

SPENCER COUNTY FAIR PAGEANTS RESULTS

STAFF REPORT

Multiple pageants were held over the two weekends of the Spencer County Fair in July. The following is a list of the winners:

**JULY 24**  
**Miss Spencer County Fair**  
Winner - Victoria Ransdell  
1st runner up - Allee Shumacher  
2nd runner up - Molly Lewis  
Congenitally- Molly Lewis  
  
**Ms. Spencer Co Fair**  
Winner - Letitia Roark  
1st Runner Up- Kalina Hedger

**Mrs. Spencer Co Fair**  
Winner - Olivia Overton  
1st runner up - Shanna Oldham  
2nd runner up - Abigail Green  
  
**Ms./Mrs. Congeniality**  
Winner - Britney Money-Garcia  
People's Choice session one winner - Abigail Green

**JULY 25**  
**Spencer County Fair Preteen**

Winner - Carlee Briggs  
Local Winner - Autumn Case  
Preteen Congeniality - Karrigan Sadler  
Best interview - Carlee Briggs  
  
**Spencer County Fair Teen**  
Winner - Maddy Evans  
Local Winner - Presley Truax  
1st runner up - Harper Cobb  
2nd runner up - Allison McClain  
Teen Congeniality - Raylie Crabtree  
Session 2 People Choice - Paige Vaughn  
Best interview - Maddy Evans

**JULY 26**  
**Princess & People's Choice Session 4**  
Winner - Ryan

**Little Ms.Spencer County Fair**  
Winner - Brynley

**Little Mr. Spencer County Fair**  
Winner - Cooper

As of press time, the results for the Baby and Toddler pageants were unavailable.



PRINCESS & PEOPLE'S CHOICE SESSION 4 RYAN



SPENCER COUNTY FAIR PRETEEN CARLEE BRIGGS



LOCAL SPENCER TEEN WINNER PRESLEY TRUAX



MISS SPENCER COUNTY FAIR VICTORIA RANSELL



PRINCESS & PEOPLE'S CHOICE SESSION 4 RYAN



LMM SPENCER CO FAIR BRYNLEY & COOPER

# LEGAL NOTICE

**SPENCER CIRCUIT COURT**  
**NOTICE OF SCHEDULED MASTER COMMISSIONER SALE**  
By orders of the Spencer Circuit Court in the below listed actions, I shall proceed to offer for sale, at public auction, the real estate described herein to the highest and best bidder at the Spencer County Courthouse, Taylorsville, Kentucky, on FRIDAY, AUGUST 22, 2025, at 10:00 A.M., EDT, which real estate is located in Spencer County, Kentucky, to-wit:

**SALE NO. 1 NATIONS DIRECT MORTGAGE, LLC V. DYLAN KEITH JENKINS AND PIN OAK HOMEOWNERS' ASSOCIATION, INC., ET. AL., Civil Action No. 24-CI-00156, 420 Oak Tree Way, Taylorsville, Kentucky, Spencer County** (for more specific and detailed description, refer to Deed Book 310, Page 413, in the Spencer County Clerk's Office. Parcel No.: 20-90-56). Plaintiff's Attorney: Travis W. Thompson

**SALE NO. 2 CMG MORTGAGE, INC. V. CURTIS A. TUNNELL, II, ET. AL., Civil Action No. 24-CI-00118, 460 Tindale Drive, Taylorsville, Kentucky, Spencer County** (for more specific and detailed description, refer to Deed Book 318, Page 436, in the Spencer County Clerk's Office. Parcel No. 14-30-45). Plaintiff's Attorney: Chris Wiley

Each of the foregoing parcels of real estate shall be sold on terms of cash deposit, cashier's check, certified check or personal check in the amount of the purchase price, or 10% down at the time of sale and the balance thereof due and payable in 30 days after date of sale. The purchaser of said real estate shall have the right to pay all or any part of the purchase price on the day of sale by cash, cashier's check, certified check or personal check. If the purchaser does not elect to pay the entire purchase price, the Master Commissioner shall take from the purchaser the sum of 10% down and a good and sufficient bond, WITH SURETY ACCEPTABLE TO THE MASTER COMMISSIONER for the balance of said purchase price and bearing interest from date of sale as stated in the court order until paid in full.

Each tract or parcel of real estate shall be sold subject to the following: (a) all city, state, county and school real estate taxes due and payable in the current year and all subsequent taxes for which the purchaser shall not take credit, unless otherwise stated, in addition any delinquent taxes not named in the pending action shall be the responsibility of the purchaser to pay; (b) any easements, restrictions, stipulations and agreements of record; (c) any assessments for public improvements levied against the property; (d) applicable zoning ordinances; or (e) any matters disclosed by an accurate survey and inspection of the property.

**SALE NO. 1** The Plaintiff shall recover the present principal balance pf \$229,839.88, together with accrued interest thereon at the current Note rate of 3.125% per annum starting from February 1, 2024, until fully paid, plus any other charges which have accrued, plus Plaintiff's costs expended for a grand total (as of July 30, 2024) of \$233,382.68. Plaintiff is also awarded an In Rem Default Judgment against the interests of Pin Oak Homeowners' Association, Inc. in the real property that is the subject of this matter as these defendants were duly served with summons and are in default of an answer.

**SALE NO. 2** The Plaintiff shall recover, jointly and severally, the sum of \$264,208.20 as of March 1, 2023, with interest thereon at \$27.14 per diem until paid; plus, late fee, costs, attorney's fees, and other advances made pursuant to the terms of the Note and Mortgage.

