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COUNTY TAXPAYER'S NOTICE

The 2023 County Tax Bills are due on or after November 1, 2023. If you do not receive your tax bill within the first week of November, please contact the Lyon County Sheriffs Office. When mailing in your payment, please include a copy of your tax bill or put the tax bill number on your check. If you wish for a paid receipt to be returned to you, please enclose a self- addressed, stamped envelope. **When paying in person, please bring your tax bill with you.** The following are the collection dates:

2% DISCOUNT	Paid by November 30, 2023
FACE AMOUNT	Paid by December 31, 2023
5% PENALTY	Paid by January 31, 2024
10% PENALTY + 10% SHERIFF'S ADD-ON FEE	Paid after January 31, 2024

IMPORTANT NOTICE:

All delinquent tax bills will be transferred to the County Clerk's Office as of the close of business on April 15, 2024. In addition to the penalties and fees that are applied by the Sheriff's Office all payments made in the County Clerk's Office are subject to a 20% County Attorney's Fee, a 10% County Clerk's Fee and interest at 1% per month. The delinquency is also subject to being sold to a Third Party in the summer of 2024.

WARNING ORDER TO LOCUST GROVE BAPTIST CHURCH OF KUTTAWA, KENTUCKY REGARDING PETITION TO QUIET TITLE

On or about September 20, 2023, the undersigned was appointed as Warning Order Attorney for Locust Grove Baptist Church of Kuttawa, Kentucky. Pursuant to the Kentucky Rules of Civil Procedure, the undersigned must make diligent efforts to notify the Locust Grove Baptist Church of the nature and pendency of a Petition to Quiet Title that was filed in Lyon Circuit Court on or about September 14, 2023 in a case styled Kuttawa Relocation Foundation, Inc. v. Locust Grove Baptist Church (Lyon Circuit Court, Civil Action No. 23-CI-00083).

Upon information and believe, the above-styled case was filed by the Kuttawa Relocation Foundation, Inc. to quiet title on certain tracts of real property located within the City of Kuttawa, Kentucky. These tracts of real property are more particularly described as follows:

Beginning at an iron pin, said pin being S 82° 31' W 70 feet, more or less, from the corner common to Will Yates, George Fleming and the City of Kuttawa; thence with said bearing and with the property line fence between George Flemming and the City of Kuttawa 88.5 feet to an iron pin; in said fence; thence N 18° 32' E. 288.8 feet to an iron pin; thence S. 71° 28' E. 80 feet to an iron pin; thence S 18° 32' W. 190 feet to the point of beginning.

Being the same property conveyed to Robert Parker, Trustee of the Locust Grove Baptist Church by Deed dated October 10, 1962, from Kuttawa Relocation Foundation, Inc., an recorded on October 25, 1962 in Deed Book 53, Page 56 of the Lyon County Court Clerk's Office.

AND

TRACT I (Tract II on plat)

A tract of land lying in the City of Kuttawa, Lyon County, Kentucky, said tract is approximately 430 feet West of the centerline of Lakeshore Drive and approximately 110 feet South of Laurel Avenue, being more particularly described as follows:

Beginning at a 3/4" iron pipe (fnd) in the easterly right-of-way margin of an unnamed road, said iron pipe being located North 82 degrees 31' 00" East 346.27 feet from a 3/4" pinched iron pipe (fnd) at the southwesterly corner of the Kuttawa Relocation Foundation, Inc. property of record in Deed Book 50, page 499; thence with the easterly right-of-way margin of said unnamed road and a curve to the left having a central angle 00 degrees 53' 52", a radius of 251.16 feet, an arc length 3.94 feet, a tangent of 1.97 feet and a chord bearing and distance of North 25 degrees 26' 45" East, 3.94 feet to a 5/8" x 24" iron rebar w/cap (set) PLS #3117; thence continuing with said right-of-way North 24 degrees 59' 50" East, 180.31 feet to a 5/8" x 24" iron rebar w/cap (set) PLS #3117; thence continuing with said right-of-way margin and a curve to the right having a central angle of 36 degrees 52' 15", a radius of 120.00 feet, an arc length of 77.22 feet a tangent of 40.00 feet and a chord bearing and distance of North 43 degrees 25' 57" East, 75.90 feet to a 5/8" x 24" iron rebar w/cap (set) PLS #3117; thence continuing with said right-of-way margin and a curve to the left having a central angle of 03 degrees 26' 53", a radius of 101.94 feet, an arc length of 6.14 feet, a tangent of 3.07 feet and a chord bearing and distance of North 59 degrees 55' 20" East, 6.13 feet to a 5/8" x 24" iron rebar w/cap (set) PLS #3117, said iron rebar being the northwesterly corner of the Locust Grove Baptist Church property of record in Deed Book 53, Page 56; thence with the westerly line of the Church property South 18 degrees 32' 00" West, 228.80 feet to a 5/8" x 24" iron rebar w/cap (set) PLS #3117, said iron rebar being in the northerly line of the City of Kuttawa property of record in Deed Book 118, page 495; thence with said northerly line South 82 degrees 31' 00" West, 63.18 feet to the point of beginning, containing 0.2159 acres or 9,405.5 square feet.

