

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) 25272, issued to 712 Washington LLC, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final Order(s).

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

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

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

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



Michael Cowen
Code Enforcement Supervisor

Dated: July 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 #	
712 WASHINGTON LLC	25272	
23 BERTRAM ST	BEVERLY, MA 01915	
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
06/06/2025	7:00 AM	712 WASHINGTON AVE, NEWPORT, 41071-0000
CODE SECTION	MINIMUM. FINE	MAXIMUM FINE
PM 302.4 Weeds	\$100.00	\$500.00

COMPLAINT INFORMATION

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

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

NOTES: Cut high grass and weeds around the property and tree well out front

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Mike Cronin	06/06/2025	8:30 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 25272

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 **\$500** on the real property owned by **712 Washington LLC** and located at **712 Washington Ave., Newport, Kentucky** by a final, non-appealable order of June 6, 2025.

That the City of Newport, Kentucky asserts a lien against the property owned by **712 Washington LLC** and located at **712 Washington Ave., Newport Kentucky**, and more particularly described in **Deed Book 869, Page 80** of the Campbell County Clerk's Office at Newport, Kentucky, in the amount of **\$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 14th day of July, 2025.

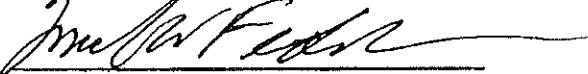
Debra S. Fleckinger
Notary Public
Kentucky State at Large
My Commission Expires: May 27, 2026

This instrument prepared by:

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



THIS INSTRUMENT PREPARED BY AND RETURN TO:


MICHAEL W. FEDERLE
Without Benefit of Title Examination
Attorney at Law
LANGE, QUILL & POWERS, PLC
4 West Fourth Street, Ste. 200
Newport, Kentucky 41071
(859) 491-1500

SPECIAL WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS:

That the Grantors, **SARAH GILLIAM TETRAULT** and **DAVID M. TETRAULT**, her husband, for and in consideration of One Dollar (\$1.00) and other good and valuable consideration to them paid by the Grantee herein, the receipt whereof is hereby acknowledged, do hereby **BARGAIN, SELL AND CONVEY** to **712 Washington, LLC**, a Kentucky limited liability company its successors and assigns forever; the following described Real Estate, to-wit:

CITY OF NEWPORT

COUNTY OF CAMPBELL

COMMONWEALTH OF KENTUCKY commonly known as: 712 Washington Avenue, Newport, KY 41071

Group No. 20050/A1
PIDN: 999-99-03-746.00

Situated in the City of Newport, County of Campbell, State of Kentucky and being all of Deed Book 727, Page 482, and all of Deed Book 745, Page 731 and also being known as all of Lots 169 & 170 of Bellevue addition to the City of Newport (Plat Book 9, Page 58) as Recorded at the County Clerk's office in Newport, Kentucky and being more particularly described as follows: Beginning at the intersection of the southwardly right of way of an unnamed alley and the westwardly right of way of Washington Avenue, being the most northwardly corner of Lot 169 of said subdivision; thence with the right of way of Washington Avenue South 35°15'06" East 50.12' to a point, said point being witnessed by a found cross notch North 54°35'16" West 0.36, said point also being a corner shared with lots

170 & 171; thence with said lot line South 54°35'16" West 90.43' to a set iron pin; thence with lot 187 and then with 188 North 35°15'55" West 50.12' to a set mag nail, said point being at the base of a wall on the southwardly right of way of the said unnamed alley; thence with said right of way North 54°35'18" East 90.43' to the place of beginning, containing acres and is subject to all legal easements and right of ways of record.

All iron pins set are $\frac{1}{2}$ " diameter and at least 18" in length, stamped "A.R. Ament 1729." This legal description is based upon an actual field survey made by me, Andrew R. Ament, or under my direct supervision in May of 2015.

Being the same property conveyed to Sarah Gilliam Tetrault, by deed dated November 13, 2024 and recorded November 21, 2024 in Deed Book 867, page 306 of the Campbell County Clerk's records at Newport, Kentucky.

Together with all the **PRIVILEGES AND APPURTENANCES** to the same belonging. **TO HAVE AND TO HOLD** the same to the Grantee, **712 Washington, LLC, a Kentucky limited liability company** its successors and assigns forever, with **COVENANTS OF SPECIAL WARRANTY**.

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

CONSIDERATION CERTIFICATE

We, the undersigned, hereby certify, swear and affirm that this transfer is for nominal consideration and that \$112,000.00 is the fair cash value of the property passing herein as per the 2025 Campbell County Clerk's Property Valuation Administrator's records. Grantee joins herein for the sole purpose of attesting to the value. **Tax exempt pursuant to KRS 142.050 (7)(k).**

The address of the Grantors and Grantee is: 23 Bertram St., Beverly, MA 01915.

The transfer year taxes addressed in care of: 23 Bertram St., Beverly, MA 01915.

**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) 25266 and 25337, issued to Justin D. Johnson, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final Order(s).

