

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) 25348, issued to Chalk Holdings LLC, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final Order(s).

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

It is hereby ordered that the maximum fine set forth on each citation in the amount of \$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 August 19, 2025.

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

  
Code Enforcement Supervisor

Dated: August 19, 2025

9489 0178 9820 3038 0932 92



# City of Newport

## Code Enforcement

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

### Citation

NAME	Citation #
CHALK HOLDINGS LLC	25348

1421 AMSTERDAM RD	PARK HILLS, KY 41011-0000
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VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
07/02/2025	9:30 AM	510 LEXINGTON 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
Mike Cronin	07/02/2025	10:30 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, 2<sup>nd</sup> Floor, 998 Monmouth Street, Newport, KY 41071 within ten (10) days of the citation.

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

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

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

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

AFFIDAVIT OF LIEN

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CITATION 25348

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 **Chalk Holdings LLC** and located at **510 Lexington Ave., 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 **Chalk Holdings LLC** and located at **510 Lexington Ave., Newport Kentucky**, and more particularly described in **Deed Book 758, Page 803** of the Campbell County Clerk's Office at Newport, Kentucky, in the amount of **\$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 18<sup>th</sup> day of August, 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



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

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

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

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

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

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

CITY OF NEWPORT, KENTUCKY  
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET  
NEWPORT, KENTUCKY 41071

**NOTICE OF FINAL ORDER**

The City of Newport Code Enforcement Board has determined that citation(s) number(s) 25349, issued to Robert Derbarsegian and Monica Allahverdian, 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 August 19, 2025.

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

  
Code Enforcement Supervisor

Dated: August 19, 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 #
DERBARSEGIAN ROBERT ALLAHVERDIAN MONICA	25349

3315 MONTROSE AVE	GLENDALE, CA 91214
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VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
07/02/2025	11:00 AM	17 17TH 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
PM 304.12 Handrails and guards	\$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 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.

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: Properly clean the yard of all junktrash and debris  
PM 302.4 Weeds: Failure to cut high grass and weeds around the property  
PM 304.12 Handrails and guards failure to properly repair front guard rail.

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Mike Cronin	07/03/2025	8:30 AM

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

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

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

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



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

AFFIDAVIT OF LIEN

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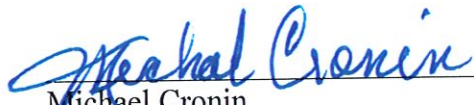
CITATION 25349

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 **Robert Derbarsegian and Monica Allahverdian** and located at **17 17<sup>th</sup> St., Newport, Kentucky** by a final, non-appealable order of July 3, 2025.

That the City of Newport, Kentucky asserts a lien against the property owned by **Robert Derbarsegian and Monica Allahverdian** and located at **17 17<sup>th</sup> St., Newport Kentucky**, and more particularly described in **Deed Book 846, Page 510** 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 18<sup>th</sup> day of August, 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 all of Lot No. 96 in the Glenn Park Subdivision fronting 30 feet on 17th Street and extending back one hundred feet agreeable to the recorded plat of said subdivision.

ALSO

Lot Number Ninety-Seven (97) of the Glenn Park Land Company's Subdivision in the City of Newport, Campbell County, Kentucky, fronting 30 feet on the south side of Seventeenth Street and extending back southwardly in rectangular shape 100 feet to an alley.

Most Commonly Known As: 17 17th Street, Newport, KY 41071

PIDN: 999-99-04-132.00

Group No: 30472/A4

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) 25352, issued to Ngoc Tran Thi Nakata and David Nakata, 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 August 19, 2025.

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

  
Code Enforcement Supervisor

Dated: August 19, 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 #
NAKATA NGOC TRAN THI NAKATA DAVID	25352

5212 OLDSHIRE RD	LOUISVILLE, KY 40229
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VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
07/03/2025	9:30 AM	39 18TH 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 the yard o high grass and weeds around the property

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Mike Cronin	07/03/2025	10:30 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, 2<sup>nd</sup> Floor, 998 Monmouth Street, Newport, KY 41071 within ten (10) days of the citation.

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

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

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

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



AFFIDAVIT OF LIEN

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CITATION 25352

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 **Ngoc Tran Thi Nakata and David Nakata** and located at **39 18<sup>th</sup> St., Newport, Kentucky** by a final, non-appealable order of July 3, 2025.

That the City of Newport, Kentucky asserts a lien against the property owned by **Ngoc Tran Thi Nakata and David Nakata** and located at **39 18<sup>th</sup> St., Newport Kentucky**, and more particularly described in **Deed Book 851, Page 869** 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 18<sup>th</sup> day of August, 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**

**GROUP NO; 30477/A5 (NEW)**  
**PIDN: 999-99-05-725.00**

Lot Numbered Two Hundred Thirteen (213) in the Glenn Park Land Company's Subdivision, in the City of Newport (formerly Clifton) Campbell County, Kentucky. Subject to easements and restrictions of record and/or in existence.

Subject to easements, restrictions and covenants of record.

Being the same property conveyed to the Grantor herein by deed dated March 21, 2022 and recorded on April 4, 2022 in Deed Book 836, page 623 of the Campbell County Clerk's records at Newport, Kentucky.



CITY OF NEWPORT, KENTUCKY  
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET  
NEWPORT, KENTUCKY 41071

**NOTICE OF FINAL ORDER**

The City of Newport Code Enforcement Board has determined that citation(s) number(s) 25368, 25369, 25389 and 25390, issued to Hubert Osborn and Sarah Osborn, 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 \$8,000 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 August 19, 2025.

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

  
Code Enforcement Supervisor

Dated: August 19, 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 #
OSBORN HUBERT & SARAH	25368

725 OVERTON ST	NEWPORT, KY 41071-0000
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VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
07/09/2025	10:30 AM	725 OVERTON 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 302.7 Accessory Structures:	\$100.00	\$500.00
PM 304.13. Windows and door frames:	\$100.00	\$500.00
PM 304.2 Exterior Painting:	\$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 302.7 Accessory Structures:** : All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

**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.

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. Vacant boarded up house causing blight to the neighborhood.

PM 302.1 Sanitation: clean yard of all junk trash and debris

PM 302.7 Accessory Structures: Failure to properly repair the the garage roof

PM 304.13. Windows and door frames: Failure to replace boarded up windows.

