



Neighborhood Services Department  
20 West Pike Street  
Covington, KY 41011  
[www.covingtonky.gov](http://www.covingtonky.gov)

## MEMORANDUM

To: Frank Schultz, City Solicitor  
From: Walt Mace, Assistant Director  
Subject: Properties to be considered for foreclosure  
Date: September 4<sup>th</sup>, 2025

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Below is a list of properties that Neighborhood Services would like to have foreclosed. All these properties have nuisance Liens filed against them. Many of them have unpaid taxes. All of them continue to be a drain on city resources and foreclosure action may not recover what we have in them, but it will at least stop our continued investment in maintaining them. Along with the address I have included a short description of the property as well as a reason for their inclusion. I have also listed them in what is our preferred priority list if they cannot be included at this time. Two pairs are listed together as the explanation for them is the same.

**1312 & 1314 Wheeler** These two properties have recently been demolished using city resources. They are also within the same neighborhood as the 300 block of Pleasant Street which is currently being developed. The foreclosure of these two opens the possibility for the development to continue to Wheeler Street.

**3101 Rogers** This house has been vacant at 31<sup>st</sup> and Rogers for a decade or more. We constantly get calls from interested parties on this one. This property could easily be rehabilitated and increase the value of the neighborhood.

**4201 & 4205 Decoursey** Last year the city demolished 4205 at our own expense and has been maintaining it as well as the neighboring property at 4205 for several years. These two large lots are right across the street from the Latonia Bodega which is bringing a resurgence to the neighborhood.

**4309 Huntington** Property that was demolished by the city. Neighboring properties owned by Habitat for Humanity, including one that they also demolished. Requested foreclosure in November 2024. Habitat for Humanity will certainly move to obtain this as soon as the title can be cleared with the foreclosure that was discussed with them last year.

**217 Byrd** Large brick structure that has vacant for an extended period. It has some serious damage, but the possibility of rehabilitation still exists. Several parties have reached out to us over the years.

**4614 Eureka**                **Frame house in Latonia that has sat for several years. This house is holding back the neighborhood and has to have serious maintenance by the city including an emergency shutting off the water as there was a main break in the front yard.**

**1511 Banklick**            **This is the only property that is occupied from time to time on this list. The owner has been to Code Enforcement Board several times on this and on other properties. He receives fines that he never pays. We no longer allow him to appeal to the Board as he is in bad standing.**

**2211 Madison**            **This building is adjacent to 3 city owned properties that are up for sale. It is also in the Wallace Woods neighborhood and the 4 properties together offer a great opportunity for development. It is important to make this property available.**

**1414 Wheeler**            **This is a decrepit frame cottage just one block away from the 300 block of Pleasant Street. While it is in rough shape, the nearby development will certainly spark interest.**

**358-60 Bond**            **A long term eyesore in the Botany Hills neighborhood that is in great disrepair. It is set apart from neighboring homes, otherwise we would be more closely monitoring it as a hazard. Like all monitored vacant properties, it does get a visit from Code Enforcement every quarter. The cross-the-street neighbor is one of many who have expressed interest, if the title could be cleared.**

***Walt Mace***

**Walt Mace, Assistant Director**

**CC; Brandon Holmes, Director**

**Joe Meimann, Manager Code Enforcement**

**Starr Ford, Senior Assistant City Solicitor**