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

It is hereby ordered that the maximum fine set forth on each citation in the amount of \$2,000 shall be imposed as a civil fine.

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

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

Mark J. Conen
Code Enforcement Supervisor

Dated: July 14, 2025

9489 0178 9820 3038 1428 08



City of Newport

Code Enforcement

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

Citation

NAME	Citation #	
JOHNSON JUSTIN D	25266	
929 ANN ST	NEWPORT, KY 41071-0000	
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
06/03/2025	09:30AM	929 ANN 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: Must cut all grass and weeds on the property.

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Larry Long	06/03/2025	9:50AM

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

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

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

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

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



City of Newport

Code Enforcement

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

Citation

NAME	Citation #	
JOHNSON JUSTIN D	25337	
929 ANN ST	NEWPORT, KY 41071-0000	
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
07/08/2025	09:30AM	929 ANN ST, NEWPORT, 41071-0000
CODE SECTION	MINIMUM FINE	MAXIMUM FINE
PM 304.13 Windows and door frames:	\$100.00	\$500.00
PM 304.2 Exterior Painting:	\$100.00	\$500.00
PM 304.7 Roofs and drainage.	\$100.00	\$500.00

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.

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

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

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

NOTES: The house has broken windows that need to be replaced, and the house must be properly painted and fix the large hole in the roof.

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Larry Long	07/02/2025	9:30AM

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

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

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

AFFIDAVIT OF LIEN

CITATIONS 25266 25337

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 **\$2,000** on the real property owned by **Justin D. Johnson** and located at **929 Ann St., Newport, Kentucky** by a final, non-appealable orders of June 3, 2025 and July 2, 2025.

That the City of Newport, Kentucky asserts a lien against the property owned by **Justin D. Johnson** and located at **929 Ann St., Newport Kentucky**, and more particularly described in **Deed Book 718, Page 382** of the Campbell County Clerk's Office at Newport, Kentucky, in the amount of **\$2,000**.

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 14th day of July, 2025.

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

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

Beginning at a point in the East line of Ann Street 180 feet North of the northeast corner of Tenth and Ann Street; thence at right angles to Ann Street and parallel to Tenth Street 91 1/2 feet; thence northwardly and parallel with Ann Street 27 feet; thence westwardly and parallel with Tenth Street 91 1/2 feet to Ann Street; thence southwardly with the East line of Ann Street 27 feet to the place of beginning.

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

Deed Reference: Deed Book 712 Page 466

Parcel Number: 999-99-00-009.00

Group Number: 30178/A6

CH

CITY OF NEWPORT, KENTUCKY
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET
NEWPORT, KENTUCKY 41071

NOTICE OF FINAL ORDER

The City of Newport Code Enforcement Board has determined that citation(s) number(s) 25277, issued to Gregory M. Davis, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final Order(s).

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

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

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

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



Michael Cowin
Code Enforcement Supervisor

Dated: July 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 #	
DAVIS GREGORY M	25277	
929 DAYTON PIKE	DAYTON, KY 41074	
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
06/09/2025	1:20PM	172 MAIN 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: Must cut all grass and weeds on the property.

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Larry Long	06/09/2025	2:07PM

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

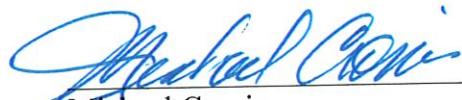
CITATION 25277

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 **\$500** on the real property owned by **Gregory M. Davis** and located at **172 Main St., Newport, Kentucky** by a final, non-appealable order of June 9, 2025.

That the City of Newport, Kentucky asserts a lien against the property owned by **Gregory M. Davis** and located at **172 Main St., Newport Kentucky**, and more particularly described in **Deed Book 807, Page 147** of the Campbell County Clerk's Office at Newport, Kentucky, in the amount of **\$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 14th day of July, 2025.

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

Legal Description
Lot 60

Situate in the City of Newport, Campbell County, State of Kentucky, and being all of Lot 60 in Block C of The Clifton Home And Building Company's Subdivision, as recorded in Plat Cabinet A, Slide 12A in the Campbell County Clerks Office, Newport, and being more particularly described as follows:

Beginning at a point in the north line of Main Avenue at the southwest corner of Lot 60 and northeast corner of Sammie and Hollie Raleigh (Deed Book 628, Page 689), thence northwesterly with the west line of Lot 60 and the north line of Raleigh, North 40°08'16" West (passing a set iron pin and cap at 12.38 feet), a total distance of 100.00 feet to a point in the south line of Ebert Alley, said point being South 40°08'16" East, 7.61 feet from a set iron pin and cap;

thence northeasterly with the south line of Ebert Alley, North 40°00'00" East, 25.00 feet to the northeast corner of Lot 60 and northwest corner of Lot 59, said corner being South 40°08'16" East, 7.61 feet from a set iron pin and cap;

thence southeasterly with the common line of Lot 60 and Lot 59, South 40°08'16" East, 100.00 feet to a set cross notch in the north line of Main Avenue,

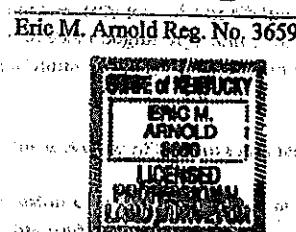
thence southwesterly with the north line of Main Avenue, South 40°00'00" West, 25.00 feet to the point of beginning, being 0.0565 acres of land, more or less, and being subject to all legal rights-of-way, easements, covenants, and restrictions of record and or existence.

