

NOTICE OF SALE

Under authority contained in KRS 131.500 et seq. and KRS 134.500(5) the property described below has been seized for nonpayment of Kentucky taxes. The property will be sold in accordance with KRS 131.500 et seq. by public sale under sealed bid. Bids should be mailed to the Department of Revenue, P.O. Box 5222, Frankfort, KY 40602, and must be postmarked on or before September 15, 2011, to be considered. The bids will be opened at the Office of Ohio County Judge Executive, David Johnston, 130 East Washington St., Hartford KY 42347, on the date of the sale.

Date of Sale: **September 22, 2011**

Time of Sale: **11:00 a.m. CST**

A Certificate of Sale will be issued to the successful bidder on the date of the sale. Pursuant to KRS 131.530(2), the responsible parties identified below may redeem their property within 120 days of the sale by paying to the successful bidder the purchase price paid at the sale plus interest at the rate of 20 percent per annum from the date of the sale. If the property is not redeemed by the responsible parties below within the 120 day redemption period, the Department of Revenue will issue a deed to the successful bidder.

PROPERTIES BEING SOLD:

1. Margaret J. Belford, DBA Beaver Dam Cafe, 107 North Main St., Beaver Dam, KY 42320 (Ohio Co. PVA MAP # 118-33-10)

DESCRIPTION OF PROPERTIES

Map# 118-33-10 --- Beaver Dam Cafe

Real property for which Margaret J. Belford derived title by deed from Terry J. Knight and Sue Ann Knight, husband and wife, dated July 5, 1995, and recorded in Deed Book 298, Page 118-120, Office of the Ohio County Clerk.

Map# 118-33-4 --- Lot # 1 located directly behind the Beaver Dam Cafe

Real property, for which Margaret J. Belford, derived title by deed from Karen Rae Bundy, a widow, dated May 15, 2000, and recorded in Deed Book 325, Page 27-28, Office of the Ohio County Clerk.

Map# 118-33-4A --- Lot # 2 located directly behind the Beaver Dam Cafe

Real property, for which Margaret J. Belford, DBA Beaver Dam Cafe, derived title by deed from Beaver Drug Company, Inc., a Kentucky corporation, dated December 16, 1997, and recorded in Deed Book 310, Page 385-386, Office of the Ohio County Clerk.

Title Offered: Only the right, title and interest of Margaret J. Belford, DBA Beaver Dam café in and to the property will be offered for sale. Other liens and encumbrances may apply to this property. Interested parties should review property, lien and encumbrances in the Ohio County Clerk's office.

The minimum bid that will be accepted for the property is **\$18,000**.

PAYMENT TERMS:

Bidders must be present at the sale to be considered. All payments must be made in the form of cash, cashier's check, certified check or money order. **At the time of sale the successful bidder shall make a deposit of 25 percent of the purchase price with the balance to be paid within one hundred and twenty (120) days. Make cashier's check or money order payable to the Kentucky State Treasurer.**

Tammy Watts

Authorized Delegate

08/01/2011

Date