**MASTER COMMISSIONER'S NOTES**  
All prospective purchasers are advised to fully understand and consider the following:  
1. All properties are sold strictly "as is with no warranties expressed or implied". Properties shall be sold on the courthouse steps weather and traffic permitting. No prior inspections are arranged by the Court or the Commissioner in that properties are often occupied as of the day of sale.  
2. Risk of loss to improvements to real estate shifts to purchaser as of the date of sale. Insurance should be placed immediately by successful bidder.  
3. All properties sold for less than two-thirds the appraised value are subject to current owner statutory right of redemption pursuant to Kentucky Revised Statutes.  
4. Rights of possession given to purchaser with deed, but hold-over occupants of real estate may require additional Court action by purchaser to obtain actual possession.  
5. Master Commissioner's deed warrants title only so far as authorized by the judgment, order and proceedings of the Court, but no further. Independent title examination by successful purchaser is recommended prior to confirmation of sale.  
6. If the successful purchaser is an LLC, a certificate of good standing must be presented with a resolution allowing member to sign.  
7. Third Party Surety must be presented at sale. Any questions about the surety must be directed to the Master Commissioner prior to sales date.

**CHARLES S. TICHENOR**  
MASTER COMMISSIONER  
SPENCER CIRCUIT COURT  
P.O. BOX 509  
TAYLORSVILLE, KY 40071  
PHONE (502) 477-6412/ FAX (502)477-2169

# LEGAL NOTICE

**SHELBY CIRCUIT COURT**  
**RE-NOTICE OF MASTER COMMISSIONER SALE**  
By virtue of orders of the Shelby Circuit Court in the below listed actions, I shall proceed to offer for sale, at public auction, the real estate described herein to the highest and best bidder at the Shelby County Judicial Center, Shelbyville, Kentucky, **FRIDAY, AUGUST 15, 2025, AT 10:00 A.M., EDT**, which real estate is located in Shelby County, Kentucky, to-wit:

**SALE NO. 1 LAKEVIEW LOAN SERVICING, LLC V. MARIA ALVAREZ, ET. AL., Civil Action No. 25-CI-00252, 581 Hawthorne Avenue, Shelbyville, Kentucky, Shelby County** (for more specific and detailed description, refer to Deed Book 612, Page 613, in the Shelby County Clerk's Office. Parcel No: S5-03-114). Plaintiff's Attorney: Katherine D. Carpenter

**SALE NO. 2 FIFTH THIRD BANK, N.A. V. CAROLYN BENNETT, ET. AL., Civil Action No. 25-CI-00125, 816 10th Street, Shelbyville, Kentucky, Shelby County** (for more specific and detailed description, refer do Deed Book 489, Page 84, in the Shelby County Clerk's Office. Parcel No: S6-35-009). Plaintiff's Attorney: Blake E. Embry

**SALE NO. 3 M&T BANK V. BRITTANY J. REASOR, WILLIAM L REASOR. LVNV FUNDING LLC, UNITED STATES OF AMERICA THROUGH ITS SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ET. AL., Civil Action No. 25-CI-00246, 3814 Mareli Road, Shelbyville, Kentucky, Shelby County** for more specific and detailed description, refer do Deed Book 594, Page 77, in the Shelby County Clerk's Office. Parcel No: 040C-02-036).

Each of the foregoing parcels of real estate shall be sold on terms of cash deposit, cashier's check, certified check or personal check in the amount of the purchase price, or 10% down at the time of sale and the balance thereof due and payable in 30 days after date of sale. The purchaser of said real estate shall have the right to pay all or any part of the purchase price on the day of sale by cash, cashier's check, certified check or personal check. If the purchaser does not elect to pay the entire purchase price, the Master Commissioner shall take from the purchaser the sum of 10% down and a good and sufficient bond **WITH SURETY ACCEPTABLE TO THE MASTER COMMISSIONER** for the balance of said purchase price and bearing interest from date of sale as stated in the court order until paid in full.

**SALE NO. 1** The Plaintiff is granted an in personam Judgment for sums due under the Note and Mortgage in the amount of \$145,321.36; plus, interest in accordance with the terms of the Note at the current rate of 3.87500% from July 1, 2025, until paid; plus, additional fees, costs, and expenses in accordance with the terms of the Note and Mortgage, including advances in payment of ad valorem taxes, insurance premiums, assessments, weatherization, and preservation of the Real Property; and, Court costs of this action incurred to date, plus additional costs which may be expended for execution upon this Judgment. Also, Judgment for attorney's fees, title abstract and title update fees paid, or agreed to be paid, to its counsel for the prosecution of this matter.

**SALE NO. 2** The Plaintiff is granted an In Rem judgment for the principal sum of \$39,213.43; plus interest on the principal sum at the rate of 5.875% per annum from September 1, 2024, until paid; plus costs and fees of this action; reimbursement for attorney's fees in this action; sums advanced in payment of ad valorem taxes, insurance premiums, winterization, or in preservation of the real estate; plus, late fees, costs, attorney's fees, and other advances made pursuant to the terms of the Note and Mortgage.

**SALE NO. 3** The Plaintiff is granted judgment IN REM in the amount of \$127,320.27 with interest at the per diem rate of \$21.52 from May 30, 2025, until the date of judgment, and with a post-judgment statutory interest rate of 6% thereafter on the judgment amount until paid, plus any additional attorneys' fees and costs of collection, expenses, and disbursements by Plaintiff incurred from the date of Plaintiff's affidavit to the date of the Master Commissioner's sale including but not limited to real estate taxes, assessments, insurance premiums, maintenance and property preservation, Master Commissioner's sale costs, and bankruptcy fees and costs; judgment shall be in rem with respect to any remaining defendant(s).

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2. Risk of loss to improvements to real estate shifts to purchaser as of the date of sale. Insurance should be placed immediately by successful bidder.  
3. All properties sold for less than two-thirds the appraised value are subject to current owner statutory right of redemption pursuant to Kentucky Revised Statutes.  
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