Bearings for this description are assumed.

Being the result of a survey and plat dated March 15th, 2010, made by Eric M. Arnold L.P.I.S., Kentucky Reg. No. 3659.

Source of Title: Being part of the same property conveyed to Cynthia P. Arnold, in Deed Book 727, Page 140, Campbell County Clerk's Office, Newport, Kentucky.

All set iron pins for this description are 5/8" x 30" with a yellow plastic cap stamped "E ARNOLD #3659"



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) 25278, issued to Angel L. Mills, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final Order(s).

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

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

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

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



Code Enforcement Supervisor

Dated: July 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 #	
MILLS ANGEL L	25278	
407 W 10THST	NEWPORT, KY 41071-0000	
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
06/20/2025	09:30AM	407 W 10TH ST, NEWPORT, 41071-0000
CODE SECTION	MINIMUM. FINE	MAXIMUM FINE
PM 302.4 Weeds:	\$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

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
Larry Long	06/20/2025	10:07AM

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 25278

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 **\$500** on the real property owned by **Angel L. Mills** and located at **407 W. 10th St., Newport, Kentucky** by a final, non-appealable order of June 20, 2025.

That the City of Newport, Kentucky asserts a lien against the property owned by **Angel L. Mills** and located at **407 W. 10th St., Newport Kentucky**, and more particularly described in **Deed Book 705, Page 317** of the Campbell County Clerk's Office at Newport, Kentucky, in the amount of **\$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 14th day of July, 2025.

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 PERSONS BY THESE PRESENTS:

That the Grantors, **JUAN J. FLORES** and **JEANINE FLORES**, his wife, for and in consideration of One Dollar and Other Good and Valuable Consideration to them paid by the Grantee herein, the receipt whereof is hereby acknowledged, do hereby **BARGAIN, SELL, AND CONVEY** to the Grantee, **ANGEL L. MILLS**, her heirs and assigns forever, the following described real estate to-wit:

CITY OF NEWPORT

CAMPBELL COUNTY

STATE OF KENTUCKY and known as 407 West Tenth Street, Newport, Kentucky 41071.

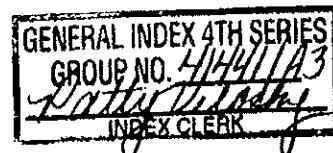
Group Number - 41441-A3

PIDN Number - 999-99-00-586.00

Lot Number Three Hundred Fifty-One (351) of the Trustees Addition in the City of Newport, Campbell County, Kentucky, fronting 30 feet on the northerly side of Tenth Street between Patterson and Brighton Streets and extending back northwardly in rectangular shape 100 feet in depth to an alley.

Being the same property conveyed to Juan J. Flores by deed from John A. Bradford and Monica Bradford, husband and wife, dated October 10, 2006 which is recorded at Deed Book 701, page 106 of the Campbell County Clerk's records at Newport, Kentucky. Juan Flores is married to Jeanine Flores, who joins in the execution of the within Deed to convey any and all right, title, and interest she may have in the above-described real estate.

Together with all the **PRIVILEGES AND APPURTENANCES** to the same belonging, **TO HAVE AND TO HOLD** the same to the said **ANGEL L. MILLS**, her heirs and assigns forever, with **COVENANTS OF GENERAL WARRANTY** except taxes for the year 2007 which will be prorated as of the date of this conveyance and easements, conditions, and restrictions of record, if any.



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) 25293, issued to Robert J. Doud, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final Order(s).

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

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

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

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



Code Enforcement Supervisor

Dated: July 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 #	
DOUD ROBERT J	25293	
PO BOX 72892	NEWPORT, KY 00000-0000	
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
06/23/2025	12:45PM	44 GRANDVIEW AVE, NEWPORT, 41071-0000
CODE SECTION	MINIMUM. FINE	MAXIMUM FINE
PM 302.4 Weeds:	\$100.00	\$500.00

COMPLAINT INFORMATION

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

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

NOTES:

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Larry Long	06/23/2025	2:07PM

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 25293

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 **\$500** on the real property owned by **Robert J. Doud** and located at **44 Grandview Ave., Newport, Kentucky** by a final, non-appealable order of June 23, 2025.

That the City of Newport, Kentucky asserts a lien against the property owned by **Robert J. Doud** and located at **44 Grandview Ave., Newport Kentucky**, and more particularly described in **Deed Book 508, Page 530** of the Campbell County Clerk's Office at Newport, Kentucky, in the amount of **\$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 14th day of July, 2025.

