

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

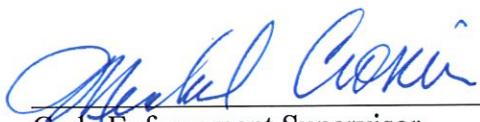
The City of Newport Code Enforcement Board has determined that citation(s) number(s) 25027, issued to Likes Homes LLC, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final Order(s).

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

It is hereby ordered that the maximum fine set forth on each citation in the amount of \$1,500 shall be imposed as a civil fine.

This is a final and non-appealable order and will result in a lien being filed against the property. This notice has been sent to you via First class mail on March 14, 2025.

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



Michael Coker
Code Enforcement Supervisor

Dated: March 14, 2025



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 #	
LIKES HOMES LLC	25027	
1064 SHAWNEE CT	VERMILION, OH 44089	
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
02/12/2025	2:30 PM	408 HODGE ST, NEWPORT, 41071-0000
CODE SECTION	MINIMUM FINE	MAXIMUM FINE
PM 301.3 Vacant structures and land:	\$100.00	\$500.00
PM 302.1 Sanitation:	\$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 302.1 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 304.6 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:

PM 302.1 Sanitation:

PM 304.6 Exterior Walls:

INSPECTOR'S PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Michael Cronin	02/13/2025	8:27 A M

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

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

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

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

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

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

AFFIDAVIT OF LIEN

CITATION 25027

Now comes Mike Cronin, Code Enforcement Supervisor 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 **Likes Homes LLC** and located at **408 Hodge St., Newport, Kentucky** by a final, non-appealable order of February 13, 2025.

That the City of Newport, Kentucky asserts a lien against the property owned by **Likes Homes LLC** and located at **408 Hodge St., Newport Kentucky**, and more particularly described in **Deed Book 788, Page 813** of the Campbell County Clerk's Office at Newport, Kentucky, in the amount of **\$1,500**.

CITY OF NEWPORT, KENTUCKY



Michael Cronin
Code Enforcement Supervisor
998 Monmouth Street
Newport, Kentucky 41071
(859) 292-6345

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 Michael Cronin, Code Enforcement Supervisor of the City of Newport, Kentucky, this 14 day of March, 2025.

TAMMIE TANNER BIXLER
NOTARY PUBLIC
COMMONWEALTH OF KENTUCKY
ID # KYNP87817
MY COMMISSION EXPIRES APRIL 16, 2028


Notary Public
Kentucky State at Large
My Commission Expires: 4-16-28

This instrument prepared by:

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



Commitment Number: 170217996
Seller's Loan Number: 1202837

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

Jay A. Rosenberg

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

FAIR CASH VALUE: \$ _____
TRANSFER TAX: \$ _____

~~After Recording Return To:~~
~~ServiceLink, LLC~~
~~1400 Cherrington Parkway~~
~~Moon Township, PA 15108~~

Send Tax Statements "Care Of:"
Likes Homes, LLC
748 Hidden Glen Dr., Cincinnati, OH 45230

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
999-99-02-137.00

SPECIAL/LIMITED WARRANTY DEED

Exempt: KRS 142.050(7)(b).

Federal Home Loan Mortgage Corporation, whose mailing address is **5000 Plano Parkway, Carrollton, Texas 75010**, hereinafter grantor, for \$27,000.00 (Twenty Seven Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to **Likes Homes, LLC**, hereinafter grantee, whose mailing address is **748 Hidden Glen Dr., Cincinnati, OH 45230**, the following real property:

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF CAMPBELL AND STATE OF KENTUCKY, BEING MORE FULLY DESCRIBED AS FOLLOWS: PART OF LOT NUMBER FOUR HUNDRED AND SIXTY (460) IN THE TRUSTEES ADDITION TO THE CITY OF NEWPORT, CAMPBELL COUNTY, KENTUCKY, SAID LOT IS SITUATED ON THE SOUTH OF HODGE STREET BETWEEN PATTERSON AND

BRIGHTON STREETS, AND BEGINNING AT A POINT ON THE SOUTH SIDE OF SAID STREET SIXTY-FIVE (65) FEET WEST OF THE SOUTHWEST CORNER OF PATTERSON AND HODGE STREETS; RUNNING THENCE WESTERLY WITH HODGE STREET TWENTY-FIVE (25) FEET; AND EXTENDING BACK BETWEEN LINES PARALLEL WITH PATTERSON STREET ONE HUNDRED (100) FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO FEDERAL HOME LOAN MORTGAGE CORPORATION FROM GEORGE KOLENTSE, CAMPBELL COUNTY MASTER COMMISSIONER, BY DEED DATED 05/09/2017 AND RECORDED 05/19/2017 IN DEED BOOK D785, PAGE 396, RECORDS OF CAMPBELL COUNTY.

ID: 999-99-02-137.00 Group 100: 41450/A/

Property Address is: 408 Hodge Street, Newport, KY 41071

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

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

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.