

Public NoticesPublic NoticesPublic NoticesPublic NoticesPublic NoticesPublic Notices

COMMISSIONER’S SALE KENTON CIRCUIT COURT First DIVISION CASE NO. 23-CI-00839 U.S. Bank National Association PLAINTIFF Vs Marsha L. Martin, as Executrix of the estate of Emma Carnes, et al. DEFENDANTS By virtue of a Judgment rendered December 19, 2023 and an order entered April 16, 2025, of the Kenton Circuit Court, in the above cause I shall proceed to offer for sale at the Court House Door Covington KENTON COUNTY JUSTICE CENTER, 230 MADISON AVENUE, ON THE SECOND FLOOR LOBBY OR AS DIRECTED BY COURT PERSONNEL- HEALTH AND SAFETY MEASURES TO INCLUDE SOCIAL DISTANCING AND THE USE OF FACIAL COVERINGS OVER THE NOSE AND MOUTH MAY BE REQUIRED AT SALES. To the highest or best bidder at public auction on TUESDAY the 20th day of May, 2025, at 10:00 am, the following property, to-wit: 560 Stevenson Road, Erlanger, KY 41018 GROUP: 3887 PIDN: 016-10-311.00 The complete legal description of the property being sold is contained in the Judgment and Order of Sale in Case Number 23-CI-00839, filed in the Kenton Circuit Clerk’s Office, Covington, Kentucky. THIS PROPERTY IS BEING SOLD TO PRODUCE THE SUMS OF MONEY SO ORDERED TO BE MADE IN THE JUDGMENT AND ORDER OF SALE ENTERED IN THE WITHIN CASE, INCLUDING BUT NOT LIMITED TO COURT COSTS, AD VALOREM TAXES, the Sum of \$86,115.21; AND OTHER LIENS, INTEREST, ATTORNEY FEES AND/OR OTHER SUMS AND JUDGMENTS THAT MAY BE AWARDED BY THE COURT. SAID PROPERTY SHALL BE SOLD SUBJECT TO REAL ESTATE TAXES DUE AND OWING FOR THE YEAR OF SALE AND THEREAFTER. PRIOR YEARS UNPAID TAXES SHALL BE PAID FROM THE PROCEEDS IF THE PURCHASER IS NOT THE JUDGMENT HOLDER. IF THE PURCHASER IS THE JUDGMENT HOLDER, PRIOR YEARS UNPAID TAXES SHALL BE PAID BY THE JUDGMENT HOLDER, IN FULL OR PRO RATA, PROVIDED THE SALE PURCHASE PRICE EXCEEDS THE COURT COSTS. THE SALE SHALL BE MADE TO THE HIGHEST AND BEST BIDDER (S). ANY PURCHASER, OTHER THAN JUDGMENT HOLDER, WHO DOES NOT PAY CASH IN FULL, SHALL PAY 10% CASH AND THE BALANCE IN 30 DAYS PLUS INTEREST, AND SHALL BE REQUIRED TO EXECUTE A BOND AT THE TIME OF SALE, WITH SURETY ACCEPTABLE TO THE MASTER COMMISSIONER AND PRE-APPROVED BY THE MASTER COMMISSIONER AT LEAST BY NOON, TWO (2) BUSINESS DAYS BEFORE THE SALE DATE. TO SECURE THE UNPAID BALANCE OF THE PURCHASE PRICE, AND SAID BOND SHALL BEAR INTEREST AT THE RATE OF 12% PER ANNUM FROM THE DATE OF SALE UNTIL PAID, AND SHALL HAVE THE SAME FORCE AND EFFECT AS A JUDGMENT AND SHALL REMAIN AND BE A LIEN ON THE PROPERTY UNTIL PAID. THE BOND SURETY MUST BE PRESENT AT THE SALE AND EXECUTE THE SALE BOND AND THE AFFIDAVIT OF SURETY. THE PURCHASER (S) SHALL HAVE