The foregoing description is based on the survey by Jeffrey K. Clark, PLS #3117, dated March 4, 2003 and revised October 6, 2007.

SUBJECT TO easements for the construction, maintenance, repair, reconstruction, etc., of sanitary sewers, water lines, telephone and electric lines and other utilities, together with all pipes, conduits, poles, wires, attachments, connections, etc., used in connection therewith, over, under or across a strip of land ten (10) feet wide on the back end of said lot.

TRACT II (Tract III on plat)

A tract of land lying in the City of Kuttawa, Lyon County, Kentucky, said property lies adjacent to the southerly right-of-way margin of Laurel Avenue and approximately 200 feet west of the intersection of Laurel Avenue and Lakeshore Drive, being more particularly described as follows:

Beginning at a 5/8" x 24" iron rebar set PLS #3117 at the northeasterly corner of Locust Grove Baptist Church property of record in Deed Book 53, page 56 Lyon County Court Clerk's Office, said iron rebar being located North 18 degrees 32' 00" East 189.96 feet from a 2" iron pipe (fnd) in the northerly line of the City of Kuttawa property of record in Book 118, page 495, Lyon County Court Clerk's Office; thence with the northerly line of the Locust Grove Baptist Church property North 71 degrees 26' 56" West 79.53 feet to a 5/8" x 24" iron rebar w/cap (set) PLS #3117 in the easterly right-of-way margin of an unnamed road; thence with the easterly right-of-way margin of an unnamed road and a curve to the left having a central angle of 59 degrees 07' 05", a radius of 101.94 feet, an arc length of 105.18 feet, a tangent of 57.82 feet and a chord bearing and distance of North 28 degrees 38' 21" East, 100.58 feet to 5/8" x 24" iron rebar w/cap (set) PLS #3117 at the southeasterly intersection of Laurel Avenue (60' R/W) and an unnamed road (60' R/W); thence with the southerly right-of-way margin of Laurel Avenue and a curve to the right having a central angle of 06 degrees 57' 06", a radius of 542.96 feet, an arc length of 65.88 feet, a tangent of 32.98 feet and a chord bearing and distance of North 88 degrees 34' 37" East 65.84 feet to a 5/8" x 24" iron rebar w/cap (set) PLS #3117; thence leaving the southerly right-of-way margin of Laurel Avenue South 18 degrees 32' 00" West, 121.51 feet to the point beginning, containing 0.1570 acres or 6,839.6 square feet.

The foregoing description is based on survey Jeffrey K. Clark, PLS #3117, dated March 4, 2003 and revised October 6, 2007.

SUBJECT TO easements for the construction, maintenance, repair, reconstruction, etc., of sanitary sewers, water lines, telephone and electric lines and other utilities, together with all pipes, conduits, poles, wires, attachments, connections, etc., used in connection therewith, over, under or across a strip of land ten (10) feet wide on the back end of said lot.

Being the same property conveyed to Pearline Moody, Trustee of Locust Grove Baptist Church, by Deed dated November 19, 2007 from Kuttawa Relocation Foundation, Inc., and recorded on November 19, 2007 in Deed Book 146, Page 423 of the Lyon County Court Clerk's Office.

