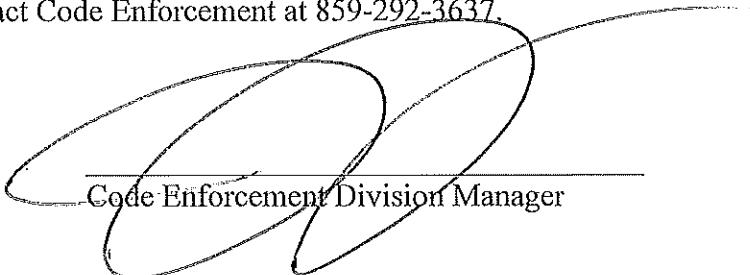
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 437, issued to Brownstone Manor LLC, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final 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.

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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 #	
BROWNSTONE MANOR LLC	437	
9 HICKORY HOLLOW	CINCINNATI, OH 45241-0000	
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
10/16/2023	12:42 PM	206 E 7TH ST, NEWPORT, 41071-0000
CODE SECTION	MINIMUM FINE	MAXIMUM FINE
PM 302.4 Weeds::	\$100.00	\$500.00

#### COMPLAINT INFORMATION

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

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

**NOTES:** Failure to cut grass

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Mike Cronin	10/16/2023	2:15 PM

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

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**TO CONTEST** this citation, you must file an appeal in person at the Newport Code Enforcement Department, 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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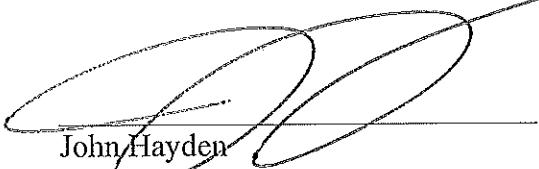
### CITATION 437

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 **Brownstone Manor LLC** and located at **206 E. 7<sup>th</sup> St., Newport, Kentucky** by a final, non-appealable order of October 16, 2023.

That the City of Newport, Kentucky asserts a lien against the property owned by **Brownstone Manor LLC** and located at **206 E. 7<sup>th</sup> St., Newport Kentucky**, and more particularly described in **Deed Book 703, Page 747** 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 December, 2023.

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

This instrument prepared by:

---

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



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

GENERAL WARRANTY DEED

Known All Men By These Presents:

That Grantors, Michael D. Ames and Teresa Cohen Ames, Husband and Wife whose mailing address is 7375 Drake Road, Cincinnati, Ohio 45243, for valuable consideration, do hereby grant with General Warranty Covenants, to Brownstone Manor, LLC whose mailing address is 7375 Drake Road, Cincinnati, Ohio 45243, its heirs, and assigns forever, the following described real estate, in the county of Hamilton, State of Ohio, to-wit: the following described real estate, in the county of Campbell, Commonwealth of Kentucky, to-wit

Street Address: 206 East Seventh Street, Newport, Ky., 41071

Group No. 20054A1 Newport Parcel No. 999-99-03-160.00

Situated in the City of Newport, County of Campbell, Commonwealth of Kentucky, to-wit: Lot Number (3) in Block Four (4) being part of the original lots numbered Two Hundred Seventeen (217), Two Hundred Eighteen (218), Two Hundred Nineteen (219), and Two Hundred Twenty (220) in the Bellevue Addition in the City of Newport, Campbell County, Kentucky as recorded in Cabinet C, Slide 524B of the Campbell County Clerk's Records and being more particularly described as follows:

Beginning on the south side of seventh street, sixty (60) feet east of Saratoga Street; thence running eastwardly on seventh street, Thirty (30) feet; thence extending back southwardly in rectangular shape, ninety (90) feet to an alley.

Subject to easements and restrictions of record.

Being the same property conveyed to Grantor Teresa Cohen Ames at Deed Book 703 Page 241 of The Campbell County Clerk's Office.

In Witness Wherefore, the said Michael David Ames has set his hand this 2<sup>nd</sup> day of January 2007.