THE PRIVILEGE OF PAYING ALL THE BALANCE OF THE PURCHASE PRICE PRIOR TO THE EXPIRATION OF THE THIRTY (30) DAY PERIOD. THE DEPOSIT SHALL BE WAIVED IF JUDGMENT HOLDER IS THE SUCCESSFUL BIDDER. THE MASTER COMMISSIONER SHALL SELL THE REAL ESTATE BY PUBLIC SALE ON A DAY AND TIME TO BE FIXED BY HIM INSIDE THE FRONT DOOR, BY THE ELEVATORS OR AS DIRECTED BY COURT PERSONNEL, OF THE KENTON COUNTY JUSTICE CENTER, THIRD AND MADISON AVENUES, COVINGTON, KENTUCKY. BIDDERS MUST BE PREPARED TO COMPLY WITH THESE TERMS. Leonard G. Rowekamp, Master Commissioner
CIN MAY 2, 2025 Ad#11255323

COMMISSIONER’S SALE KENTON CIRCUIT COURT Third DIVISION CASE NO. 24-CI-02265 Loyal Webster Wilson PLAINTIFF – Vs - The Unknown Heirs of Judy A. Hurley, et al. DEFENDANTS By virtue of a Judgment rendered April 11, 2025, of the Kenton Circuit Court, in the above cause I shall proceed to offer for sale at the Court House Door Covington KENTON COUNTY JUSTICE CENTER, 230 MADISON AVENUE, BY THE ELEVATORS KENTON COUNTY JUSTICE CENTER, 230 MADISON AVENUE, ON THE SECOND FLOOR LOBBY OR AS DIRECTED BY COURT PERSONNEL- HEALTH AND SAFETY MEASURES TO INCLUDE SOCIAL DISTANCING AND THE USE OF FACIAL COVERINGS OVER THE NOSE AND MOUTH WILL BE REQUIRED AT SALES. To the highest or best bidder at public auction on TUESDAY the 20th day of May, 2025, at 10:00 am, the following property, to-wit: 1080 Hands Pike, Covington, KY 41017 GROUP: PIDN: 044-20-00-068.00 The complete legal description of the property being sold is contained in the Judgment and Order of Sale in Case Number 24-CI-02265, filed in the Kenton Circuit Clerk’s Office, Covington, Kentucky. THIS PROPERTY IS BEING SOLD TO PRODUCE THE SUMS OF MONEY SO ORDERED TO BE MADE IN THE JUDGMENT AND ORDER OF SALE ENTERED IN THE WITHIN CASE, INCLUDING BUT NOT LIMITED TO COURT COSTS, AD VALOREM TAXES, the Sum of \$13,722.16; AND OTHER LIENS, INTEREST, ATTORNEY FEES AND/OR OTHER SUMS AND JUDGMENTS THAT MAY BE AWARDED BY THE COURT. SAID PROPERTY SHALL BE SOLD SUBJECT TO REAL ESTATE TAXES DUE AND OWING FOR THE YEAR OF SALE AND THEREAFTER. PRIOR YEARS UNPAID TAXES SHALL BE PAID FROM THE PROCEEDS IF THE PURCHASER IS NOT THE PLAINTIFF. IF THE PURCHASER IS THE PLAINTIFF, PRIOR YEARS UNPAID TAXES SHALL BE PAID BY THE PLAINTIFF, IN FULL OR PRO RATA, PROVIDED THE SALE PURCHASE PRICE EXCEEDS THE COURT COSTS. THE SALE SHALL BE MADE TO THE HIGHEST AND BEST BIDDER (S). ANY PURCHASER, OTHER THAN PLAINTIFF, WHO DOES NOT PAY CASH IN FULL, SHALL PAY 10% CASH AND THE BALANCE IN 30 DAYS PLUS INTEREST, AND SHALL BE REQUIRED TO EXECUTE A BOND AT THE TIME OF SALE, WITH SURETY ACCEPTABLE TO THE MASTER COMMISSIONER AND PRE-APPROVED BY THE MASTER COMMISSIONER