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: 44 Grandview Avenue, Newport, KY 41071

PIDN: 999-99-01-377.00

Group No.: 41104/B1

Being part of lot E 1 of Casper Pfirman Subdivision in the City of Newport and more particularly described as follows:

Beginning at a point in the north line of Grandview Avenue 96 feet east of the east line of Isabella Street; thence in an easterly direction 32 feet along the north line of Grandview Avenue to a point; thence in a northerly direction 90.86 feet to a point; thence in a westerly direction and parallel with the south line of McCracken Avenue 32 feet to a point; thence in a southerly direction and parallel with the east line of Isabella Street, 90.86 feet to the place of beginning.

Deed Reference: 508/530

Subject to all easements, covenants, conditions, reservations, leases and restrictions of record, all legal highways, all rights of way, all zoning, building and other laws, ordinances and regulations, all rights of tenants in possession, and all real estate taxes and assessments not yet due and payable.

Being the same property by recorded in deed book 508, page 530 of the Campbell County, Kentucky records.

EXHIBIT A

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) 25300, issued to Tommy Volpenhein, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final Order(s).

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

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

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

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



Michael C. Givin
Code Enforcement Supervisor

Dated: July 14, 2025

9489 0178 9820 3038 1428 46



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 #	
VOLPENHEIN TOMMY	25300	
10194 TIMBERCREEK	UNION, KY 41091	
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
06/24/2025	09:30AM	199 GRANDVIEW AVE, NEWPORT, 41071-0000
CODE SECTION	MINIMUM. FINE	MAXIMUM FINE
PM 302.4 Weeds:	\$100.00	\$500.00

COMPLAINT INFORMATION

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

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

NOTES:

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Larry Long	06/24/2025	10:07AM

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 25300

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 **\$500** on the real property owned by **Tommy Volpenhein** and located at **199 Grandview Ave., Newport, Kentucky** by a final, non-appealable order of June 24, 2025.

That the City of Newport, Kentucky asserts a lien against the property owned by **Tommy Volpenhein** and located at **199 Grandview Ave., Newport Kentucky**, and more particularly described in **Deed Book 853, Page 601** of the Campbell County Clerk's Office at Newport, Kentucky, in the amount of **\$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 14th day of July, 2025.

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"

Beginning at a point in the Easterly line of Grandview Avenue, 270 feet Southwardly from the Southwesterly corner of Lot Numbered 201 in the Orlando Company's Subdivision; thence at right angles to Grandview Avenue, Eastwardly 200 feet; thence at right angles Southwardly 60 feet; thence at right angles Westwardly 212.47 feet to Grandview Avenue; thence with Grandview Avenue Northwardly 61.28 feet to the place of beginning; and being known as Lot "E" of Schneider's Subdivision.

Most Commonly Known As: 199 Grandview Avenue, Newport, KY 41071

PIDN: 999-99-02-458.00

Group No: 41168/A2

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) 25324, issued to David S. Hosea Seeds of Hope Foundation LLC, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final Order(s).

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

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

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

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



Michael Croxin
Code Enforcement Supervisor

Dated: July 14, 2025

9489 0178 9820 3038 1428 53



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 #	
DAVID S HOSEA SEEDS OF HOPE FOUNDATION LLC	25324	
P O BOX 398	NEWPORT, KY 41072	
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
06/23/2025	2:00 PM	801 YORK ST, NEWPORT, 41071-0000
CODE SECTION	MINIMUM. FINE	MAXIMUM FINE
PM 302.1 Sanitation::	\$100.00	\$500.00
PM 302.4 Weeds:	\$100.00	\$500.00

COMPLAINT INFORMATION

PM 302.1 Sanitation: : 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: PM 302.1 Sanitation CLEAN PROPERTY OF TIRES MATTRESS JUNK AND DEBRIS.
PM 302.4 Weeds: CUT HIGH WEEDS AROUND THE PROPERTY.

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Mike Cronin	06/24/2025	7:30 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 25324

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 **\$1,000** on the real property owned by **David S. Hosea Seeds of Hope Foundation LLC** and located at **801 York St., Newport, Kentucky** by a final, non-appealable order of June 24, 2025.

That the City of Newport, Kentucky asserts a lien against the property owned by **David S. Hosea Seeds of Hope Foundation LLC** and located at **801 York St., Newport Kentucky**, and more particularly described in **Deed Book 858, Page 374** of the Campbell County Clerk's Office at Newport, Kentucky, in the amount of **\$1,000**.

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 14th day of July, 2025.

