

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) 24433, issued to Sprinkle Real Estate 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 October 29, 2024.

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



Code Enforcement Division Manager

Dated: October 29, 2024

9171 9690 0935 0278 7888 50



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 #
SPRINKLE REAL ESTATE HOLDINGS LLC	24433

241 E 10TH	NEWPORT, KY 41071
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VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
09/24/2024	0900 AM	241 E 10TH ST, NEWPORT, 41071-0000

CODE SECTION	MINIMUM. FINE	MAXIMUM FINE
SANITATION	\$100	\$500
WEEDS	\$100	\$500

COMPLAINT INFORMATION

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

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

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 304.15 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 304.6 Exterior Walls:: Properly repair all exterior walls to be free from holes, breaks, loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration. (detail description)

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

NOTES:

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
BARRY A. SHIELDS	09/25/2024	1352 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 24433

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 **Sprinkle Real Estate Holdings LLC** and located at **241 E. 10th St., Newport, Kentucky** by a final, non-appealable order of September 25, 2024.

That the City of Newport, Kentucky asserts a lien against the property owned by **Sprinkle Real Estate Holdings LLC** and located at **241 E. 10th St., Newport Kentucky**, and more particularly described in **Deed Book 795, Page 223** 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 29 day of October, 2024.

Debra S. Fleckinger

Notary Public

Kentucky State at Large

My Commission Expires: May 27, 2026

This instrument prepared by:

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



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

Group No. 41501/A1 (New)
PIDN 999-99-04-928.00

PARCEL ONE:

Situated in the City of Newport, Campbell County, Kentucky, and being Lot Numbered One Hundred Fifty-One (151) in the Turnpike Addition to said City being the same property referred to in previous deeds as Lot numbered 151 in the James Taylor's Second Turnpike Addition.

PARCEL TWO:

Lot Number One Hundred Fifty-Two (152) in James Taylor's Turnpike Addition to the City of Newport, Campbell County, Kentucky, fronting thirty (30) feet on the northerly side of Tenth Street between Robert Street and Washington Avenue and extending back northwardly in rectangular shape one hundred (100) feet in depth to an alley.

Subject to easements, restriction and covenants 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) 24381, issued to Michele Rashaed, 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 October 29, 2024.

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



Code Enforcement Division Manager

Dated: October 29, 2024

9171 9690 0935 0278 7888 43



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 #
RASHAED MICHELE	24381

P O BOX 691	DAYTON, OH 45409
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VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
09/03/2024	0902 AM	922 ORCHARD ST, NEWPORT, 41071-0000

CODE SECTION	MINIMUM FINE	MAXIMUM FINE
SANITATION	\$100	\$500
WEEDS	\$100	\$500

COMPLAINT INFORMATION

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

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

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

NOTES:

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
BARRY A. SHIELDS	09/03/2024	1102 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

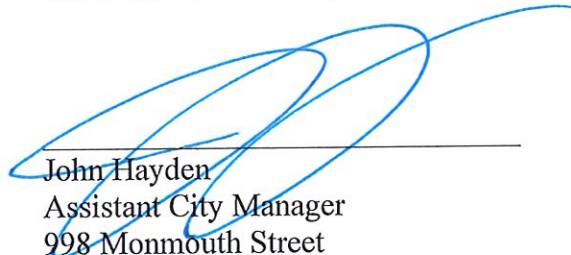
CITATION 24381

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 **Michele Rashaed** and located at **922 Orchard St., Newport, Kentucky** by a final, non-appealable order of September 3, 2024.

That the City of Newport, Kentucky asserts a lien against the property owned by **Michele Rashaed** and located at **922 Orchard St., Newport Kentucky**, and more particularly described in **Deed Book 787, Page 522** 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 29 day of October, 2024.