AT LEAST BY NOON, TWO (2) BUSINESS DAYS BEFORE THE SALE DATE, TO SECURE THE UNPAID BALANCE OF THE PURCHASE PRICE, AND SAID BOND SHALL BEAR INTEREST AT THE RATE OF 12% PER ANNUM FROM THE DATE OF SALE UNTIL PAID, AND SHALL HAVE THE SAME FORCE AND EFFECT AS A JUDGMENT AND SHALL REMAIN AND BE A LIEN ON THE PROPERTY UNTIL PAID. THE BOND SURETY MUST BE PRESENT AT THE SALE AND EXECUTE THE SALE BOND AND THE AFFIDAVIT OF SURETY. THE PURCHASER (S) SHALL HAVE THE PRIVILEGE OF PAYING ALL THE BALANCE OF THE PURCHASE PRICE PRIOR TO THE EXPIRATION OF THE THIRTY (30) DAY PERIOD. THE DEPOSIT SHALL BE WAIVED IF PLAINTIFF IS THE SUCCESSFUL BIDDER. THE MASTER COMMISSIONER SHALL SELL THE REAL ESTATE BY PUBLIC SALE ON A DAY AND TIME TO BE FIXED BY HIM INSIDE THE FRONT DOOR, BY THE ELEVATORS, OF THE KENTON COUNTY JUSTICE CENTER, THIRD AND MADISON AVENUES, COVINGTON, KENTUCKY. BIDDERS MUST BE PREPARED TO COMPLY WITH THESE TERMS. Leonard G. Rowekamp, Master Commissioner
CIN MAY 2, 2025 Ad#11255223

COMMISSIONER’S SALE KENTON CIRCUIT COURT Fourth DIVISION CASE NO. 24-CI-01015 MBCC Property Management, LLC PLAINTIFF – Vs - Thomas F. Hyden, et al. DEFENDANTS By virtue of a Judgment rendered April 2, 2025, of the Kenton Circuit Court, in the above cause I shall proceed to offer for sale at the Court House Door Covington KENTON COUNTY JUSTICE CENTER, 230 MADISON AVENUE, BY THE ELEVATORS KENTON COUNTY JUSTICE CENTER, 230 MADISON AVENUE, ON THE SECOND FLOOR LOBBY OR AS DIRECTED BY COURT PERSONNEL- HEALTH AND SAFETY MEASURES TO INCLUDE SOCIAL DISTANCING AND THE USE OF FACIAL COVERINGS OVER THE NOSE AND MOUTH WILL BE REQUIRED AT SALES. To the highest or best bidder at public auction on TUESDAY the 20th day of May, 2025, at 10:00 am, the following property, to-wit: 917 Cherry Street, Covington, KY 41011 GROUP: PIDN: 040-44-01-047.00 The complete legal description of the property being sold is contained in the Judgment and Order of Sale in Case Number 24-CI-01015, filed in the Kenton Circuit Clerk’s Office, Covington, Kentucky. THIS PROPERTY IS BEING SOLD TO PRODUCE THE SUMS OF MONEY SO ORDERED TO BE MADE IN THE JUDGMENT AND ORDER OF SALE ENTERED IN THE WITHIN CASE, INCLUDING BUT NOT LIMITED TO COURT COSTS, AD VALOREM TAXES, the Sum of \$10,526.34; AND OTHER LIENS, INTEREST, ATTORNEY FEES AND/OR OTHER SUMS AND JUDGMENTS THAT MAY BE AWARDED BY THE COURT. SAID PROPERTY SHALL BE SOLD SUBJECT TO REAL ESTATE TAXES DUE AND OWING FOR THE YEAR OF SALE AND THEREAFTER. PRIOR YEARS UNPAID TAXES SHALL BE PAID FROM THE PROCEEDS IF THE PURCHASER IS NOT THE PLAINTIFF. IF THE PURCHASER IS THE PLAINTIFF, PRIOR YEARS UNPAID TAXES SHALL BE PAID BY THE PLAINTIFF, IN FULL