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

801 York Street
Campbell County
Newport, Kentucky

A

Situated in the City of Newport, County of Campbell, Commonwealth of Kentucky and all of Deed Book 137, Page 596, all of Deed Book 270, Page 234 & all of Deed Book 325, Page 347, and also being part of Lot 28 of the Buena Vista Addition to the City of Newport (Plat Slide C 507A) as Recorded at the County Clerk's office in Newport, Kentucky and being more particularly described as follows:

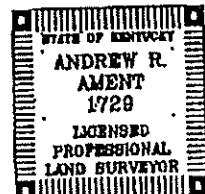
Beginning at a set iron pin at the base of a building corner at the intersection of the northeastwardly right of way of York Street and the southeastwardly right of way of Eighth Street (formerly Ringgold Street); thence with the right of way of York Street South $35^{\circ}05'55''$ East 125.00' to a cut notch in the sidewalk, near the base of a stone wall, said point being a corner shared with Salvatore Pellingra et al (Deed Book 715, Page 702), and also being the line shared by Lots 27 & 28 of said subdivision; thence leaving said right of way and along said shared lot line and with Pellingra North $54^{\circ}50'33''$ East 190.00' to a set mag nail in asphalt, passing a set mag nail in the top of a stonewall at 165.00', said point being along the southwestwardly right of way of Orchard Street; thence with said right of way North $35^{\circ}05'55''$ West 5.00' to a set mag nail in asphalt, said point being a corner shared with Newport National Bank (Deed Book 334, Page 126); thence leaving said right of way and with the Bank for 2 calls:

South $54^{\circ}50'33''$ West 25.00' to a cut notch in the sidewalk;
Thence North $35^{\circ}05'55''$ West 120.00' to a cut notch in the sidewalk,

Said point being along the southeastwardly right of way of Eighth Street; thence with said right of way South $54^{\circ}50'33''$ West 165.00' to the place of beginning, containing 0.476 acres and is subject to all legal easements and right of ways of record.

All iron pins set are $\frac{1}{2}$ " diameter and at least 18" in length, stamped "A.R. Ament 1729." This legal description is based upon an actual field survey made by me, Andrew R Ament, or under my direct supervision in April of 2016.

Basis of bearing being NAD 83 - Kentucky North Zone.



Group Number - 30155-A 
PIDN Number - 999-99-35-617.00

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) 25330, issued to LS Real Estate LLC, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final Order(s).

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

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

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

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



Code Enforcement Supervisor

Dated: July 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 #	
LS REAL ESTATE LLC	25330	
501 GRANDVIEW AVE	NEWPORT, KY 41071	
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
07/02/2025	09:30AM	739 ISABELLA ST, NEWPORT, 41071-0000
CODE SECTION	MINIMUM. FINE	MAXIMUM FINE
PM 302.1 Sanitation:	\$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

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
Larry Long	07/02/2025	10:07AM

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 25330

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 **\$500** on the real property owned by **LS Real Estate LLC** and located at **739 Isabella St., Newport, Kentucky** by a final, non-appealable order of July 2, 2025.

That the City of Newport, Kentucky asserts a lien against the property owned by **LS Real Estate LLC** and located at **739 Isabella St., Newport Kentucky**, and more particularly described in **Deed Book 820, Page 846** of the Campbell County Clerk's Office at Newport, Kentucky, in the amount of **\$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 14th day of July, 2025.

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"

PIDN: 999-99-00-192.00
Group: 30945-A5

**739 Isabella Street
Newport, KY 41071**

Lot Numbered Ninety-five (95) in Mayo's Heirs' Addition to the City of Newport, Campbell County, Kentucky, fronting twenty-five (25) feet on the East side of Isabella Street between Seventh and Eighth Streets and extending back eastwardly in rectangular shape ninety (90) feet in depth.

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) 25331, issued to Erin K. Fey and John A. Fey Jr., 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 \$2,000 shall be imposed as a civil fine.

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

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



Michael Cope
Code Enforcement Supervisor

Dated: July 14, 2025

9489 0178 9820 3038 1428 77



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 #	
FEY ERIN K & JOHN A JR	25331	
1023 PARK AVE	NEWPORT, KY 41071-0000	
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
06/24/2025	10:30 AM	1023 PARK AVE, NEWPORT, 41071-0000
CODE SECTION	MINIMUM FINE	MAXIMUM FINE
PM 302.1 Sanitation:	\$100.00	\$500.00
PM 302.4 Weeds	\$100.00	\$500.00
PM 302.8 Motor Vehicles:::	\$100.00	\$500.00
PM 304.6 Exterior Walls	\$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 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 302.8 Motor Vehicles: Except as provided for in other regulations, no inoperative or unlicensed motor vehicles shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled.

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 302.1 Sanitation: Failure to clean yard of all junk trash and debris.

PM 302.4 Weeds. Failure to cut high grass and weeds around the house.

PM 302.8 Motor Vehicles. Failure to remove unlicensed black Ford from the property.

Failure to replace the missing siding on the building

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Mike Cronin	06/24/2025	1:45 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 25331

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 **\$2,000** on the real property owned by **Erin K. Fey and John A. Fey Jr.** and located at **1023 Park Ave., Newport, Kentucky** by a final, non-appealable order of June 24, 2025.