Debra S. Fleckinger

Notary Public

Kentucky State at Large

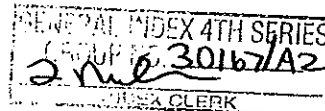
My Commission Expires: May 27, 2026

This instrument prepared by:

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



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



WARRANTY DEED

Larry Wayne Howard, unmarried, Grantor, of 1015 Washington Avenue, Newport, KY 41071, for valuable consideration in the amount of Twenty-Six Thousand and 00/100 Dollars (\$26,000.00), received, grants with General Warranty covenants to **Michele Rashaed, unmarried**, hereafter Grantee, his heirs and assigns forever, whose regular and in care of tax mailing address is 922 Orchard Street, Newport, KY 41071 the following described real property, situated in the County of Campbell, in the Commonwealth of Kentucky:

Situate in the City of Newport, County of Campbell, Commonwealth of Kentucky, and being Lot Numbered 243 in the Bucana Vista Addition to said City as designated on the recorded plat of said addition. Said lot fronting 30 feet on Orchard Street and extending back 92 feet 9 inches deep, same width in rear as in front, agreeable to the recorded plat of said addition reference being as to the same for a more particular description.

Group # 30167/A2

PIDN: 999-99-05-116.00

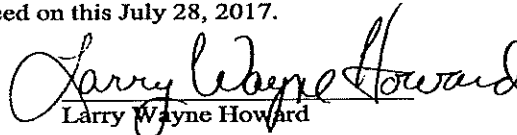
Commonly known as: 922 Orchard Street, Newport, KY 41071

Prior Deed Reference: Being the property conveyed at Official Record Volume D763, page 133, Campbell County Clerk's records.

Subject to current year real estate taxes, easements, covenants, restrictions and conditions of record.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in any way appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or in equity, to the only proper use, benefit and behalf of the said Grantee, his heirs and assigns forever.

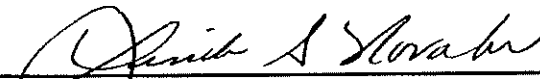
IN WITNESS WHEREOF, the Grantor, **Larry Wayne Howard, unmarried**, herein has caused his hand to be set to this Warranty Deed on this July 28, 2017.


Larry Wayne Howard

COMMONWEALTH OF: Kentucky

COUNTY OF: Boone

Signed and acknowledged before me by **Larry Wayne Howard**, Grantor in the foregoing Deed on this July 28, 2017.


Notary Public

My commission expires:



Linda S. Novakov, Esq.
Notary Public, State at Large, KY
Notary ID 559114
My commission expires: 6/21/20

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) 24383, issued to Adams Family Trust and Charles R Adams Trustee, 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 October 29, 2024.

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



Code Enforcement Division Manager

Dated: October 29, 2024

9171 9690 0935 0278 7888 36



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 FAMILY TRUST ADAMS CHARLES R TRUSTEE		24383
912 3RD AVE		DAYTON, KY 41074-0000
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
09/03/2024	0906 AM	926 ORCHARD ST, NEWPORT, 41071-0000
CODE SECTION	MINIMUM. FINE	MAXIMUM FINE
WEEDS	\$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	09/03/2024	1132 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 24383

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 **Adams Family Trust and Charles R Adams Trustee** and located at **926 Orchard St., Newport, Kentucky** by a final, non-appealable order of September 3, 2024.

That the City of Newport, Kentucky asserts a lien against the property owned by **Adams Family Trust and Charles R Adams Trustee** and located at **926 Orchard St., Newport Kentucky**, and more particularly described in **Deed Book 745, Page 432** 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 29 day of October, 2024.

Debra S. Fleckinger

Notary Public

Kentucky State At Large

My Commission Expires: May 27, 2026

This instrument prepared by:

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



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

GROUP 30167/A2

PIDN 999-99-04-339.00

Prior Deed Reference Book 0703 Page 435

Lot Number Two Hundred Forty-two (242) of the Buena Vista
Addition in the City of Newport, Campbell County, Kentucky Fronting
30 feet on the westerly side of Orchard Street between Ninth and
Tenth Street and extending back westerly in rectangular shape
92.75 feet in depth.

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) 24384, 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 October 29, 2024.