  
Michael David Ames

State of Ohio :  
: SS  
County Hamilton

Michael David Ames acknowledged the foregoing instrument before me this 2<sup>nd</sup> day of January 2007



CITY OF NEWPORT, KENTUCKY  
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET  
NEWPORT, KENTUCKY 41071

**NOTICE OF FINAL ORDER**

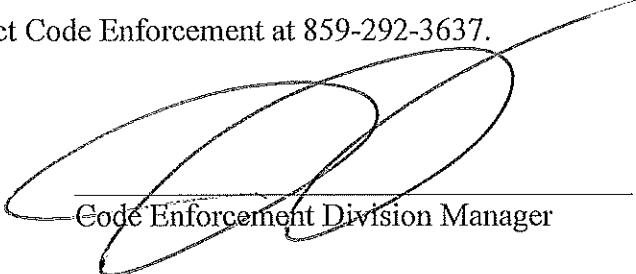
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 435, issued to Windell L. Akers and Lillie M. Akers, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference 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.

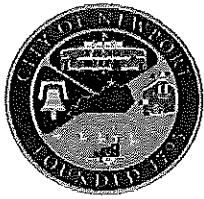
It is hereby ordered that the maximum fine set forth on each citation in the amount of \$500 shall be imposed as a civil fine.

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 #	
AKERS WINDELL L AKERS LILLIE M	435	
19 W CRESCENT AVE	WOODLAWN, KY 41071-0000	
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
10/10/2023	1224 PM	19 CRESCENT AVE W, WOODLAWN, 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	10/13/2023	1503 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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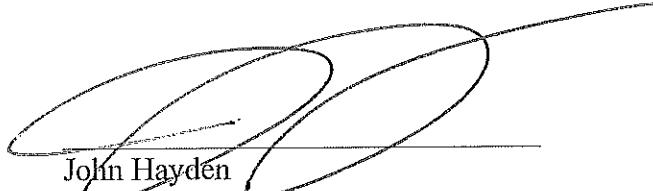
### CITATION 435

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 **Windell L. Akers and Lillie M. Akers** and located at **19 Crescent Ave. W, Woodlawn, Kentucky** by a final, non-appealable order of October 13, 2023.

That the City of Newport, Kentucky asserts a lien against the property owned by **Windell L. Akers and Lillie M. Akers** and located at **19 Crescent Ave. W, Woodlawn Kentucky**, and more particularly described in **Deed Book 649, Page 542** 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 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

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is made and entered into as of the 24<sup>th</sup> day of April, 2002, by and between Habitat for Humanity Tristate Ohio Kentucky Indiana, Inc., a Kentucky foreign non-profit corporation, having an address at 8200 Beckett Drive, Suite 111, Hamilton, Ohio 45011 ("Grantor") and WINDELL L. AKERS and LILLIE M. AKERS, husband wife, having an address at 19 West Crescent, Woodlawn, Campbell County, Kentucky 41071 ("Grantee").

**W I T N E S S E T H:**

That for good and valuable consideration of the payment of \$53,100.00, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby bargain, sell, grant and convey unto Grantee, in fee simple jointly with right of survivorship, with covenant of SPECIAL WARRANTY, the following described real property situated in the City of Woodlawn, Campbell County, Kentucky:

Property Street Address: 19 West Crescent, Woodlawn, Kentucky 41071  
Mailing Address: 19 West Crescent, Woodlawn, Kentucky 41071

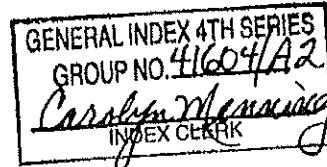
PIDN: 999-99-12-147.00

GROUP: 41604/A2

Lot Numbered Sixty-eight (68) in the Woodlawn Home Company's Subdivision in the City of Woodlawn, Campbell County, Kentucky, reference being had to the plat of said subdivision recorded in Deed Book 56, Page 142 of the Campbell County Clerk's records at Newport, Kentucky.

Subject to all easements, reservations and restrictions of record including, but not limited to, those set forth on the plat recorded in Deed Book 56, Pages 142 and 143.

Being all of the same property conveyed to Habitat for Humanity TriState Ohio Kentucky Indiana Inc. by General Warranty Deed dated April 18, 2001 and recorded in Deed Book 638, Page 100 in the office of the Clerk of Campbell County, at Newport, Kentucky.