OR PRO RATA, PROVIDED THE SALE PURCHASE PRICE EXCEEDS THE COURT COSTS. THE SALE SHALL BE MADE TO THE HIGHEST AND BEST BIDDER (S). ANY PURCHASER, OTHER THAN PLAINTIFF, WHO DOES NOT PAY CASH IN FULL, SHALL PAY 10% CASH AND THE BALANCE IN 30 DAYS PLUS INTEREST, AND SHALL BE REQUIRED TO EXECUTE A BOND AT THE TIME OF SALE, WITH SURETY ACCEPTABLE TO THE MASTER COMMISSIONER AND PRE-APPROVED BY THE MASTER COMMISSIONER AT LEAST BY NOON, TWO (2) BUSINESS DAYS BEFORE THE SALE DATE, TO SECURE THE UNPAID BALANCE OF THE PURCHASE PRICE, AND SAID BOND SHALL BEAR INTEREST AT THE RATE OF 12% PER ANNUM FROM THE DATE OF SALE UNTIL PAID, AND SHALL HAVE THE SAME FORCE AND EFFECT AS A JUDGMENT AND SHALL REMAIN AND BE A LIEN ON THE PROPERTY UNTIL PAID. THE BOND SURETY MUST BE PRESENT AT THE SALE AND EXECUTE THE SALE BOND AND THE AFFIDAVIT OF SURETY. THE PURCHASER (S) SHALL HAVE THE PRIVILEGE OF PAYING ALL THE BALANCE OF THE PURCHASE PRICE PRIOR TO THE EXPIRATION OF THE THIRTY (30) DAY PERIOD. THE DEPOSIT SHALL BE WAIVED IF PLAINTIFF IS THE SUCCESSFUL BIDDER. THE MASTER COMMISSIONER SHALL SELL THE REAL ESTATE BY PUBLIC SALE ON A DAY AND TIME TO BE FIXED BY HIM INSIDE THE FRONT DOOR, BY THE ELEVATORS, OF THE KENTON COUNTY JUSTICE CENTER, THIRD AND MADISON AVENUES, COVINGTON, KENTUCKY. BIDDERS MUST BE PREPARED TO COMPLY WITH THESE TERMS. Leonard G. Rowekamp, Master Commissioner
CIN MAY 2, 2025 Ad#11255273

COMMISSIONER’S SALE KENTON CIRCUIT COURT First DIVISION CASE NO. 24-CI-01740 David A. Irwin PLAINTIFF – Vs - H. M. Clarke, et al. DEFENDANTS By virtue of a Judgment rendered April 3, 2025, of the Kenton Circuit Court, in the above cause I shall proceed to offer for sale at the Court House Door Covington KENTON COUNTY JUSTICE CENTER, 230 MADISON AVENUE, BY THE ELEVATORS KENTON COUNTY JUSTICE CENTER, 230 MADISON AVENUE, ON THE SECOND FLOOR LOBBY OR AS DIRECTED BY COURT PERSONNEL- HEALTH AND SAFETY MEASURES TO INCLUDE SOCIAL DISTANCING AND THE USE OF FACIAL COVERINGS OVER THE NOSE AND MOUTH WILL BE REQUIRED AT SALES. To the highest or best bidder at public auction on TUESDAY the 20th day of May, 2025, at 10:00 am, the following property, to-wit: 679 Maple Road, Covington, KY 41015 GROUP: IND PIDN: 059-40-00-281.00 The complete legal description of the property being sold is contained in the Judgment and Order of Sale in Case Number 24-CI-01740, filed in the Kenton Circuit Clerk’s Office, Covington, Kentucky. THIS PROPERTY IS BEING SOLD TO PRODUCE THE SUMS OF MONEY SO ORDERED TO BE MADE IN THE JUDGMENT AND ORDER OF SALE ENTERED IN THE WITHIN CASE, INCLUDING BUT NOT LIMITED TO COURT COSTS, AD VALOREM TAXES, the Sum of \$3,657.93; AND OTHER