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



Code Enforcement Division Manager

Dated: October 29, 2024

9171 9690 0935 0278 7888 29



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		24384
4478 SILSBY RD		UNIVERSITY HEIGHTS, OH 44118
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
09/03/2024	0933 AM	1007 LIBERTY ST, NEWPORT, 41071-0000
CODE SECTION	MINIMUM. FINE	MAXIMUM FINE
SANITATION	\$100	\$500
WEEDS	\$100	\$500

COMPLAINT INFORMATION

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

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

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

NOTES:

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
BARRY A. SHIELDS	09/03/2024	1154 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 24384

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 September 3, 2024.

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 29 day of October, 2024.

Debra S. Fleckinger

Notary Public

Kentucky State at Large

My Commission Expires: May 27, 2026

This instrument prepared by:

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



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

GENERAL WARRANTY DEED

KNOW ALL 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) 24389, issued to Steven M. Sharlein and Linda M. Comisar, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final Order(s).

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

It is hereby ordered that the maximum fine set forth on each citation in the amount of \$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 October 29, 2024.

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



Code Enforcement Division Manager

Dated: October 29, 2024

9171 9690 0935 0278 7888 12



City of Newport

Code Enforcement

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

Citation

NAME	Citation #
SHARLEIN STEVEN M COMISAR LINDA M	24389

834 LINDEN AVE	NEWPORT, KY 41071-0000
----------------	------------------------

VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
09/04/2024	2:00 PM	834 LINDEN AVE, NEWPORT, 41071-0000

CODE SECTION	MINIMUM. FINE	MAXIMUM FINE
PM 302.1 Sanitation	\$100.00	\$500.00
PM 304.13. Windows and door frames	\$100.00	\$500.00
PM 304.2 Exterior Painting:	\$100.00	\$500.00
PM 304.6 Exterior Walls	\$100.00	\$500.00
PM 304.9 Overhang extensions:	\$100.00	\$500.00

COMPLAINT INFORMATION

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

PM 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 304.6 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)

PM 304.9 Overhang extensions:: All canopies, marquees, signs, metal awnings, fire escapes, standpipes, exhaust ducts and similar overhang extensions shall be maintained in good repair and be properly anchored so as to be kept in a sound condition.

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

NOTES: PM 302.1 Sanitation Failure to clean yard public sidewalk of old leaf's , old vegetation in the driveway.

PM 304.13. Windows and door frames Failure to replace the broken door and window on the garage

PM 304.2 Exterior Painting: Failure to properly repaint trim on the house and garage

PM 304.6 Exterior Walls Failure to properly repair the failing garage wall. The tree should be removed to repair the garage wall.

PM 304.9 Overhang extensions:

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Mike Cronin	09/05/2024	7:34 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 24389

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 **Steven M. Sharlein and Linda M. Comisar** and located at **834 Linden Ave., Newport, Kentucky** by a final, non-appealable order of September 5, 2024.

That the City of Newport, Kentucky asserts a lien against the property owned by **Steven M. Sharlein and Linda M. Comisar** and located at **834 Linden Ave., Newport Kentucky**, and more particularly described in **Deed Book 600, Page 26** of the Campbell County Clerk's Office at Newport, Kentucky, in the amount of **\$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 29 day of October, 2024.

Debra J. Fleckinger

Notary Public

Kentucky State at Large

My Commission Expires: May 27, 2026

This instrument prepared by:



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

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

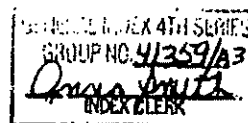
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

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

GROUP NO. 41359/A3

PID #999-99-00-958.00



Property Address: 834 Linden Avenue, Newport, Kentucky 41071

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

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

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

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

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

ATTACHED HERETO, INCORPORATED HEREIN AND MADE A PART HEREOF IS A STATEMENT IN CONFORMITY WITH K.R.S. CHAPTER 382.

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

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

The City of Newport Code Enforcement Board has determined that citation(s) number(s) 24402, issued to Samuel David O'Donnell, 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 October 29, 2024.