That the City of Newport, Kentucky asserts a lien against the property owned by **Erin K. Fey and John A. Fey Jr.** and located at **1023 Park Ave., Newport Kentucky**, and more particularly described in **Deed Book 601, Page 572** of the Campbell County Clerk's Office at Newport, Kentucky, in the amount of **\$2,000**.

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 14th day of July, 2025.

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

DEED

INDEX 4th Series
GROUP NO. 30349/192
Debra Turnberry

KNOW ALL MEN BY THESE PRESENTS:

That Lori S. Diessman fka Lori A. Stevens and Patrick G. Diessman, wife and husband, for and in consideration of Fifty-Three Thousand Dollars (\$53,000.00) to them paid by the Grantees herein, the receipt of which is hereby acknowledged, do hereby bargain, sell, and convey to the Grantees, Erin K. Fey and John A. Fey, Jr., wife and husband, jointly for and during their natural lives, with the remainder in fee simple, to the survivor of them, his or her heirs and assigns forever, the following described Real Estate, in the County of Campbell and Commonwealth of Kentucky, to-wit:

PROPERTY ADDRESS: 1023 Park Avenue, Newport, Kentucky 41071

MAILING ADDRESS: 1023 Park Avenue, Newport, Kentucky 41071

Group No. 30249/A2

PIDN No. 999-99-04-992.00

Situate in the City of Newport, County of Campbell and State of Kentucky, and being all of Lot Numbered Eighteen (18) in the Cote Billante Lot and Home Company's Subdivision. Said lot fronts 30 feet on the easterly line of Park Avenue, northwardly from Center Street, and extends back eastwardly, between parallel lines, 100 feet to the westerly line of an alley.

Subject to all easements and restrictions of record.

Being the same property conveyed to Lori A. Stevens, a single person, in Deed Book 532, Page 235 in the Campbell County Clerk's office at Newport, Kentucky.

TOGETHER with all the PRIVILEGES AND APPURTENANCES to the same belonging. TO HAVE AND TO HOLD the same to the said Erin K. Fey and John A. Fey, Jr., jointly for and during their natural lives, with the remainder in fee simple, to the survivor of them, his or her heirs and assigns forever, the Grantors, their heirs, executors and administrators, HEREBY COVENANTING with the Grantees, their heirs and assigns, that the TITLE so conveyed is CLEAR, FREE AND UNINCUMBERED, except for matters of record and that they will WARRANT AND DEFEND the same against all legal claims whatsoever, except for matters 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) 25335, issued to Christopher R. Bartell, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final Order(s).

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

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

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

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



Code Enforcement Supervisor

Dated: July 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 #	
BARTELL CHRISTOPHER R	25335	
536 LEXINGTON AVE	NEWPORT, KY 41071	
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
06/24/2025	2:30 PM	536 LEXINGTON AVE, NEWPORT, 41071-0000
CODE SECTION	MINIMUM. FINE	MAXIMUM FINE
PM 302.7 Accessory Structures:	\$100.00	\$500.00

COMPLAINT INFORMATION

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: Failure to properly repair garage foundation.

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Mike Cronin	06/25/2025	8:30 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

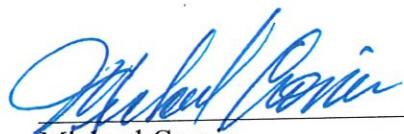
CITATION 25335

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 **\$500** on the real property owned by **Christopher R. Bartell** and located at **536 Lexington Ave., Newport, Kentucky** by a final, non-appealable order of June 25, 2025.

That the City of Newport, Kentucky asserts a lien against the property owned by **Christopher R. Bartell** and located at **536 Lexington Ave., Newport Kentucky**, and more particularly described in **Deed Book 819, Page 529** of the Campbell County Clerk's Office at Newport, Kentucky, in the amount of **\$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 14th day of July, 2025.

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 Description

The land referred to in this document is described as:

LOT NUMBER THIRTY-FIVE (35) OF THE MANSION HILL ADDITION IN THE CITY OF NEWPORT, CAMPBELL COUNTY, KENTUCKY, FRONTING 30 FEET ON THE SOUTHERLY SIDE OF LEXINGTON AVENUE, BETWEEN PARK AND LINDEN AVENUES, AND EXTENDING BACK SOUTHWARDLY BETWEEN PARALLEL LINES 108 FEET IN DEPTH TO AN ALLEY.

GROUP NO.: 30921/A3

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Deed Reference, Book 802, Page 672, dated May 3, 2019, Campbell, Kentucky.

Parcel ID: 999-99-02-920.00

More commonly known as: 536 Lexington Avenue, 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) 25336, issued to Kenner Griffith, 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 July 14, 2025.