LIENS, INTEREST, ATTORNEY FEES AND/OR OTHER SUMS AND JUDGMENTS THAT MAY BE AWARDED BY THE COURT. SAID PROPERTY SHALL BE SOLD SUBJECT TO REAL ESTATE TAXES DUE AND OWING FOR THE YEAR OF SALE AND THEREAFTER. PRIOR YEARS UNPAID TAXES SHALL BE PAID FROM THE PROCEEDS IF THE PURCHASER IS NOT THE PLAINTIFF. IF THE PURCHASER IS THE PLAINTIFF, PRIOR YEARS UNPAID TAXES SHALL BE PAID BY THE PLAINTIFF, IN FULL OR PRO RATA, PROVIDED THE SALE PURCHASE PRICE EXCEEDS THE COURT COSTS. THE SALE SHALL BE MADE TO THE HIGHEST AND BEST BIDDER (S). ANY PURCHASER, OTHER THAN PLAINTIFF, WHO DOES NOT PAY CASH IN FULL, SHALL PAY 10% CASH AND THE BALANCE IN 30 DAYS PLUS INTEREST, AND SHALL BE REQUIRED TO EXECUTE A BOND AT THE TIME OF SALE, WITH SURETY ACCEPTABLE TO THE MASTER COMMISSIONER AND PRE-APPROVED BY THE MASTER COMMISSIONER AT LEAST BY NOON, TWO (2) BUSINESS DAYS BEFORE THE SALE DATE, TO SECURE THE UNPAID BALANCE OF THE PURCHASE PRICE, AND SAID BOND SHALL BEAR INTEREST AT THE RATE OF 12% PER ANNUM FROM THE DATE OF SALE UNTIL PAID, AND SHALL HAVE THE SAME FORCE AND EFFECT AS A JUDGMENT AND SHALL REMAIN AND BE A LIEN ON THE PROPERTY UNTIL PAID. THE BOND SURETY MUST BE PRESENT AT THE SALE AND EXECUTE THE SALE BOND AND THE AFFIDAVIT OF SURETY. THE PURCHASER (S) SHALL HAVE THE PRIVILEGE OF PAYING ALL THE BALANCE OF THE PURCHASE PRICE PRIOR TO THE EXPIRATION OF THE THIRTY (30) DAY PERIOD. THE DEPOSIT SHALL BE WAIVED IF PLAINTIFF IS THE SUCCESSFUL BIDDER. THE MASTER COMMISSIONER SHALL SELL THE REAL ESTATE BY PUBLIC SALE ON A DAY AND TIME TO BE FIXED BY HIM INSIDE THE FRONT DOOR, BY THE ELEVATORS, OF THE KENTON COUNTY JUSTICE CENTER, THIRD AND MADISON AVENUES, COVINGTON, KENTUCKY. BIDDERS MUST BE PREPARED TO COMPLY WITH THESE TERMS. Leonard G. Rowekamp, Master Commissioner
CIN MAY 2, 2025 Ad#11255104

COMMISSIONER’S SALE KENTON CIRCUIT COURT First DIVISION CASE NO. 24-CI-00093 ANP Tax Lien Company, LLC PLAINTIFF – Vs - Stephen E. Stone, et al. DEFENDANTS By virtue of a Judgment rendered April 10, 2025, of the Kenton Circuit Court, in the above cause I shall proceed to offer for sale at the Court House Door Covington KENTON COUNTY JUSTICE CENTER, 230 MADISON AVENUE, BY THE ELEVATORS KENTON COUNTY JUSTICE CENTER, 230 MADISON AVENUE, ON THE SECOND FLOOR LOBBY OR AS DIRECTED BY COURT PERSONNEL- HEALTH AND SAFETY MEASURES TO INCLUDE SOCIAL DISTANCING AND THE USE OF FACIAL COVERINGS OVER THE NOSE AND MOUTH WILL BE REQUIRED AT SALES. To the highest or best bidder at public auction on TUESDAY the 20th day of May, 2025, at 10:00 am, the following property, to-wit: 115 42nd Street, Covington, KY 41015 GROUP: 2352 PIDN: 056-41-02-005.00 The complete legal description of