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



Code Enforcement Division Manager

Dated: October 29, 2024

9171 9690 0935 0278 7888 05



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 #
O DONNELL SAMUEL DAVID		24402
2774 BLUE ROCK RD		CINCINNATI, OH 45239
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
09/09/2024	10:30AM	1 BAUM ST, WOODLAWN, 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 in your yard

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Mike Cronin	09/10/2024	7:06 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

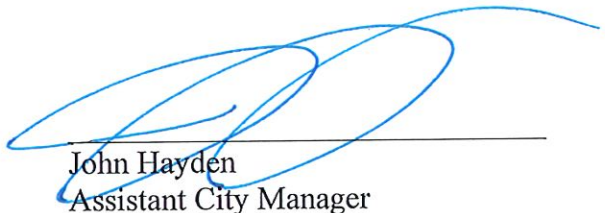
CITATION 24402

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 **Samuel David O'Donnell** and located at **1 Baum St., Woodlawn, Kentucky** by a final, non-appealable order of September 10, 2024.

That the City of Newport, Kentucky asserts a lien against the property owned by **Samuel David O'Donnell** and located at **1 Baum St., Woodlawn Kentucky**, and more particularly described in **Deed Book 861, Page 596** 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 29 day of October, 2024.

Debra S. Fleckinger
Notary Public

Kentucky State at Large

My Commission Expires: May 27, 2026

This instrument prepared by:

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



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

Property Description

The land referred to in this document is described as:

THE FOLLOWING DESCRIBED REAL ESTATE IN THE CITY OF WOODLAWN, COUNTY OF CAMPBELL, AND COMMONWEALTH OF KENTUCKY, TO-WIT:

LOT NUMBERED SEVENTY-SEVEN IN THE WOODLAWN HOME COMPANY'S SUBDIVISION IN CAMPBELL COUNTY, KENTUCKY, REFERENCE BEING HAD TO THE RECORDED PLAT OF SAID SUBDIVISION IN THE COUNTY CLERK'S OFFICE OF SAID COUNTY AT NEWPORT, KENTUCKY.

SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, CONDITIONS, AND LEGAL HIGHWAYS OF RECORD AND/OR IN EXISTENCE.

Group No.: 41605/A1

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Deed Reference, Book D838, Page 817, dated May 26, 2022, Campbell, Kentucky.

Parcel ID: 999-99-12-139.00

More commonly known as: 1 Baum Street, Newport, KY 41071

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) 24403, issued to Harry A Ford Trust, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final Order(s).

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

It is hereby ordered that the maximum fine set forth on each citation in the amount of \$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 October 29, 2024.

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



Code Enforcement Division Manager

Dated: October 29, 2024

9171 9690 0935 0278 7887 99



City of Newport

Code Enforcement

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

Citation

NAME		Citation #
FORD HARRY A TRUST		24403
1064 SHAWNEE CT		VERMILION, OH 44089
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
09/10/2024	7:30 AM	30 W 10TH ST, NEWPORT, 41071-0000
CODE SECTION	MINIMUM. FINE	MAXIMUM FINE
PM 302.3 Sidewalks and Driveways	\$100.00	\$500.00

COMPLAINT INFORMATION

PM 302.3 Sidewalks and Driveways: : All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

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 REPLACE THE CONCRETE ON YOUR PROPERTY.

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Michael Cronin	09/10/2024	7:45 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

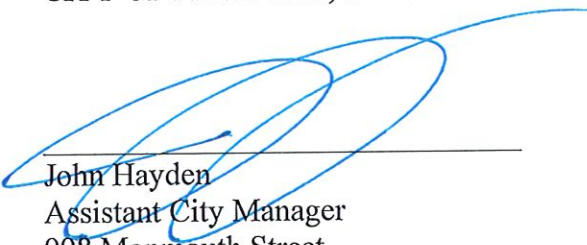
CITATION 24403

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 **Harry A Ford Trust** and located at **30 W. 10th St., Newport, Kentucky** by a final, non-appealable order of September 10, 2024.

That the City of Newport, Kentucky asserts a lien against the property owned by **Harry A Ford Trust** and located at **30 W. 10th St., Newport Kentucky**, and more particularly described in **Deed Book 769, Page 854** 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 29 day of October, 2024.