CITY OF NEWPORT, KENTUCKY  
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET  
NEWPORT, KENTUCKY 41071

**NOTICE OF FINAL ORDER**

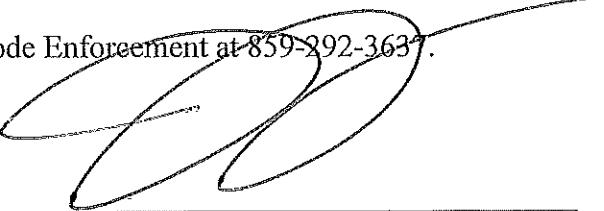
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 436, issued to Idd Real Estate Ohio LLC, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the 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 #	
IDD REAL ESTATE OHIO LLC	436	
P O BOX 428804	CINCINNATI, OH 45242	
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
10/10/2023	0955 AM	1007 LIBERTY ST, NEWPORT, 41071-0000
CODE SECTION	MINIMUM. FINE	MAXIMUM FINE
JTD	\$100	\$500
TEMPERARY SAFEGUARDS	\$100	\$500

#### COMPLAINT INFORMATION

**PM 109.2 Temporary safeguards.:** Notwithstanding other provisions of this code, whenever, in the opinion of the code official, there is imminent danger due to an unsafe condition, the code official shall order the necessary work to be done, including the boarding up of openings, to render such structure temporarily safe whether or not the legal procedure herein described has been instituted; and shall cause such other action to be taken

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

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	10/13/2023	1516 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 436

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 **Idd Real Estate Ohio LLC** and located at **1007 Liberty St., Newport, Kentucky** by a final, non-appealable order of October 13, 2023.

That the City of Newport, Kentucky asserts a lien against the property owned by **Idd Real Estate Ohio LLC** and located at **1007 Liberty St., Newport Kentucky**, and more particularly described in **Deed Book 853, Page 28** 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 December, 2023.

Rosemary Williams  
Notary Public  
Kentucky State at Large  
My Commission Expires: March 2<sup>nd</sup> 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

RECEIVED  
COURT OF COMMON PLEAS  
CAMPBELL COUNTY, OHIO  
RECORDED IN THE CLERK'S OFFICE  
BOOK 122 PAGE 122

## GENERAL WARRANTY DEED

2023-9816

KNOW ALL MEN BY THESE PRESENTS:

THAT **Melissa Bohmer AKA Melissa Cornett-Bohmer, a married woman**, for and in consideration of \$22,000.00 to them paid by the grantee herein, the receipt of which is hereby acknowledged, do bargain, sell, and convey to **IDD Real Estate Ohio LLC, an Ohio Limited Liability Company its successors and assigns** forever, the following described Real Estate, located in the City of Newport, County of Campbell, Commonwealth of Kentucky, to-wit:

Grantor Address: 752 Riverwatch Drive, Crescent Springs, KY 41017

Grantee Address: P.O. BOX 428804, CINCINNATI, OH 45242

Property Address: 1007 Liberty Street, Newport, KY 41071

Parcel No: 999-99-01-256.00 Group No.:

Tax Mailing Address: P.O. BOX 428804, CINCINNATI, OH 45242

Legal Description:

PIDN: 999-99-01-256.00

GROUP: 41468/A1

ADDRESS: 1007 Liberty Street, Newport, KY 41071

Part of Lot Number Six Hundred Ninety-seven in the Trustee's Addition to the City of Newport, Campbell County, Kentucky and more particularly described as follows:

BEGINNING at a point in the east side of Liberty Street in the dividing line between Lots Six Hundred Ninety-seven (697) and Six Hundred Ninety-six (696) of said Addition; thence southwardly with the east line of Liberty Street Thirty (30) feet to the dividing line between Lots Six Hundred Ninety-eight (698) of said Addition; thence eastwardly with dividing line seventy-four (74) feet to the westerly line of Linkugel's lot; thence from said point northwardly with said western line of Linkugel's lot, Thirty (30) feet to the dividing line between Lots Six Hundred Ninety-seven (697) and Six Hundred Ninety-six (696) of said Addition; thence westwardly with said dividing line Seventy-Four (74) feet to the place of beginning. Subject to applicable zoning and all covenants, restrictions, conditions, and easements of record and/or in existence.