PM 304.2 Exterior Painting: Failure to properly Repaint the trim on the building and garage

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Mike Cronin	07/10/2025	10:30 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, 2<sup>nd</sup> Floor, 998 Monmouth Street, Newport, KY 41071 within ten (10) days of the citation.

**TO CONTEST** this citation, you must file an appeal in person at the Newport Code Enforcement Department, 2<sup>nd</sup> Floor, 998 Monmouth Street, Newport, KY 41071 within ten (10) days of the citation. If you appeal and the citation is Upheld by

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

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

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

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





# 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 #
OSBORN HUBERT & SARAH	25369

725 OVERTON ST	NEWPORT, KY 41071-0000
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VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
07/09/2025	10:30 AM	725 OVERTON ST, NEWPORT, 41071-0000

CODE SECTION	MINIMUM. FINE	MAXIMUM FINE
PM 302.4 Weeds	\$100.00	\$500.00
PM 302.7 Accessory Structures:	\$100.00	\$500.00
PM 302.8 Motor Vehicles:	\$100.00	\$500.00

#### COMPLAINT INFORMATION

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

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

**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.

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 302.4 Weeds Cut high grass and weeds and trim bushes  
PM 302.7 Accessory Structures: Properly repair the wood fence on the property  
PM 302.8 Motor Vehicles: Properly license the vehicles in rear yard.

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Mike Cronin	07/10/2025	11:30 AM

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

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

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

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





# 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 #
OSBORN HUBERT & SARAH	25389

725 OVERTON ST	NEWPORT, KY 41071-0000
----------------	------------------------

VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
07/21/2025	10:30 AM	725 OVERTON 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 302.7 Accessory Structures:	\$100.00	\$500.00
PM 304.13. Windows and door frames:	\$100.00	\$500.00
PM 304.2 Exterior Painting	\$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 302.7 Accessory Structures:** : All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

**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.

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 Vacant boarded up house causing blight to the neighborhood.

PM 302.1 Sanitation: clean yard of all junk trash and debris

PM 302.7 Accessory Structures: Failure to properly repair the the garage roof

PM 302.7 Accessory Structures:

PM 304.13. Windows and door frames: Failure to replace boarded up windows.

PM 304.2 Exterior Painting Failure to properly Repaint the trim on the building and garage

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Michael Cronin	07/21/2025	2:47 PM

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

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

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

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

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

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





# 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 #
OSBORN HUBERT & SARAH	25390

725 OVERTON ST	NEWPORT, KY 41071-0000
----------------	------------------------

VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
07/21/2025	10:30 AM	725 OVERTON ST, NEWPORT, 41071-0000

CODE SECTION	MINIMUM. FINE	MAXIMUM FINE
PM 302.4 Weeds	\$100.00	\$500.00
PM 302.7 Accessory Structures	\$100.00	\$500.00
PM 302.8 Motor Vehicles	\$100.00	\$500.00

#### COMPLAINT INFORMATION

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

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

**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.

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 302.4 Weeds Cut high grass and weeds and trim bushes.  
PM 302.7 Accessory Structures: Properly repair the wood fence on the property  
PM 302.8 Motor Vehicles Properly license the vehicles in rear yard.

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Mike Cronin	07/22/2025	6:57 AM

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

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

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

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

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

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

AFFIDAVIT OF LIEN

---

CITATIONS 25368 25369 25389 25390

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 **\$8,000** on the real property owned by **Hubert Osborn and Sarah Osborn** and located at **725 Overton St., Newport, Kentucky** by a final, non-appealable orders of July 10, 2025, July 21, 2025 and July 22, 2025.

That the City of Newport, Kentucky asserts a lien against the property owned by **Hubert Osborn and Sarah Osborn** and located at **725 Overton St., Newport Kentucky**, and more particularly described in **Deed Book 459, Page 273** of the Campbell County Clerk's Office at Newport, Kentucky, in the amount of **\$8,000**.

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 18<sup>th</sup> day of August, 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:** 725 Overton Street  
Newport, Kentucky 41071

**Group No.** 30363/A2 - Newport

**PIDN No.** 999-99-03-801.00

**The North Thirty (30) feet off of Lot Numbered 244 in the East Row Addition to the City of Newport, Campbell County, Kentucky.**

**Subject to all easements, restrictions, conditions and rights of way of record and/or in existence.**

**Being the same property conveyed to Hubert Osborne and Sarah Osborne, husband and wife, by deed of record at Deed Book 459, Page 273 of the Campbell County Clerk's records at Newport, Kentucky, dated December 12, 1979 and recorded on December 13, 1979.**

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) 25362, issued to Matthew Clements and Shannon Werner, 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 August 19, 2025.

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

  
Code Enforcement Supervisor

Dated: August 19, 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 #
CLEMENTS MATTHEW WERNER SHANNON		25362
721 LINDEN VE		NEWPORT, KY 41071
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
07/09/2025	8:30 AM	721 LINDEN 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
Mike Cronin	07/09/2025	9:30 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, 2<sup>nd</sup> Floor, 998 Monmouth Street, Newport, KY 41071 within ten (10) days of the citation.

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

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

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

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



AFFIDAVIT OF LIEN

---

CITATION 25362

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 **Matthew Clements and Shannon Werner** and located at **721 Linden Ave., Newport, Kentucky** by a final, non-appealable order of July 9, 2025.

That the City of Newport, Kentucky asserts a lien against the property owned by **Matthew Clements and Shannon Werner** and located at **721 Linden Ave., Newport Kentucky**, and more particularly described in **Deed Book 779, Page 227** 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 18<sup>th</sup> day of August, 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

After Recording, Return To:  
Central Land Title Agency Co.  
3074 Madison Road  
Cincinnati, Ohio 45209

## GENERAL WARRANTY DEED



### KNOW ALL PERSONS BY THESE PRESENTS:

That **Neil Leyshock and Sarah C. Leyshock**, husband and wife, Grantors whose address is 43 Woodland Place, Ft. Thomas, KY 41075, for and in consideration of One Dollar and other goods and valuable consideration to them paid by the Grantees herein, the receipt of which acknowledged, does hereby remise, release and grant with General Warranty Covenants to **Matthew R. Clements and Shannon Werner**, husband and wife, for their joint lives with the remainder to the survivor of them, his or her heirs and assigns forever, Grantees, the following described Real Estate in the County of Campbell and the Commonwealth of Kentucky, to-wit:

Group No.: 41369/A2      PIDN: 999-99-03-751.00

Property Address:      721 Linden Avenue, Newport, KY, 41075  
Grantor Mailing Address:      43 Woodland Place, Ft. Thomas, KY 41075  
Grantee Mailing Address:      721 Linden Avenue, Newport, KY, 41075

Transfer Year Taxes Addressed in care of:  
Matthew R. Clements, 721 Linden Avenue, Newport, KY, 41075

Situate in the City of Newport, Campbell County, State of Kentucky and known as 721 Linden Avenue, Newport, Kentucky 41071.

