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Public Notices

NOTICE OF JUDICIAL SALE
 Henderson Circuit Court,
 Civil Action No. 24-CI-00033

BG48 LLC,
 PLAINTIFF
 vs.
 ESTATE OF ROSETTA
 SMITH c/o WENDY JEWELL,
 a/k/a WENDY PIKE, as
 EXECUTRIX and
 INDIVIDUALLY, DONALD G.
 SMITH, JR.; JEFFREY L.
 SMITH; RICKY D. SMITH;
 PHELPS L. LAMBERT,
 COMMONWEALTH OF
 KENTUCKY, DEPARTMENT
 OF REVENUE, DIVISION OF
 COLLECTIONS;
 HENDERSON COUNTY,
 KENTUCKY; CITY OF
 HENDERSON, KENTUCKY
 DEFENDANTS

Pursuant to a Judgment and
 Order for Sale entered on Oc-
 tober 29, 2024, the undersigned
 Master Commissioner, shall
 proceed to offer for sale the
 property described below on
**WEDNESDAY, JANUARY 8,
 2025 at 10:30 a.m. CST, at the
 HENDERSON COUNTY
 COURTHOUSE, FISCAL
 COURTROOM, 3RD FLOOR,
 20 N. MAIN STREET,
 HENDERSON, KY,** to the
 highest and best bidder.

Property Address: 818
 Meadow Street, Henderson
 KY 42420
 Parcel ID/PVA #: 2-13-5-20

Said property is to be sold as a
 whole for the purpose of satis-
 fying the judgment in the
 amount of \$7,359.12, with inter-
 est at a rate of 8% from the
 date referenced in the Judg-
 ment, October 28, 2024, until

Public Notices

the date paid. Said property shall be sold subject to all existing restrictions and utility easements not of record affecting same. The highest bidder may pay the purchase price in full by check at the conclusion of the sale OR a 10% deposit, with the balance upon a credit of thirty (30) days, said balance bearing interest at the rate of 6% per annum from the date until paid, having the full force and effect of a judgment and retaining a lien on the property. If the highest bidder chooses to pay 10% down then he/she must execute a bond with a pre-approved surety (or the surety may be present at the sale) as soon as the sale is over or the property will be immediately resold. Bidders must be prepared to comply with these terms.

Witness my hand, this 3rd day of December 2024.

/s/ALLISON B. RUST
 Allison B. Rust
 Master Commissioner,
 (270) 830-7881
 allison@hendersonkymc.com

WARNING:
 REMOVAL OF THIS NOTICE
 PRIOR TO THE SALE DATE
 WILL RESULT IN FINE AND
 IMPRISONMENT FOR
 THE OFFENDER.

NOTICE OF JUDICIAL SALE
 Henderson Circuit Court,
 Civil Action No. 24-CI-00532

KENTUCKY HOUSING
 CORPORATION, PLAINTIFF
 vs.
 BRIAR LUCAS HARPER,
 DEFENDANTS

Pursuant to a Judgment and
 Order for Sale entered on Oc-
 tober 29, 2024, the undersigned
 Master Commissioner, shall
 proceed to offer for sale the
 property described below on
**WEDNESDAY, JANUARY 8,
 2025 at 10:30 a.m. CST, at the
 HENDERSON COUNTY
 COURTHOUSE, FISCAL
 COURTROOM, 3RD FLOOR,
 20 N. MAIN STREET,
 HENDERSON, KY,** to the
 highest and best bidder.

Property Address: 1007 Earl
 Street, Henderson KY 42420
 Parcel ID/PVA #: 3-5-6-4

Said property is to be sold as a
 whole for the purpose of satis-
 fying the judgment in the

Public Notices

amount of \$156,563.87, with interest at a rate of \$27.52 per diem from the date referenced in the Judgment, July 19, 2024, until the date paid. Said property shall be sold subject to all existing restrictions and utility easements not of record affecting same. The highest bidder may pay the purchase price in full by check at the conclusion of the sale OR a 10% deposit, with the balance upon a credit of thirty (30) days, said balance bearing interest at the rate of 6.875% per annum from the date until paid, having the full force and effect of a judgment and retaining a lien on the property. If the highest bidder chooses to pay 10% down then he/she must execute a bond with a pre-approved surety (or the surety may be present at the sale) as soon as the sale is over or the property will be immediately resold. Bidders must be prepared to comply with these terms.

Witness my hand, this 3rd day of December 2024.

/s/ALLISON B. RUST
 Allison B. Rust
 Master Commissioner,
 (270) 830-7881
 allison@hendersonkymc.com

WARNING:
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 THE OFFENDER.

NOTICE OF JUDICIAL SALE
 Henderson Circuit Court,
 Civil Action No. 24-CI-00582

KENTUCKY HOUSING
 CORPORATION, PLAINTIFF
 vs.
 LUCAS JONES,
 DEFENDANTS

Pursuant to a Judgment and
 Order for Sale entered on
 November 4, 2024, the undersigned
 Master Commissioner, shall
 proceed to offer for sale the
 property described below on
**WEDNESDAY, JANUARY 8,
 2025 at 10:30 a.m. CST, at the
 HENDERSON COUNTY
 COURTHOUSE, FISCAL
 COURTROOM, 3RD FLOOR,
 20 N. MAIN STREET,
 HENDERSON, KY,** to the
 highest and best bidder.

Property Address: 10043
 Melton Road, Corydon, KY
 42406

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Parcel ID/PVA #: 44-11

Said property is to be sold as a whole for the purpose of satisfying the judgment in the amount of \$206,154.54, with interest at a rate of 6.75% from the date referenced in the Judgment, October 11, 2024, until the date paid. Said property shall be sold subject to all existing restrictions and utility easements not of record affecting same. The highest bidder may pay the purchase price in full by check at the conclusion of the sale OR a 10% deposit, with the balance upon a credit of thirty (30) days, said balance bearing interest at the rate of 6.75% per annum from the date until paid, having the full force and effect of a judgment and retaining a lien on the property. If the highest bidder chooses to pay 10% down then he/she must execute a bond with a pre-approved surety (or the surety may be present at the sale) as soon as the sale is over or the property will be immediately resold. Bidders must be prepared to comply with these terms.

Witness my hand, this 3rd day of December 2024.

/s/ALLISON B. RUST
 Allison B. Rust
 Master Commissioner,
 (270) 830-7881
 allison@hendersonkymc.com

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