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



Michael Bonin
Code Enforcement Supervisor

Dated: July 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 #	
GRIFFITH KENNER	25336	
838 PATTERSON ST	NEWPORT, KY 41071-0000	
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
06/25/2025	09:00AM	838 PATTERSON ST, NEWPORT, 41071-0000
CODE SECTION	MINIMUM FINE	MAXIMUM FINE
PM 304.12 Handrails and guards:	\$100.00	\$500.00
PM 304.13 Windows and door frames	\$100.00	\$500.00
PM 304.6 Exterior Walls	\$100.00	\$500.00
PM 304.7 Roofs and drainage.	\$100.00	\$500.00
PM 604.3 Electrical System hazards:	\$100.00	\$500.00

COMPLAINT INFORMATION

PM 304.12 Handrails and guards: : Properly repair or replace any missing or deteriorated handrail or guards that are required. Every flight of stairs having more than 3 risers must have a handrail installed. Any open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface which is more than 30" inches above the floor or grade shall have guards installed.

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 304.6 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 304.7 Roofs and drainage. Properly repair all roof covering as to properly discharge roof drainage water. The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure.

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

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

NOTES:

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Larry Long	06/25/2025	10:07AM

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 25336

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 **\$2,500** on the real property owned by **Kenner Griffith** and located at **838 Patterson St., Newport, Kentucky** by a final, non-appealable order of June 25, 2025.

That the City of Newport, Kentucky asserts a lien against the property owned by **Kenner Griffith** and located at **838 Patterson St., Newport Kentucky**, and more particularly described in **Deed Book 637, Page 454** of the Campbell County Clerk's Office at Newport, Kentucky, in the amount of **\$2,500**.

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 14th day of July, 2025.

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

FAIR CASH VALUE 31,000
TRANSFER TAX 31.00

PIDN: 999-99-01-557-0X
GROUP: 41421/11
PLAT: B-20-21

Know All Men By These Presents:

That DONNA M. FAY nka DONNA M. ADKINS and ROBERT L. ADKINS, wife and husband, whose mailing address is: 838 Patterson Avenue, Newport, KY 41071, for and in consideration of THIRTY-ONE THOUSAND DOLLARS (\$31,000.00), to them paid by the Grantees herein, the receipt of which is acknowledged, do bargain, sell, and convey to: KENNEDY GRIFFITH, ~~unmarried~~, his heirs and assigns forever, the following described Real Estate, in the City of Newport, County of Campbell and Commonwealth of Kentucky, to-wit:

PARCEL I:

~~LOT NUMBER 7 IN THE TRUSTEES' ADDITION TO THE CITY OF NEWPORT, CAMPBELL COUNTY, KENTUCKY, BEGINNING AT A POINT ON THE SOUTH SIDE OF EIGHTH STREET, 69 FEET WEST OF THE SOUTHWEST CORNER OF EIGHT AND CENTRAL AVENUE; THENCE WESTWARDLY ON EIGHTH STREET, 30 FEET; THENCE EXTENDING BACK SOUTHWARDLY IN RECTANGULAR SHAPE 105 FEET TO AN ALLEY.~~

PARCEL II:

~~PARTS OF LOTS 123, 124 AND 125 IN THE TRUSTEES ADDITION TO THE CITY OF NEWPORT, CAMPBELL COUNTY AND STATE OF KENTUCKY, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE WEST SIDE OF PATTERSON STREET 45.5 FEET SOUTHWARDLY FROM THE SOUTHWEST CORNER OF PATTERSON AND KETURAH STREETS, THENCE ALONG SAID WEST SIDE OF PATTERSON STREET SOUTHWARDLY 22 FEET 9 INCHES TO A POINT; THENCE AND FROM THE PLACE OF BEGINNING IN RECTANGULAR SHAPE WESTWARDLY 90 FEET DEEP TO AN 10 FEET ALLEY.~~

(PRIVATE)

PARCEL III:

~~SITUATE IN THE CITY OF NEWPORT, CAMPBELL COUNTY, KENTUCKY, AND BEING THE NORTHEAST PART OF LOT NUMBER 715 IN THE TRUSTEE'S ADDITION IN THE CITY OF NEWPORT, FRONTING 30 FEET ON LIBERTY STREET, BETWEEN WEST ELEVENTH AND WEST TWELFTH STREETS, AND EXTENDING BACK TOWARDS ISABELLA STREET 89 FEET IN DEPTH, SAME WIDTH AS IN FRONT.~~

~~BEING THE SAME PROPERTY CONVEYED TO DONNA M. FAY, UNMARRIED BY DEED DATED JULY 2, 1987 FROM CORMACK M. FAY, UNMARRIED OF RECORD IN DEED BOOK 505, PAGE 58 OFFICE OF THE CAMPBELL COURT CLERK.~~

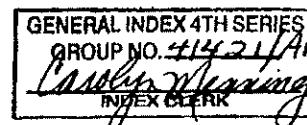
Parcel No.: 999-99-01-557-00

PROPERTY ADDRESS: 838 Patterson Avenue, Newport, Ky 41071

GRANTEE MAILING ADDRESS: 838 Patterson Avenue, Newport, Ky 41071

Prepared By:

Michael P. Cussen, Attorney at Law
McCaslin, Imbus & McCaslin
632 Vine Street, Suite 900
Cincinnati, OH 45202
(513) 421-4646



*Dawn
7/14/23*

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) 25301, issued to David A. Kuhnhein, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final Order(s).

