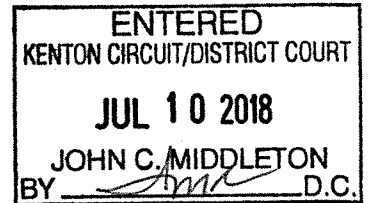


COMMONWEALTH OF KENTUCKY
KENTON CIRCUIT COURT



GENERAL ORDER

Kentucky law requires the Kenton County Master Commissioner ("Master") to both advertise a Master Commissioner sale in a newspaper of general circulation (currently the Kentucky Enquirer) for three consecutive weeks prior to sale and to have the property appraised by two disinterested appraisers prior to sale. The average cost for advertising is approximately \$925.00 per parcel being separately sold. In addition, Court rules direct that the Master is to be paid for services and costs according to Part IV of the Administrative Procedures of the Court of Justice.

At the present time, the Master receives funds needed to pay the costs of sale either from the sale proceeds from a third party purchaser who pays the bid amount (including sale costs) at sale or from the party moving for sale post-sale. In either case, the Master currently does not distribute any funds until after an Order of Distribution is entered or the sale is confirmed and funds are paid by the party who moved for sale. Even when there are no objections and the party moving for sale timely pays, there is a delay of 60 to 90 days from the time of advertising before the Master is able to pay sale costs. In cases where there are post-sale issues this delay is often much longer.

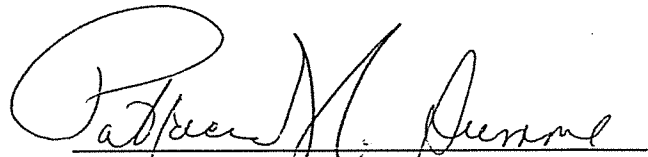
The Kentucky Enquirer has now instituted a policy requiring the Master to be current on its advertising account to be able to advertise future sales. Because the Master has no funds of

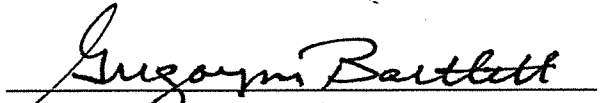
his own to pay costs of sale, it is necessary that changes be made in the procedure utilized by the Master:

1. The Master is authorized as of July 3, 2018 to deduct and pay from all cases currently pending either from the third party proceeds or funds subsequently deposited by the moving party all costs of sale.
2. **At the time of filing a Motion for Sale (whether originally or a rescheduled sale), the moving party shall pay to the Master a deposit for costs of one thousand (\$1,000.00) dollars per each separate parcel being sold ("Deposit").**
3. Upon the Master filing his Report of Sale for all properties sold, the Master shall be authorized to deduct and pay from the Deposit all advertising costs. If the Deposit is insufficient to pay the advertising costs, the Master shall so inform the party moving for sale who shall then promptly pay any additional advertising costs within fourteen days of notice from the Master.
4. If the sale is cancelled for any reason, upon cancellation the Master is authorized to pay from the Deposit the advertising costs. Any advertising costs in excess of the Deposit and all other costs incurred by the Master as a result of the sale cancellation shall be paid by the moving party within fourteen days of notice from the Master.
5. Upon Confirmation of Sale to a third party purchaser, the Master is authorized to deduct and pay from all funds the Master has on deposit his remaining fees and costs prior to waiting for the entry of an Order of Distribution.

Date:

July 10, 2018


Chief Judge Patricia M. Summe


Judge Gregory M. Bartlett


Judge Kathleen Lape