Parts of Lots 7 and 8, Block "N", Taylor Heirs Addition to the City of Newport, Campbell County, Kentucky, and more particularly described as follows: Beginning in the east line of Linden Avenue 139.33 feet north of Eighth Street; thence northwardly, with the east line of Linden Avenue, 27.33 feet; thence eastwardly 115 feet to Kentucky Alley; thence southwardly with the westerly line of Kentucky Alley 27.33 feet; thence westwardly 115 feet to Linden Avenue, the place of beginning.

Subject to easements and restrictions of record and taxes not yet due and payable.

Being the same property conveyed to the grantors by deed dated May 16, 2011, and recorded in Deed Book 736, Page 698, of the Campbell County Clerk's Office.

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) 25365, issued to Callie J. Settles, 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 August 19, 2025.

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

  
Code Enforcement Supervisor

Dated: August 19, 2025

9489 0178 9820 3038 0933 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 #
SETTLES CALLIE J	25365

121 16TH STREET	NEWPORT, KY 41071
-----------------	-------------------

VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
07/09/2025	09:30AM	121 16TH 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:

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Larry Long	07/09/2025	9:30AM

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

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

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

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

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

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

AFFIDAVIT OF LIEN

---


CITATION 25365

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 **Callie J. Settles** and located at **121 16<sup>th</sup> St., Newport, Kentucky** by a final, non-appealable order of July 9, 2025.

That the City of Newport, Kentucky asserts a lien against the property owned by **Callie J. Settles** and located at **121 16<sup>th</sup> St., Newport Kentucky**, and more particularly described in **Deed Book 829, Page 56** 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 18<sup>th</sup> day of August, 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:** 121 16th Street, Newport, KY 41071

**Tax ID No.:** 999-99-01-392.00

**Group:** 30992/A2

**Prior Instrument:** Deed Book 734, Page 692

The following described real estate in the City of Clifton, now part of the City of Newport, Campbell County, Kentucky, being Lot Numbered Twenty-Six (26) in A.S. Berry's Newport Heights Addition to the City of Newport (Formerly City of Clifton) Campbell County, fronting Thirty (30) feet on the North side of Sixteenth Street and extending back that width Ninety-five (95) feet; said lot being in Block "C" of said Addition.

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

Being the same property conveyed from Ellen M. Gesenhues NKA Ellen M. Singleton and Matt Singleton, wife and husband to William C. Furbee, unmarried by virtue of a deed dated January 12, 2011 and recorded January 26, 2011 at Deed Book 734, Page 692 of the Campbell County, Kentucky real estate records.



CITY OF NEWPORT, KENTUCKY  
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET  
NEWPORT, KENTUCKY 41071

**NOTICE OF FINAL ORDER**

The City of Newport Code Enforcement Board has determined that citation(s) number(s) 25364, 25366, 25392 and 25393, issued to Steven M. Sharlein and Linda M. Comisar, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final Order(s).

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

It is hereby ordered that the maximum fine set forth on each citation in the amount of \$9,000 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 August 19, 2025.

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

  
Code Enforcement Supervisor

Dated: August 19, 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 #
SHARLEIN STEVEN M COMISAR LINDA M	25364

834 LINDEN AVE	NEWPORT, KY 41071-0000
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VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
07/09/2025	7:30 AM	834 LINDEN AVE, NEWPORT, 41071-0000

CODE SECTION	MINIMUM. FINE	MAXIMUM FINE
PM 109.2 Temporary safeguards.	\$100.00	\$500.00
PM 302.1 Sanitation	\$100.00	\$500.00
PM 304.13 Windows and door frames	\$100.00	\$500.00
PM 304.15 Doors	\$100.00	\$500.00
PM 304.2 Exterior Painting	\$100.00	\$500.00

#### COMPLAINT INFORMATION

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

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

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

**PM 304.15 Doors:** : Properly repair or replace any damaged or deteriorated exterior door. All exterior doors shall be maintained in good condition and possess all necessary hardware. All entry doors shall be capable of being tightly secure.

**PM 304.2 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.

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 109.2 Temporary safeguards. Properly secure the garage.  
PM 302.1 Sanitation: Clean yard and front sidewalk of junk trash and debris  
PM 304.13 Windows and door frames Properly repair windows in garage.  
PM 304.15 Doors: Replace garage door.  
PM 304.2 Exterior Painting Properly paint the trim on the house.

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Mike Cronin	07/09/2025	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, 2<sup>nd</sup> Floor, 998 Monmouth Street, Newport, KY 41071 within ten (10) days of the citation.

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

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

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

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





# City of Newport

## Code Enforcement

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

### Citation

NAME	Citation #
SHARLEIN STEVEN M COMISAR LINDA M	25366

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

VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
07/09/2025	7:30 AM	834 LINDEN AVE, NEWPORT, 41071-0000

CODE SECTION	MINIMUM. FINE	MAXIMUM FINE
PM 302.4 Weeds	\$100.00	\$500.00
PM 304.6 Exterior Walls::	\$100.00	\$500.00
PM 304.7 Roofs and drainage.	\$100.00	\$500.00
PM 304.9 Overhang extensions	\$100.00	\$500.00

#### COMPLAINT INFORMATION

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

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

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

**NOTES:** PM 302.4 Weeds Cut high grass and weeds growing on the building and roof.

PM 304.6 Exterior Walls::Properly repair the garage wall

PM 304.7 Roofs and drainage. Properly repair the down spouts on your building.

PM 304.9 Overhang extensions Properly repair the garage soffits. and fascia boards.

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Mike Cronin	07/09/2025	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, 2<sup>nd</sup> Floor, 998 Monmouth Street, Newport, KY 41071 within ten (10) days of the citation.