the property being sold is contained in the Judgment and Order of Sale in Case Number 24-CI-00093, filed in the Kenton Circuit Clerk’s Office, Covington, Kentucky. THIS PROPERTY IS BEING SOLD TO PRODUCE THE SUMS OF MONEY SO ORDERED TO BE MADE IN THE JUDGMENT AND ORDER OF SALE ENTERED IN THE WITHIN CASE, INCLUDING BUT NOT LIMITED TO COURT COSTS, AD VALOREM TAXES, the Sum of \$8,540.87; AND OTHER LIENS, INTEREST, ATTORNEY FEES AND/OR OTHER SUMS AND JUDGMENTS THAT MAY BE AWARDED BY THE COURT. SAID PROPERTY SHALL BE SOLD SUBJECT TO REAL ESTATE TAXES DUE AND OWING FOR THE YEAR OF SALE AND THEREAFTER. PRIOR YEARS UNPAID TAXES SHALL BE PAID FROM THE PROCEEDS IF THE PURCHASER IS NOT THE PLAINTIFF. IF THE PURCHASER IS THE PLAINTIFF, PRIOR YEARS UNPAID TAXES SHALL BE PAID BY THE PLAINTIFF, IN FULL OR PRO RATA, PROVIDED THE SALE PURCHASE PRICE EXCEEDS THE COURT COSTS. THE SALE SHALL BE MADE TO THE HIGHEST AND BEST BIDDER (S). ANY PURCHASER, OTHER THAN PLAINTIFF, WHO DOES NOT PAY CASH IN FULL, SHALL PAY 10% CASH AND THE BALANCE IN 30 DAYS PLUS INTEREST, AND SHALL BE REQUIRED TO EXECUTE A BOND AT THE TIME OF SALE, WITH SURETY ACCEPTABLE TO THE MASTER COMMISSIONER AND PRE-APPROVED BY THE MASTER COMMISSIONER AT LEAST BY NOON, TWO (2) BUSINESS DAYS BEFORE THE SALE DATE, TO SECURE THE UNPAID BALANCE OF THE PURCHASE PRICE, AND SAID BOND SHALL BEAR INTEREST AT THE RATE OF 12% PER ANNUM FROM THE DATE OF SALE UNTIL PAID, AND SHALL HAVE THE SAME FORCE AND EFFECT AS A JUDGMENT AND SHALL REMAIN AND BE A LIEN ON THE PROPERTY UNTIL PAID. THE BOND SURETY MUST BE PRESENT AT THE SALE AND EXECUTE THE SALE BOND AND THE AFFIDAVIT OF SURETY. THE PURCHASER (S) SHALL HAVE THE PRIVILEGE OF PAYING ALL THE BALANCE OF THE PURCHASE PRICE PRIOR TO THE EXPIRATION OF THE THIRTY (30) DAY PERIOD. THE DEPOSIT SHALL BE WAIVED IF PLAINTIFF IS THE SUCCESSFUL BIDDER. THE MASTER COMMISSIONER SHALL SELL THE REAL ESTATE BY PUBLIC SALE ON A DAY AND TIME TO BE FIXED BY HIM INSIDE THE FRONT DOOR, BY THE ELEVATORS, OF THE KENTON COUNTY JUSTICE CENTER, THIRD AND MADISON AVENUES, COVINGTON, KENTUCKY. BIDDERS MUST BE PREPARED TO COMPLY WITH THESE TERMS. Leonard G. Rowekamp, Master Commissioner
CIN MAY 2, 2025 Ad#11255368

COMMISSIONER’S SALE KENTON CIRCUIT COURT Fourth DIVISION CASE NO. 24-CI-00045 ADS Tax Lien Company, LLC PLAINTIFF – Vs - Kevin Hoskins, et al. DEFENDANTS By virtue of a Judgment rendered April 2, 2025, of the Kenton Circuit Court, in the above cause I shall proceed to offer for sale at the Court House Door Covington KENTON COUNTY JUSTICE CENTER, 230 MADISON AVENUE, BY THE ELEVATORS KENTON COUNTY JUSTICE CENTER, 230 MADISON AVENUE, ON THE SECOND FLOOR LOBBY OR AS