Upon information and belief, the above-described tracts of real property were originally conveyed by Kuttawa Relocation Foundation, Inc. to "Locust Grove Baptist Church" subject to certain reversionary interests or with the intention that certain reversionary interests be retained in the subject real property. It is alleged in the Petition to Quiet Title that was filed in this action that certain contingencies occurred which triggered the reversionary interests in the deeds of conveyance, thereby reverting fee simple ownership in the subject real property back to Kuttawa Relocation Foundation, Inc. As a result, Kuttawa Relocation Foundation, Inc. is seeking an order terminating any right, title, or interest of "Locust Grove Baptist Church" in the real property that is the subject of this action. Upon information and belief, "Locust Grove Baptist Church" was never incorporated or organized as a business entity under the laws of the Commonwealth of Kentucky. However, it is unknown as to whether "Locust Grove Baptist Church" was ever formally recognized as a 501(c)(3) non-profit entity or any other type of non-profit entity. Upon information and belief, the last known address for "Locust Grove Baptist Church" was P.O. Box 51, Kuttawa, KY 42055, and, at one time, a "Pearline Moody" was listed in some legal documents as a trustee of the "Locust Grove Baptist Church." However, it is unknown as to whether the P.O. Box address listed above is still active or utilized by "Locust Grove Baptist Church," and, upon information and belief, Pearline Moody passed away on or about August 23, 2019.

Please be advised that, if you fail to respond to the Petition to Quiet Title filed by Kuttawa Relocation Foundation, Inc. within fifty (50) days of September 20, 2023, Kuttawa Relocation Foundation, Inc. may be able to obtain a default judgment against you (thereby terminating any interest that you may have in this real property). Please note, however, that I have not been retained on your behalf in this matter (nor do I have any plans to represent your interests in this matter). Simply put, as a Warning Order Attorney appointed by the Lyon Circuit Court in this matter, it is my responsibility to attempt to warn you of the nature and pendency of the above-styled case. Should you have any questions regarding this matter, I would advise you to retain legal counsel immediately to represent your interests in this case.

Respectfully submitted,
Justin Ramey, Esq.
Ramey Law, PLLC
P.O. Box 749
Murray, KY 42071
Phone: 270-228-4077
Fax: 270-228-4077
WARNING ORDER ATTORNEY FOR
LOCUST GROVE BAPTIST CHURCH



A SHELTER PET WANTS TO MEET YOU.

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LYON COUNTY WATER DISTRICT CUSTOMER NOTICE

Notice is hereby given that the Lyon County Water District expects to file an application with the Kentucky Public Service Commission on or about October 13, 2023, seeking approval of a proposed adjustment to its water and sewer rates. The proposed rates shall not become effective until the Public Service Commission has issued an order approving these rates.


CURRENT AND PROPOSED MONTHLY RATES					
Lyon County Water District WATER DIVISION					
CURRENT RATES SCHEDULE		PROPOSED RATES SCHEDULE		DIFFERENCE PERCENT	
5/8" x 3/4" Meters					
First	2,000 gallons \$ 27.50 Minimum Bill	First	2,000 gallons \$ 31.90 Minimum Bill	\$ 4.40	16.00%
Next	3,000 gallons 11.74 per 1,000 gallons	Next	3,000 gallons 13.62 per 1,000 gallons	\$ 1.88	16.01%
Next	5,000 gallons 8.41 per 1,000 gallons	Next	5,000 gallons 9.76 per 1,000 gallons	\$ 1.35	16.05%
Next	10,000 gallons 7.08 per 1,000 gallons	Next	10,000 gallons 8.22 per 1,000 gallons	\$ 1.14	16.10%
Over	20,000 gallons 6.28 per 1,000 gallons	Over	20,000 gallons 7.29 per 1,000 gallons	\$ 1.01	16.08%
1" Meters					
First	15,000 gallons \$ 130.16 Minimum Bill	First	15,000 gallons \$ 151.04 Minimum Bill	\$ 20.88	16.04%
Next	5,000 gallons 7.08 per 1,000 gallons	Next	5,000 gallons 8.22 per 1,000 gallons	\$ 1.14	16.10%
Over	20,000 gallons 6.28 per 1,000 gallons	Over	20,000 gallons 7.29 per 1,000 gallons	\$ 1.01	16.08%
1 1/2" Meters					
First	25,000 gallons \$ 176.91 Minimum Bill	First	25,000 gallons \$ 205.29 Minimum Bill	\$ 28.38	16.04%
Over	25,000 gallons 6.28 per 1,000 gallons	Over	25,000 gallons 7.29 per 1,000 gallons	\$ 1.01	16.08%
2" Meters					
First	45,000 gallons \$ 318.42 Minimum Bill	First	45,000 gallons \$ 369.49 Minimum Bill	\$ 51.07	16.04%
Over	45,000 gallons 6.28 per 1,000 gallons	Over	45,000 gallons 7.29 per 1,000 gallons	\$ 1.01	16.08%

If the Public Service Commission approves the proposed water rates, then the monthly water bill for a customer using an average of 4,000 gallons per month will increase from \$50.98 to \$59.14. This is an increase of \$8.16 or 16.01%.