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

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



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

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



# City of Newport

## Code Enforcement

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

### Citation

NAME	Citation #
SHARLEIN STEVEN M COMISAR LINDA M	25392

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

VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
07/21/2025	7:30 AM	834 LINDEN AVE, NEWPORT, 41071-0000

CODE SECTION	MINIMUM. FINE	MAXIMUM FINE
PM 302.4 Weeds	\$100.00	\$500.00
PM 304.6 Exterior Walls:	\$100.00	\$500.00
PM 304.7 Roofs and drainage.	\$100.00	\$500.00
PM 304.9 Overhang extensions	\$100.00	\$500.00

#### COMPLAINT INFORMATION

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

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

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

**NOTES:** PM 302.4 Weeds: Cut high grass and weeds growing on the building and roof.  
PM 304.6 Exterior Wall Properly repair the garage wall.  
PM 304.7 Roofs and drainage. Properly repair the down spouts on your building.  
PM 304.9 Overhang extensions: Properly repair the garage soffits. and fascia boards.

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Mike Cronin	07/22/2025	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, 2<sup>nd</sup> Floor, 998 Monmouth Street, Newport, KY 41071 within ten (10) days of the citation.

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

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

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

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





# City of Newport

## Code Enforcement

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

### Citation

NAME	Citation #
SHARLEIN STEVEN M COMISAR LINDA M	25393

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

VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
07/21/2025	7:30 AM	834 LINDEN AVE, NEWPORT, 41071-0000

CODE SECTION	MINIMUM. FINE	MAXIMUM FINE
PM 109.2 Temporary safeguards.:	\$100.00	\$500.00
PM 302.1 Sanitation:	\$100.00	\$500.00
PM 304.13. Windows and door frames:	\$100.00	\$500.00
PM 304.15 Doors: :	\$100.00	\$500.00
PM 304.2 Exterior Painting:	\$100.00	\$500.00

#### COMPLAINT INFORMATION

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

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

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

**PM 304.15 Doors: :** Properly repair or replace any damaged or deteriorated exterior door. All exterior doors shall be maintained in good condition and possess all necessary hardware. All entry doors shall be capable of being tightly secure.

**PM 304.2 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.

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 109.2 Temporary safeguards. Properly secure the garage.  
PM 302.1 Sanitation: Clean yard and front sidewalk of junk trash and debris  
PM 304.13 Windows and door frames Properly repair windows in garage.  
PM 304.15 Doors: Replace garage door.  
PM 304.2 Exterior Painting Properly paint the trim on the house.

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Michael Cronin	07/22/2025	8:30 AM

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

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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.**

AFFIDAVIT OF LIEN

---

CITATIONS 25364 25366 25392 25393

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 **\$9,000** on the real property owned by **Steven M. Sharlein and Linda M. Comisar** and located at **834 Linden Ave., Newport, Kentucky** by a final, non-appealable orders of July 9, 2025 and July 22, 2025.

That the City of Newport, Kentucky asserts a lien against the property owned by **Steven M. Sharlein and Linda M. Comisar** and located at **834 Linden Ave., Newport Kentucky**, and more particularly described in **Deed Book 600, Page 26** of the Campbell County Clerk's Office at Newport, Kentucky, in the amount of **\$9,000**.

CITY OF NEWPORT, KENTUCKY



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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 18<sup>th</sup> day of August, 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

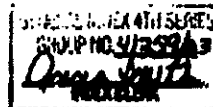
## **WARRANTY DEED**

### **KNOW ALL MEN BY THESE PRESENTS:**

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

GROUP NO. 4135WA3

PID #999-99-00-958.00



Property Address: 874 Linden Avenue, Newport, Kentucky 41071

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

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

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

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

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

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

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



CITY OF NEWPORT, KENTUCKY  
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET  
NEWPORT, KENTUCKY 41071

**NOTICE OF FINAL ORDER**

The City of Newport Code Enforcement Board has determined that citation(s) number(s) 25370, issued to Pop Five Properties 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 August 19, 2025.

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

  
Code Enforcement Supervisor

Dated: August 19, 2025

9489 0178 9820 3038 0933 60



# 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 #
POP FIVE PROPERTIES LLC	25370

245 CLAIBORNE DR	Dry Ridge,, KY 41035
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VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
07/10/2025	1:30 PM	23 LAYCOCK LN, 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 ALL THE DEBRIS, FROM THE FRONT OF THE BUILDING.  
PM 302.4 Weeds CUT HIGH GRASS AND WEEDS AROUND THE PROPERTY

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Mike Cronin	07/10/2025	2:00 PM

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

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

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

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

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

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

AFFIDAVIT OF LIEN

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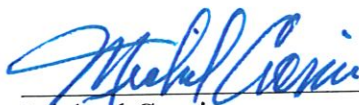
CITATION 25370

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 **Pop Five Properties LLC** and located at **23 Laycock Ln., Newport, Kentucky** by a final, non-appealable order of July 10, 2025.

That the City of Newport, Kentucky asserts a lien against the property owned by **Pop Five Properties LLC** and located at **23 Laycock Ln., Newport Kentucky**, and more particularly described in **Deed Book 873, Page 126** 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 18<sup>th</sup> day of August, 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 MEN BY THESE PRESENTS:

**THAT Rapid Fire Cincinnati LLC, a Kentucky Limited Liability Company**, for and in consideration of \$75,000.00 to them paid by the grantee herein, the receipt of which is hereby acknowledged, do bargain, sell, and convey to **Pop Five Properties LLC, a Kentucky Limited Liability Company** its successors and assigns forever, the following described Real Estate, located in the City of Newport, County of Campbell, Commonwealth of Kentucky, to-wit:

Grantor Address: 133 W 4TH ST, CINCINNATI OH 45202

Grantee Address: 245 Claiborne Dr, Dry Ridge, KY 41035

Property Address: 23 Laycock Lane, Newport, KY 41071

Parcel No: 999-99-04-270.00 Group No. 20022/GS

Tax Mailing Address: 245 Claiborne Dr, Dry Ridge, KY 41035

#### Legal Description:

Situated in the City of Newport, Campbell County, Kentucky, and being all of Lot Numbered 23 in Block "E" of the Riddle View Heights Subdivision as shown upon the recorded plat of said Subdivision in Plat Book 11, at page 35-G of the records in the office of the Campbell County Clerk at Newport, Campbell County, Kentucky.