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

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

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

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



Code Enforcement Supervisor

Dated: July 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 #	
KUHNHEIN DAVID A	25301	
18 CARRIAGE HOUSE DR	FT THOMAS, KY 41075-1414	
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
06/16/2025	10:30 AM	548 E 3RD 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: Cut high grass and weeds on your lot

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Mike Cronin	06/17/2025	11:30 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 25301

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 **\$500** on the real property owned by **David A. Kuhnhein** and located at **548 E. 3rd St., Newport, Kentucky** by a final, non-appealable order of June 17, 2025.

That the City of Newport, Kentucky asserts a lien against the property owned by **David A. Kuhnhein** and located at **548 E. 3rd St., Newport Kentucky**, and more particularly described in **Deed Book 539, Page 111** of the Campbell County Clerk's Office at Newport, Kentucky, in the amount of **\$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 14th day of July, 2025.

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 BY THESE PRESENTS:

THAT JAMES KRUGER and BETTY JO KRUGER, husband and wife, for and in consideration Two Hundred Dollars (\$200.00) and other valuable consideration, the receipt of which is hereby acknowledged, do hereby bargain, sell and convey to DAVID A. KUHNHEIN, his heirs and assigns, forever, the following described real estate, lying and being in Newport, Campbell County, Kentucky to-wit:

for 1.00

PROPERTY DESCRIPTION:

Group: 923

Plat No: 9/31

Grantors' Address: 27 St. Jude Circle
Florence, Kentucky 41042

Grantee's Address: 536 Lexington
Newport, Kentucky 41071

Property Address: 548 E. Third Street
Newport, Kentucky 41071

Situate in the City of Newport, Campbell County, Kentucky, and being the easterly 20 feet of Lot Number 84 in the Mansion Hill Addition to said City; said property fronts 20 feet on the southerly side of Third Street between Linden and Park Avenue, and extends in a southeasterly direction in rectangular shape 107 feet to an alley.

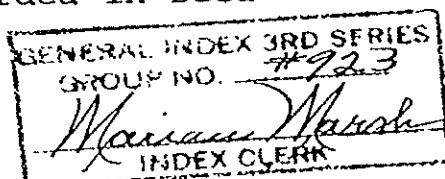
THERE IS EXCEPTED THEREFROM the following:

Part of Lot No. 84 in the Mansion Hill Addition to the City of Newport, as indicated in Plat Book 9, Page 31, and described as follows:

Beginning at the northwest property corner of the parties of the first part (Kruger); thence south 47 degrees 04' 21" east along the northerly property line 62.21 feet to a point, said point being 187.17 feet left (south) of and opposite Station 291+67.32 in the centerline of the proposed Interstate Highway (I 471); thence north 78 degrees 10' 22" west 38.72 feet to a point in the southerly property line, said point being 190.13 feet left (south) of and opposite Station 292+02.45 in the centerline of the aforesaid Highway; thence north 47 degrees 04' 21" west along said property line 29.03 feet to the southwest property corner; thence north 42 degrees 51' 30" east along the westerly property line 20.00 feet to the point of beginning.

The property described above consists of 912 square feet, more or less.

This conveyance to the Department of Highways is dated July 22, 1970, and recorded in Deed Book 394, Page 315.



SOURCE OF TITLE:

Being part of the same property conveyed to James Kruger and Betty Jo Kruger, husband and wife, by deed from Joseph A. Beazley and Ethel Mildred Beazley, husband and wife, dated June 4, 1965, and recorded in Deed Book 368, Page 115.

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

Together with all the privileges and appurtenances to the same belonging. To have and to hold the same to the said David A. Kuhnhein, his heirs and assigns forever, with covenants of general warranty.

IN WITNESS WHEREOF the said JAMES KRUGER and BETTY JO KRUGER, Grantors, hereunto set their hands this 17 day of July, 1991.

JAMES KRUGER
JAMES KRUGER

Betty Jo Kruger
BETTY JO KRUGER

STATE OF KENTUCKY
COUNTY OF BOONE

The foregoing instrument was acknowledged before me a Notary Public on this 17 day of July, 1991, by JAMES KRUGER and BETTY KRUGER, Grantors.

David A. Kuhnhein
NOTARY PUBLIC
My Commission Expires: 9/22/91

STATEMENT OF CONSIDERATION:

The grantors and the grantees do hereby certify, under oath that their respective mailing addresses are true and correct and that the considerations set forth above is the full consideration paid for the property.

James Kruger
JAMES KRUGER

Betty Jo Kruger
BETTY JO KRUGER

David A. Kuhnhein
DAVID A. KUHNHEIN

STATE OF KENTUCKY
COUNTY OF BOONE

The foregoing instrument was acknowledged before me a Notary Public on this 17 day of July, 1991, by JAMES KRUGER and BETTY JO KRUGER.

David A. Kuhnhein
NOTARY PUBLIC
My Commission Expires: 9/22/91