Being the same property conveyed to **Melissa Bohmer**, by Deed dated May 30, 2018, recorded June 12, 2018, in book D795, page 122 of the Campbell County Clerks recorder.

CITY OF NEWPORT, KENTUCKY  
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET  
NEWPORT, KENTUCKY 41071

**NOTICE OF FINAL ORDER**

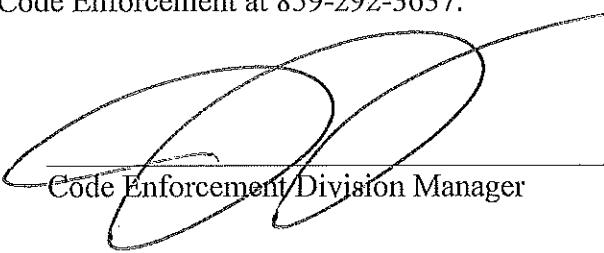
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 426, issued to 1137 Isabella St Land Trust, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as 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 \$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 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 #	
1137 ISABELLA ST LAND TRUST	426	
1137 ISABELLA ST	NEWPORT, KY 41071-0000	
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
09/28/2023	0958 AM	1137 ISABELLA ST, NEWPORT, 41071-0000
CODE SECTION	MINIMUM FINE	MAXIMUM FINE
JTD	\$100	\$500
HGW	\$100	\$500
ROOFS	\$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 304.7 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:** REMOVE UNOPERABLE/UNREGISTERD VEHICLE FROM THE PROPERTY. REPAIR WINDOW SCREEN, REPAIR FRONT STEPS. RESOLVE THE LAST TWO WITHIN 30 DAYS.

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
BARRY A. SHIELDS	10/02/2023	1304 PM

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

**TO PAY** this citation, you must pay the amount shown as the minimum fine above, by mail or in person, at the Newport Code Enforcement Department, 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 426

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 **1137 Isabella St Land Trust** and located at **1137 Isabella St., Newport, Kentucky** by a final, non-appealable order of October 2, 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 **\$1,500**.

CITY OF NEWPORT, KENTUCKY



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

See attached legal description

COMMONWEALTH OF KENTUCKY  
COUNTY OF CAMPBELL

The foregoing Affidavit of Lien was subscribed and sworn to before me, a Notary Public in and for the aforementioned county and state, by John Hayden, Assistant City Manager of the City of Newport, Kentucky, this 7<sup>th</sup> 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"

Office File No.: 15-3552

**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, 2014 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**

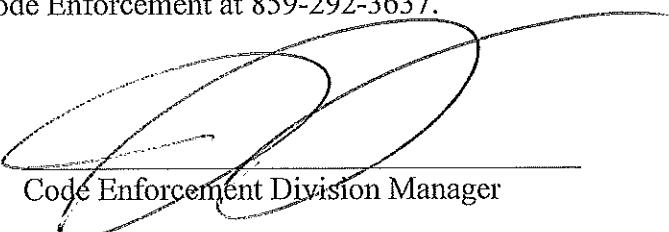
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 428, issued to The Rainier Companies, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final 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 \$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 #	
The Rainier Companies	428	
13760 Noel Rd # 1020, Dallas, TX 75240	Dallas, TX 75240	
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
10/04/2023	9:00 AM	102-114 PAVILION PKWY, NEWPORT, KY 41071-0000
CODE SECTION	MINIMUM FINE	MAXIMUM FINE
PM 302.4 Weeds	\$100.00	\$500.00
PM 302.7 Accessory Structures	\$100.00	\$500.00

#### COMPLAINT INFORMATION

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

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

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 your high grass and weeds around the entry sign that are 6' tall  
Failure to repair the fence in front of BW3 restaurant.

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Mike Cronin	10/04/2023	11:35 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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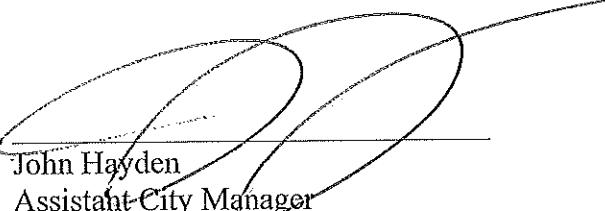
### CITATION 428

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 **The Rainier Companies** and located at **102-114 Pavilion Pkwy., Newport, Kentucky** by a final, non-appealable order of October 4, 2023.