Subject to all easements and restrictions of record including but not limited to those set forth in Plat Book 11, Page 35-G and Deed Book 304, page 297.

Being the same property conveyed to **Rapid Fire Cincinnati, LLC, a Kentucky Limited Liability Company**, by Deed dated May 6, 2025, recorded May 9, 2025, in book D872, page 282 of the Campbell County Clerks recorder.

CITY OF NEWPORT, KENTUCKY  
CODE ENFORCEMENT BOARD

998 MONMOUTH STREET  
NEWPORT, KENTUCKY 41071

**NOTICE OF FINAL ORDER**

The City of Newport Code Enforcement Board has determined that citation(s) number(s) 25376, issued to MI 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 August 19, 2025.

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

  
Code Enforcement Supervisor

Dated: August 19, 2025

9489 0178 9820 3038 0933 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 #
MI REAL ESTATE LLC	25376

2101 DIAMOND HEAD DR	LAS VEGAS, NV 89147	
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
07/14/2025	10:30 AM	778 E 10TH 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:

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Mike Cronin	07/14/2025	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, 2<sup>nd</sup> Floor, 998 Monmouth Street, Newport, KY 41071 within ten (10) days of the citation.

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

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

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

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



AFFIDAVIT OF LIEN

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CITATION 25376

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 **MI Real Estate LLC** and located at **778 E. 10<sup>th</sup> St., Newport, Kentucky** by a final, non-appealable order of July 14, 2025.

That the City of Newport, Kentucky asserts a lien against the property owned by **MI Real Estate LLC** and located at **778 E. 10<sup>th</sup> St., Newport Kentucky**, and more particularly described in **Deed Book 868, Page 65** of the Campbell County Clerk's Office at Newport, Kentucky, in the amount of **\$500**.

CITY OF NEWPORT, KENTUCKY



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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 18<sup>th</sup> day of August, 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: 778 E 10<sup>th</sup> St, Newport, KY 41071**  
**PIDN: 999-99-01-155.00**  
**Group No.: 30770/A3**

Situated in the City of Newport, Campbell County, Kentucky and being part of Lot Number Fifteen (15) in the Ingalls Park Subdivision in said City, beginning at a point in the southerly line of Tenth Street in the dividing line between Lots Numbers Fifteen (15) and Sixteen 916 of said Ingalls Park Subdivision; thence west along the southerly line of Tenth Street Thirty-One (31) feet to a point and from these two points extending back southwardly between the dividing line of Lots Numbers Fifteen (15) and Sixteen (16) of said Ingalls Park Subdivision and a line parallel thereto to the rear line of said lot, being One Hundred Eighty Three and Forty Four Hundredths (183.44) feet in depth on the easterly side and One Hundred Eighty five and Fifty Three Hundredths (185.53) feet in depth on the westerly side.

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

BEING the same property conveyed to Grantor, by Deed dated NOV. 21, 2024, and recorded Dec. 4, 2024, of record in Deed Book 867, Page 673, Campbell County Clerk's office, in Newport, Kentucky.

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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) 25381, 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 August 19, 2025.

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

  
Code Enforcement Supervisor

Dated: August 19, 2025

9489 0178 9820 3038 0933 84



# 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	25381

1023 PARK AVE	NEWPORT, KY 41071-0000
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VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
07/17/2025	9:30 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	07/17/2025	10:30 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, 2<sup>nd</sup> Floor, 998 Monmouth Street, Newport, KY 41071 within ten (10) days of the citation.

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

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

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

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



AFFIDAVIT OF LIEN

---

CITATION 25381

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 July 17, 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 18th day of May, 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 SER.  
GROUP NO. 30249/A2  
*W. H. H. H.*

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) 25383, issued to Annette Saylor, 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 August 19, 2025.

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

  
Code Enforcement Supervisor

Dated: August 19, 2025

9489 0178 9820 3038 0933 91





# 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 #
SAYLOR ANNETTE		25383
714 ANN ST		NEWPORT, KY 41071-1219
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
07/29/2025	10:00AM	714 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:

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Larry Long	07/29/2025	11:50AM

**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, 2<sup>nd</sup> Floor, 998 Monmouth Street, Newport, KY 41071 within ten (10) days of the citation.

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

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

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

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

AFFIDAVIT OF LIEN

---

CITATION 25383

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 **Annette Saylor** and located at **714 Ann St., Newport, Kentucky** by a final, non-appealable order of July 29, 2025.

That the City of Newport, Kentucky asserts a lien against the property owned by **Annette Saylor** and located at **714 Ann St., Newport Kentucky**, and more particularly described in **Deed Book 612, Page 50** of the Campbell County Clerk's Office at Newport, Kentucky, in the amount of **\$500**.

CITY OF NEWPORT, KENTUCKY



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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 18<sup>th</sup> day of August, 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

999 77-00-513.00

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That the Grantor herein, Lillian Padgett, a single person, whose mailing address is 229 East 33rd Street, Covington, Kentucky 41015, does hereby convey, by way of gift, unto the grantee, Annette Saylor, a married woman, whose mailing address is 229 East 33rd Street, Covington, Kentucky 41015, her heirs and assigns forever, all of her right, title and interest in and to the following real estate:

A certain tract or parcel of land lying and being in Campbell County, Kentucky, and more particularly bounded and described as follows, to-wit:

Group No. 30943/A1-Newport

Situate in the City of Newport, Campbell County, Kentucky and being all of lot Numbered Twenty-Five (25) of the Subdivision of Out Lots Numbered Twenty-One and Twenty-Two (22) of the Original Plan of said City, as made by the heirs of D.D. Mayo, deceased, Said lot fronts twenty-five (25) feet on the westerly side of Ann Street, Between Seventh and Eighth Streets and extends back westwardly, between parallel lines, ninety-one (91) feet and six (6) inches and has the same width in the rear as in front.

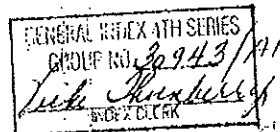
Subject to easements, conditions, restrictions and right-of-ways of record and/or in existence of the Campbell County Clerk's records at Newport, Kentucky.

Being the same property conveyed to the Grantor herein by deed of record at Deed Book 575, Page 271 of the Campbell County Clerk's records at Newport, Kentucky dated April 21, 1995.