Debra S. Fleckinger

Notary Public

Kentucky State at Large

My Commission Expires: May 27, 2026

This instrument prepared by:

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



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



GENERAL WARRANTY DEED

Know All Men By These Presents: That **Peter Stieby and Sarah Stieby**, husband and wife, whose mailing address is 4513 NG Nony Owl Ct. 54913 Appleton, WI and 54913 **Bruce Pence and Alicia Pence**, husband and wife, whose mailing address is 767 Wedgewood Dr. Independence KY 41051, and **Creag Adams and Jessica Adams**, husband and wife, whose address is 1514 Crosswinds Dr. Independence, MO, in consideration of \$56,700.00 to his/her/them paid by the grantee herein, the receipt and sufficiency of which are hereby acknowledged, does hereby bargain, sell, grant and convey to:

Harry A. Ford Trust of 2011,

his/her/their heirs and assigns forever, whose mailing address is 4695 W. 63rd Avenue, Arvada, CO 80003, all of his/her/their right, title and interest in and to that certain real property which is particularly described as follows:

Group: 30174-A4

PIDN: 999-99-05-555.00

Property Address: 30 West 10th Street, Newport, KY 41071

Tax Mailing Address (in care of) Philip Newsome, 748 Hiddenglen Drive, Cincinnati, Ohio 45230

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

Parts of Lots Four Hundred Twenty-Four (424), Four Hundred Twenty-Five (425) and Four Hundred Twenty-six (426) in the Buena Vista Addition to Newport, Campbell County, Kentucky, bounded and described as follows:

Beginning at a point on the south side of Tenth Street Seventy-One (71) feet west of Putnam Street; extending thence west on Tenth Street Twenty-Two and One-Half (22 1/2) feet; more or less; thence extending back southwardly from said two points named in rectangular shape Ninety (90) feet deep.

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

Being the same real property acquired by, Peter Stieby, a married man, Bruce Pence, a married man, and Creag Adams, a married man, the Grantors herein, by Deed dated October 4, 2006 and recorded October 20, 2006 in Deed Book 701, Page 332 of the Campbell County, Kentucky Clerk's records.

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

The City of Newport Code Enforcement Board has determined that citation(s) number(s) 24431, issued to Shirley A Rice Trust and Shirley A Rice Trustee, 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 October 29, 2024.

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



Code Enforcement Division Manager

Dated: October 29, 2024



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 #
RICE SHIRLEY A TRUST RICE SHIRLEY A TRUSTEE		24431
46 AZALEA TERRACE		FT THOMAS, KY 41075-0000
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
09/24/2024	15108 PM	1186 WATERWORKS RD, NEWPORT, 41071-0000
CODE SECTION	MINIMUM. FINE	MAXIMUM FINE
WEEDS	\$100	\$500

COMPLAINT INFORMATION

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

NOTES:

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
BARRY A. SHIELDS	09/25/2024	0925 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 24431

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 **Shirley A Rice Trust and Shirley A Rice Trustee** and located at **1186 Waterworks Rd., Newport, Kentucky** by a final, non-appealable order of September 25, 2024.

That the City of Newport, Kentucky asserts a lien against the property owned by **Shirley A Rice Trust and Shirley A Rice Trustee** and located at **1186 Waterworks Rd., Newport Kentucky**, and more particularly described in **Deed Book 745, Page 19** 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 29 day of October, 2024.

Debra S. Fleckinger

Notary Public

Kentucky State at Large

My Commission Expires: May 27, 2026

This instrument prepared by:

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



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

EXHIBIT "A"

Property Address: 1186 Waterworks Road
Newport, KY 41071

Tax ID Number: 999-99-04-95100

Group: 41350/F3

Prior Instrument: Deed Book 729, Page 163

Situate in the City of Newport, Campbell County, Kentucky and being all of Lot 9 of the Deer Crossing Subdivision as shown on Subdivision Plat Cabinet E-356-B of the county records at the Newport, Kentucky office.

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

Being the same property conveyed from Shirley A. Rice, Trustee of The Shirley A. Rice Trust Agreement dated August 1, 1996 to Roy P. Rice and Shirley A. Rice, husband and wife by virtue of a deed dated 07/25/2012 and recorded on _____ at Deed Book _____, Page _____ of the Campbell County, Kentucky real estate records.