DIRECTED BY COURT PERSONNEL- HEALTH AND SAFETY MEASURES TO INCLUDE SOCIAL DISTANCING AND THE USE OF FACIAL COVERINGS OVER THE NOSE AND MOUTH WILL BE REQUIRED AT SALES. To the highest or best bidder at public auction on TUESDAY the 20th day of May, 2025, at 10:00 am, the following property, to-wit: 3981 Old Madison Pike, Covington, KY 41017 GROUP: IND PIDN: 044-10-00-058.00 The complete legal description of the property being sold is contained in the Judgment and Order of Sale in Case Number 24-CI-00045, filed in the Kenton Circuit Clerk’s Office, Covington, Kentucky. THIS PROPERTY IS BEING SOLD TO PRODUCE THE SUMS OF MONEY SO ORDERED TO BE MADE IN THE JUDGMENT AND ORDER OF SALE ENTERED IN THE WITHIN CASE, INCLUDING BUT NOT LIMITED TO COURT COSTS, AD VALOREM TAXES, the Sum of \$7,101.47; AND OTHER LIENS, INTEREST, ATTORNEY FEES AND/OR OTHER SUMS AND JUDGMENTS THAT MAY BE AWARDED BY THE COURT. SAID PROPERTY SHALL BE SOLD SUBJECT TO REAL ESTATE TAXES DUE AND OWING FOR THE YEAR OF SALE AND THEREAFTER. PRIOR YEARS UNPAID TAXES SHALL BE PAID FROM THE PROCEEDS IF THE PURCHASER IS NOT THE PLAINTIFF. IF THE PURCHASER IS THE PLAINTIFF, PRIOR YEARS UNPAID TAXES SHALL BE PAID BY THE PLAINTIFF, IN FULL OR PRO RATA, PROVIDED THE SALE PURCHASE PRICE EXCEEDS THE COURT COSTS. THE SALE SHALL BE MADE TO THE HIGHEST AND BEST BIDDER (S). ANY PURCHASER, OTHER THAN PLAINTIFF, WHO DOES NOT PAY CASH IN FULL, SHALL PAY 10% CASH AND THE BALANCE IN 30 DAYS PLUS INTEREST, AND SHALL BE REQUIRED TO EXECUTE A BOND AT THE TIME OF SALE, WITH SURETY ACCEPTABLE TO THE MASTER COMMISSIONER AND PRE-APPROVED BY THE MASTER COMMISSIONER AT LEAST BY NOON, TWO (2) BUSINESS DAYS BEFORE THE SALE DATE, TO SECURE THE UNPAID BALANCE OF THE PURCHASE PRICE, AND SAID BOND SHALL BEAR INTEREST AT THE RATE OF 12% PER ANNUM FROM THE DATE OF SALE UNTIL PAID, AND SHALL HAVE THE SAME FORCE AND EFFECT AS A JUDGMENT AND SHALL REMAIN AND BE A LIEN ON THE PROPERTY UNTIL PAID. THE BOND SURETY MUST BE PRESENT AT THE SALE AND EXECUTE THE SALE BOND AND THE AFFIDAVIT OF SURETY. THE PURCHASER (S) SHALL HAVE THE PRIVILEGE OF PAYING ALL THE BALANCE OF THE PURCHASE PRICE PRIOR TO THE EXPIRATION OF THE THIRTY (30) DAY PERIOD. THE DEPOSIT SHALL BE WAIVED IF PLAINTIFF IS THE SUCCESSFUL BIDDER. THE MASTER COMMISSIONER SHALL SELL THE REAL ESTATE BY PUBLIC SALE ON A DAY AND TIME TO BE FIXED BY HIM INSIDE THE FRONT DOOR, BY THE ELEVATORS, OF THE KENTON COUNTY JUSTICE CENTER, THIRD AND MADISON AVENUES, COVINGTON, KENTUCKY. BIDDERS MUST BE PREPARED TO COMPLY WITH THESE TERMS. Leonard G. Rowekamp, Master Commissioner
CIN MAY 2, 2025 Ad#11255174



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