Together with all PRIVILEGES AND APPURTENANCES to the same belonging. TO HAVE AND TO HOLD the same to the said Annette Saylor, her heirs and assigns forever, with COVENANTS OF GENERAL WARRANTY.

IN WITNESS WHEREOF, The said Grantor, Lillian Padgett, hereunto sets her hand this 23<sup>rd</sup> day of November, 1998.

Lillian Padgett  
Lillian Padgett



The foregoing Deed was sworn to and/or acknowledged before me this 23 day of November, 1998, by Lillian Padgett.

STATE OF KENTUCKY )  
COUNTY OF KENTON )

Carol A. [Signature]  
NOTARY PUBLIC, State-at-large

My Commission expires: 4/11/01



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) 25398, issued to Nolan Rehtin, 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 August 19, 2025.

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

  
Code Enforcement Supervisor

Dated: August 19, 2025

9489 0178 9820 3038 0934 07



# 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 #
RECHTIN NOLAN	25398

904 COLUMBIA ST	NEWPORT, KY 41071
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VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
07/23/2025	9:30 AM	904 COLUMBIA ST, NEWPORT, 41071-0000

CODE SECTION	MINIMUM. FINE	MAXIMUM FINE
PM 302.1 Sanitation:	\$100.00	\$500.00
PM 302.3 Sidewalks and Driveways:	\$100.00	\$500.00
PM 302.4 Weeds	\$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 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 302.3 Sidewalks and Driveways:** : All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

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

**PM 304.2 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:** PM 302.1 Sanitation Clean yard of all junk trash and debris  
PM 302.3 Sidewalks and Driveways: Properly replace deteriorated public sidewalk  
PM 302.4 Weeds Cut high grass and weeds in rear yard over 5 feet tall  
PM 304.2 Exterior Painting: Scrape and re paint the house and trim  
PM 304.7 Roofs and drainage. Properly repair box gutters both front and back.

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Mike Cronin	07/23/2025	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, 2<sup>nd</sup> Floor, 998 Monmouth Street, Newport, KY 41071 within ten (10) days of the citation.

**TO CONTEST** this citation, you must file an appeal in person at the Newport Code Enforcement Department, 2<sup>nd</sup> Floor, 998 Monmouth Street, Newport, KY 41071 within ten (10) days of the citation. If you appeal and the citation is Upheld by

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

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

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

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



AFFIDAVIT OF LIEN

---


CITATION 25398

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 **Nolan Rechtin** and located at **904 Columbia St., Newport, Kentucky** by a final, non-appealable order of July 23, 2025.

That the City of Newport, Kentucky asserts a lien against the property owned by **Nolan Rechtin** and located at **904 Columbia St., Newport Kentucky**, and more particularly described in **Deed Book 777, Page 491** 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 18<sup>th</sup> day of August, 2025.

Debra S. Fleckinger

Notary Public

Kentucky State at Large

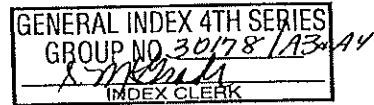
My Commission Expires: May 27, 2026

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



### SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that Fannie Mae A/K/A Federal National Mortgage Association, organized and existing under the laws of the United States of America, with an address of P.O. Box 650043, Dallas, TX 75265-0043 to it paid by the Grantee herein, the receipt and sufficiency of which are hereby acknowledged, does hereby bargain, sell, grant and convey, but without recourse, representation or warranty, except as expressed herein, to Nolan Rechtin, whose mailing address is 904 COLUMBIA STREET, NEWPORT, KY 41071, and tax mailing address is 904 COLUMBIA STREET, NEWPORT, KY 41071 which is also the "in care of" address for the current year tax bills.

#### WITNESSETH:

That for and in consideration of the sum of Forty Four Thousand and 00/100 (\$44,000.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, the Grantor does hereby sell, barter, grant and convey, with Special Warranty covenants, unto the Grantee, Nolan Rechtin, his heirs and assigns forever, the following described real property:

Situate in the City of Newport, County of Campbell and Commonwealth of Kentucky, to-wit:

Parts of Lots Numbered 537 and 538 in Buena Vista Addition to the City of Newport, Campbell County, Kentucky, as recorded in Plat Book 42, Page 5, and more particularly described as follows:

Beginning at a point in the West line of Columbia Street 20 feet, 2 inches South of the Southwest corner of Ninth and Columbia Streets; thence Southwardly with the West line of Columbia Street 19 11/12 feet; thence from the point last named and the place of beginning extending back Westwardly between parallel lines and at right angles to Columbia Street 91 1/2 feet in depth, excepting and reserving however, 4 feet off of the rear or most Westerly end of the real estate hereinabove described, as a way of ingress and egress, for the benefit of and the use of Pallas Swope, an unmarried woman, her heirs and assign forever, and the owners of Lots Numbered 535, 536 and 537 in the Buena Vista Addition to the City of Newport, Campbell County, Kentucky, their heirs and assigns forever.

Also: The right of ingress and egress over a strip of ground 4 feet wide off the rear end of the North 20 feet 2 11/12 inches of Lot Numbered 538 in Buena Vista Addition to the City of Newport, Kentucky.

There are excepted from the warranty covenants set forth herein, matters of zoning, conditions and restrictions, and easements of record.

Being the same property conveyed to Federal National Mortgage Corporation who acquired title by virtue of a deed from George Kolentse, Campbell County Master Commissioner, dated March 29, 2016, recorded April 26, 2016, at Deed Book 775, Page 798, Campbell County, Kentucky records.  
Subject to easements, conditions and restrictions of record.

Such real estate is commonly known as 904 Columbia Street, Newport, Kentucky, 41071.

Parcel Number(s): 999-99-00-716.00  
Group 30178-A3 and 30178-A4

Together with all the PRIVILEGES AND APPURTENANCES to the same belonging.

TO HAVE AND TO HOLD the same to the said Grantee, as aforementioned, his heirs and assigns forever.

THE PARTIES HERETO STATE THE CONSIDERATION REFLECTED IN THIS DEED IS \$44,000.00 AND IS THE FULL CONSIDERATION PAID FOR THE PROPERTY. THE GRANTEE JOIN IN THIS DEED FOR THE SOLE PURPOSE OF CERTIFYING THE CONSIDERATION PURSUANT TO KRS 382.