ABSOLUTE LAND AUCTION

SATURDAY, OCTOBER 28, 2023 @ 10 AM

HERRING MILL ROAD, ELKTON, KY 42220



178.08 ACRES

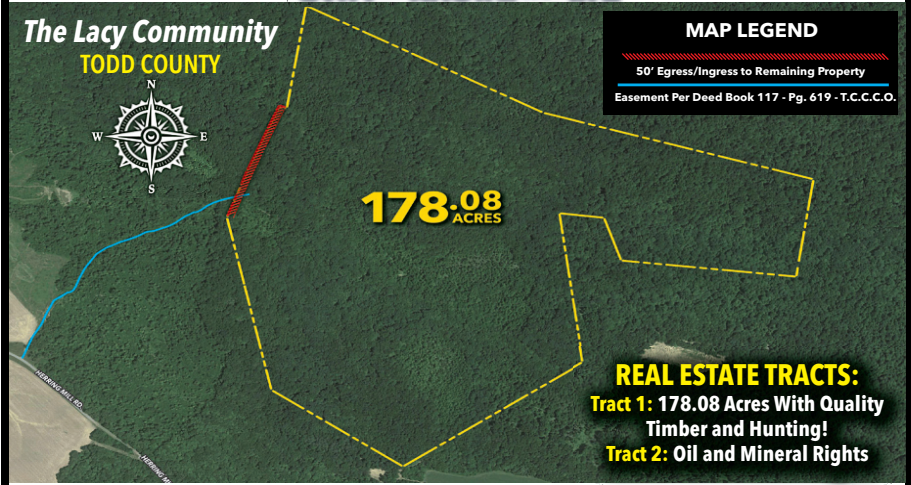
HUNTER'S PARADISE!

ABUNDANCE OF WILDLIFE!

OVER \$295,000 TIMBER VALUE! OWNERS PORTION!

Estimated Total Timber Value \$590,000

The Lacy Community TODD COUNTY



MAP LEGEND

50' Egress/Ingress to Remaining Property

Easement Per Deed Book 117 - Pg. 619 - T.C.C.O.

178.08 ACRES

REAL ESTATE TRACTS:
Tract 1: 178.08 Acres With Quality Timber and Hunting!
Tract 2: Oil and Mineral Rights

Grade	#	Volume*	Avg.	%	Avg.
Sawtimber Species	Trees	(Bd.Ft.)	Vol./Tree (bd.ft.)	Volume	DBH (Inches)
Red Oak	1,511	230,400	150	28%	19
White Oak	993	181,600	180	22%	21
Yellow-Poplar	437	82,000	190	10%	20
Hickory-Smooth Bark	281	40,600	145	5%	19
Hickory-Shaggy Bark	351	36,400	100	4%	17
Chinkapin Oak	153	22,000	145	2%	20
Post Oak	183	20,100	110	2%	18
Sugar Maple	163	12,500	80	2%	20
Ash	126	9,800	80	1%	18
Chestnut Oak	26	8,600	330	1%	23
Cherry	39	6,100	160	1%	19
Total (Sawtimber)	4,263	650,100	150	78%	20
Misc. Hardwoods**	2,914	181,000	62	21%	14
TOTAL	7,177	831,100	115	100%	17

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Barbecue & More

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AUCTION HELD AT:
Big Mike's Barbeque & More
11980 Greenville Rd, Hopkinsville, KY 42240

**Volume estimate is in board feet, Doyle rule, Form Class 78*
***Misc. Hardwoods include Chinkapin Oak, Elm, Hickory (both types), Red Oak, Sugar Maple, Sweetgum, White Oak, and Yellow-poplar*

REAL ESTATE TERMS: A 10% Buyer's Premium Will Be Added To The Final Bid Price & Included In Contract Price. A 15% Deposit Is Due Day Of Auction With The Balance Due In 30 Days. The Property Is Being Sold On An "AS IS, WHERE IS" Basis, And No Warranty Or Representation, Either Express Or Implied, Concerning The Property Is Made By The Seller Or Auction Company. Each Potential Bidder Is Responsible For Conducting His Or Her Own Independent Inspections Prior To Date Of Sale. **SURVEY:** The property will be sold by a new survey. BUYER will be responsible for 50% of the survey costs.

REAL ESTATE SELLS ABSOLUTE TO THE HIGHEST BIDDER AT 10 AM!

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HARRIS

Real Estate & Auction

MICHAEL HARRIS

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