That the City of Newport, Kentucky asserts a lien against the property owned by **The 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 \$1,000.

CITY OF NEWPORT, KENTUCKY



John Hayden  
Assistaht 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

### 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**

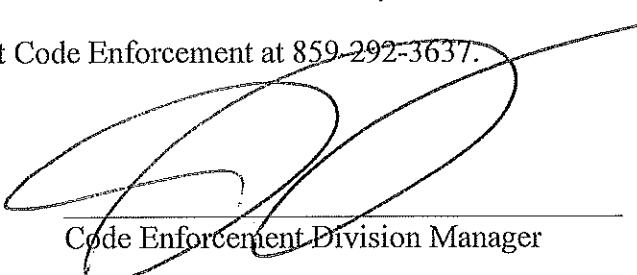
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 421, issued to Costa Realty LLC, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final Order(s).

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

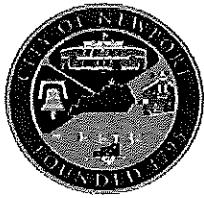
It is hereby ordered that the maximum fine set forth on each citation in the amount of \$2,500 shall be imposed as a civil fine.

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 #
COSTA REALTY LLC	421

40 WOODLAND PLACE	FT THOMAS, KY 41075	
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
10/02/2023	8:15 AM	300 E 10TH ST, NEWPORT, 41071-0000

CODE SECTION	MINIMUM FINE	MAXIMUM FINE
PM 301.3 Vacant structures and land	\$100.00	\$500.00
PM 302.9 Defacement of property	\$100.00	\$500.00
PM 304.13.1 Window Glazing:	\$100.00	\$500.00
PM 304.2 Exterior Painting	\$100.00	\$500.00
PM 304.6 Exterior Walls:	\$100.00	\$500.00

#### COMPLAINT INFORMATION

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

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

**PM 304.13.1 Window Glazing:** Properly replace any missing or broken window glazing. All glazing materials shall be maintained free from cracks and holes.

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

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

**NOTES:** PM 301.3 Vacant structures and land Non: maintained building causing blight in the area.

PM 302.9 Defacement of property: Properly remove all Graffiti from building.

PM 304.13.1 Window Glazing: Failure to properly repair broken cracked windows around the property

PM 304.2 Exterior Painting: Failure to properly repaint the building.

PM 304.6 Exterior Walls: failure to properly repair exterior wooden siding, and deteriorated bricks on the building.

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Mike Cronin	10/02/2023	9:10 AM

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

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## AFFIDAVIT OF LIEN

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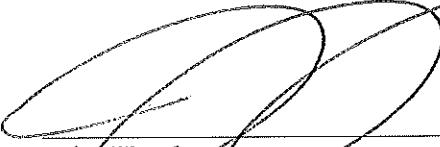
### CITATION 421

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 **Costa Realty LLC** and located at **300 E. 10<sup>th</sup> St., Newport, Kentucky** by a final, non-appealable order of October 2, 2023.

That the City of Newport, Kentucky asserts a lien against the property owned by **Costa Realty LLC** and located at **300 E. 10<sup>th</sup> St., Newport Kentucky**, and more particularly described in **Deed Book 823, Page 137** 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# KYNP3897

**Exhibit "A"**

**Address:** 300 E. 10<sup>th</sup> Street, Newport, KY 41071

Group No: 30340-A1

PIDN: 999-99-05-676.00

Situate in the City of Newport, Campbell County, Kentucky and in James Taylor's East Row Addition to said city, to wit:

Lot number 45, said lot is situate in the SE corner of Tibbetts (now 10<sup>th</sup>) St and Washington Ave fronting 25 feet on Washington Ave and extending back the same width 100 feet to an alley, agreeably to the recorded plat of Addition.

Being the same property conveyed to Fancy Ducks Acquisition and Holdings LLC by deed dated May 31, 2018 and recorded in deed book 796 page 531 of the Campbell County Clerk's records in Newport KY.