THIS DEED IS TO (OR FROM) THE UNITED STATES OF AMERICA, OR AN INSTRUMENTALITY THEREOF, FOR NOMINAL CONSIDERATION ONLY AND IS THEREFORE EXEMPT UNDER KRS 142.050(7)(B)

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) 25401, issued to Leiser Alexander Ramirez and Krystal Elaine Ramirez, 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 August 19, 2025.

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

  
Code Enforcement Supervisor

Dated: August 19, 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 #
RAMIREZ LEISER ALEXANDER RAMIREZ KRYSTAL ELAINE	25401

319 COVERT RUN PIKE	BELLEVUE, KY 41071
---------------------	--------------------

VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
07/23/2025	10:30 AM	816 LIBERTY 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 in rear yard

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Mike Cronin	07/24/2025	9:30 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, 2<sup>nd</sup> Floor, 998 Monmouth Street, Newport, KY 41071 within ten (10) days of the citation.

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

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

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

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



AFFIDAVIT OF LIEN

---

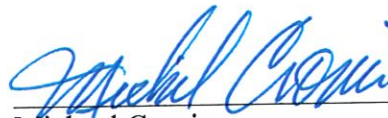
CITATION 25401

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 **Leiser Alexander Ramirez and Krystal Elaine Ramirez** and located at **816 Liberty St., Newport, Kentucky** by a final, non-appealable order of July 24, 2025.

That the City of Newport, Kentucky asserts a lien against the property owned by **Leiser Alexander Ramirez and Krystal Elaine Ramirez** and located at **816 Liberty St., Newport Kentucky**, and more particularly described in **Deed Book 842, Page 487** 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 18<sup>th</sup> day of August, 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

THIS DEED is between **White Whale, LLC, an Ohio Limited Liability Company**, Grantor(s) whose mailing address is 3507 Clifton Ave, Cincinnati, OH 45220, and **Leiser Alexander Ramirez and Krystal Elaine Ramirez, husband and wife**, Grantee(s), whose tax mailing address is 319 Covert Run Pike, Bellevue, KY 41071, Grantee(s); mailing address is 319 Covert Run Pike, Bellevue, KY 41071

WITNESSETH: That for a valuable consideration in the amount of **One Hundred Forty One Thousand Dollars and No Cents (\$141,000.00)**, the receipt of which is hereby acknowledged, the Grantor(s) hereby conveys unto Grantee(s), for and during their joint lives with remainder in fee simple to the survivor of them, with covenant of General Warranty, the following described property located at 816 Liberty St., Newport, KY 41071, in Campbell County, Kentucky, to-wit:

**GROUP NO. 41412/A1 Parcel # 999-99-05-796.00**

**Parts of Lots 25 and 26 of the Trustees Addition in the City of Newport, Campbell County, Kentucky, beginning at a point on the west side of Liberty Street, 20 feet, south of Hardy Alley; thence southwardly on the west side of Liberty Street, 20 feet to a point; thence from said two point extending back westwardly, in rectangular shape by 89 feet in depth.**

**BEING the same property conveyed to White Whale, LLC, an Ohio Limited Liability Company, by Deed dated October 3, 2019 and recorded October 4, 2019, of record in Deed Book 806, Page 657, in the Office of the County Clerk of Campbell County, Kentucky.**

The Grantor(s) further covenant that each is lawfully seized of the estate hereby conveyed; with full right and power to convey same; and that said property is free and clear of all encumbrances.

Said estate is free from all encumbrances except restrictions and easements of record, zoning regulations and real estate taxes not yet due and payable.

Grantor(s) and Grantee(s) do hereto state that the consideration reflected in this deed is the full consideration paid for the property. The Grantee(s) join this deed for the sole purpose of certifying the consideration pursuant to KRS 382.135.

IN WITNESS WHEREOF, the said Grantor(s) and the said Grantee(s) have hereunto set their hands this 25th day of July, 2022.

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) 25410, issued to Ashley Elizabeth Pannell and David Stephen Keim, 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 August 19, 2025.

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

  
Code Enforcement Supervisor

Dated: August 19, 2025

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# 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 #
PANNEL ASHLEY ELIZABETH KEIM DAVID STEPHEN		25410
7007 BROADWAY AVE		CLEVELAND, OH 44105
VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
07/29/2025	10:00 AM	25 W 8TH 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 in the parking area.

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Michael Cronin	07/30/2025	10:30 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, 2<sup>nd</sup> Floor, 998 Monmouth Street, Newport, KY 41071 within ten (10) days of the citation.

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

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

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

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

AFFIDAVIT OF LIEN

---

CITATION 25410

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 **Ashley Elizabeth Pannell and David Stephen Keim** and located at **25 W. 8<sup>th</sup> St., Newport, Kentucky** by a final, non-appealable order of July 30, 2025.

That the City of Newport, Kentucky asserts a lien against the property owned by **Ashley Elizabeth Pannell and David Stephen Keim** and located at **25 W. 8<sup>th</sup> St., Newport Kentucky**, and more particularly described in **Deed Book 791, Page 247** 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 18<sup>th</sup> day of August, 2025.

Debra S. Fleckinger

Notary Public

Kentucky State at Large

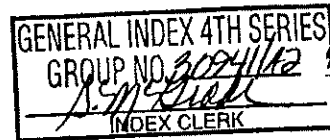
My Commission Expires: May 27, 2026

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 MEN BY THESE PRESENTS:

That the Grantor(s), **Thomas R. Middleton, An Unmarried Man, and Kelly E. Middleton, An Unmarried Man**, whose mailing address is:

100 Aqua Way Apt 330 Newport, Ky 41071

For and in consideration of **One Hundred Eighty Four Thousand Five Hundred Dollars and No Cents** - - - - - (\$184,500.00) to them paid by the Grantee(s) herein, the receipt of which is acknowledged, do bargain, sell and convey to the Grantee(s), **Ashley Elizabeth Pannell and David Stephen Keim, Wife and Husband, for their joint lives, remainder to the survivor of them**, Grantee(s)'s successors, heirs, administrators and/or assigns forever, the following described Real Estate, in the City of Newport, County of Campbell and Commonwealth of Kentucky, to-wit:

Present Street Address: **25 West 8th Street, Newport, KY 41071-1353**

Grantee Mailing Address: 25 West 8th Street, Newport, Ky 41071

Address for Taxes: 7007 Broadway Ave Cleveland, OH 44105

Situated in the City of Newport, County of Campbell, and Commonwealth of Kentucky, and being all of Deed Book 753, Page 321 and all of Deed Book 713, Page 716, as recorded at the County Clerk's office in Newport, Kentucky and being more particularly described as follows:

Beginning at the intersection of the southwestwardly right of way of Putnam Street and the northwestwardly right of way West Eighth Street; thence with the right of way of Putnam Street North 35° 00' 00" West, 104.00' to a point, said point being a shared corner with Rebecca Gray (Deed Book 680, Page 82); thence leaving said right of way and with Gray South 55° 00' 00" West 50.20' to a point, said point being a shared corner with Kearney Properties Ohio LLC (Deed Book 715, Page 238); thence leaving Gray & with Kearney South 35° 00' 00" East 104.00' to a point, said being on the northwestwardly right of way of West Eighth Street;



thence leaving Kearney and with said right of way North 55° 00' 00" East 50.20' to the place of beginning, containing 0.120 acres and is subject to all legal easements and right of ways of record.

All iron pins set are 1/2" diameter and at length 18" in length, stamped "A.R. Ament 1792." This legal description is based upon an actual field survey made by me, Andrew R. Ament, or under my direct supervision in April of 2014.

Most commonly known as: 25 West 8th Street, Newport, KY 41071  
PIDN: 999-99-00-214.00 & 999-99-04-521.00  
Group No.: 30941/A2&A3

Subject to Easements, Restrictions and Conditions of record.

Grantor(s) and Grantee(s) appear(s) on driver's license(s) as:

Grantor(s): Kelly E. Middleton Thomas Russell Middleton  
Grantee(s): Ashley E. Pannell David Stephen Keim

Being the same property conveyed to the Grantor(s) herein by Deed dated May 22, 2015, and recorded in Book D768, Page 75 of the Campbell County, Kentucky Clerk's records.

*TOGETHER WITH ALL THE* privileges and appurtenances to the same belonging.

*TO HAVE AND TO HOLD* the same to the aforementioned Grantee(s) in the manner set forth above, with covenants of General Warranty.

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) 25409, issued to Central 832 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 August 19, 2025.

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

  
Code Enforcement Supervisor

Dated: August 19, 2025

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# 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 #
CENTRAL 832 LLC	25409

120 EAST 8TH SUITE 200	CINCINNATI, OH 45202
------------------------	----------------------

VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
07/29/2025	12:45PM	832 CENTRAL 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	07/29/2025	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, 2<sup>nd</sup> Floor, 998 Monmouth Street, Newport, KY 41071 within ten (10) days of the citation.

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

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

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

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

AFFIDAVIT OF LIEN

---

CITATION 25409

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 **Central 832 LLC** and located at **832 Central Ave., Newport, Kentucky** by a final, non-appealable order of July 29, 2025.

That the City of Newport, Kentucky asserts a lien against the property owned by **Central 832 LLC** and located at **832 Central Ave., Newport Kentucky**, and more particularly described in **Deed Book 843, Page 527** 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 18<sup>th</sup> day of August, 2025.

Debra S. Fleckenstein  
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 FLECKENSTEIN  
Notary Public, "State at Large"  
My Commission Expires  
May 27, 2026  
Notary ID# KYNPS2629

## EXHIBIT "A"

Group: 41411/A2  
PIDN: 999-99-01-640.00  
832 Central Avenue, Newport, Kentucky 41071

### PARCEL ONE:

Situated in the Trustees Addition to the City of Newport, County of Campbell, and State of Kentucky, and being Lot Number Twenty-Three (23), said lot situated on the west side of Central Avenue between Ringgold (now Eighth) and Harris (now Ninth) Streets, fronting 30 feet on Central Avenue and extending back that width 189 feet to an alley agreeable to the recorded plan of said addition, reference being had to the same will fully appear.

### PARCEL TWO:

Part of Lot Number Twenty-Four (24) in the Trustees Addition to the City of Newport, Campbell County, Kentucky. Said lot fronts 30 feet on the west side of Central Avenue between Harris (now Ninth) and Ringgold (now Eighth) Streets, and extends back at right angles, same with in rear as in front, 109 feet deep, the intention being to convey the east 30 feet front by 109 feet deep off of Lot Number Twenty-Four (24) Trustees Addition.

All distances and measurements are to be understood as approximates.

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) 25415, issued to Justin D. Johnson, has/have not been paid or appealed from within the period of time provided by KRS 65.8825(5). A copy of the citation(s) is attached hereto and incorporated by reference as the Final Order(s).

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

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

This is a final and non-appealable order and will result in a lien being filed against the property. This notice has been sent to you via First class mail on August 19, 2025.

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

  
Code Enforcement Supervisor

Dated: August 19, 2025

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# 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	25415

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

VIOLATION DATE	VIOLATION TIME	LOCATION OF VIOLATION
07/31/2025	08:00AM	929 ANN 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
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 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 304.13 Windows and door frames::** Properly repair or replace any missing or deteriorated window or door and frame. Every window, door and frame shall be kept in sound condition, good repair and weather tight.

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

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

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

#### NOTES:

INSPECTORS PRINTED NAME & SIGNATURE	DATE ISSUED	TIME ISSUED
Larry Long	07/31/2025	9:30AM

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

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

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

**FAILURE TO PAY THE MINIMUM FINE OR TO FILE AN APPEAL WITHIN TEN (10) DAYS** will result in a waiver of your right to a hearing, and the determination that a violation was committed will be considered final. The maximum fine shall



then be imposed and it, along with costs of collection, shall be collected as a debt in a court of law.

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

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

AFFIDAVIT OF LIEN

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CITATION 25415

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 **Justin D. Johnson** and located at **929 Ann St., Newport, Kentucky** by a final, non-appealable order of July 31, 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 **\$2,500**.

CITY OF NEWPORT, KENTUCKY



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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 18<sup>th</sup> day of August, 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 ½ feet; thence northwardly and parallel with Ann Street 27 feet; thence westwardly and parallel with Tenth Street 91 ½ feet to Ann Street; thence southwardly with the East line of Ann Street 27 feet to the place of beginning.

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

Deed Reference: Deed Book 712 Page 466

Parcel Number: 999-99-00-009.00

Group Number: 30178/A6