#### **COMMISSIONER'S SALE**

THE COMMONWEALTH OF KENTUCKY, LIVINGSTON CIRCUIT COURT CIVIL ACTION NO. 19-CI-00038

Commonwealth CD Fund, LLC PLAINTIFF

**VERSUS** 

MTAG as C/F MGD-KY, LLC COUNTERCLAIMANT/ CROSS CLAIMANT

VERSUS

Wavelene Johnson aka Wavelene Kreutzer, et al.

DEFENDANTS

### NOTICE OF SALE

Pursuant to a Judgment and Order of Sale entered May 14, 2025, of the Livingston Circuit Court in the above styled Civil Action, the undersigned Master Commissioner shall proceed to offer for sale at the Courthouse door in the town of Smithland, Livingston County, Kentucky, to the highest and best bidder at public auction on Friday, July 11, 2025, at 3:00 o'clock p.m. or soon thereafter the following property located in Livingston County, Kentucky, and more particularly described as follows:

Property Address: 496 Blankenship Road, Ledbetter, Kentucky 42058 Parcel #: 010-07-02-012.00

Said property is to be sold as a whole for the purpose of satisfying the judgment in the amount of \$5,566.12, together with accrued interest thereon at the statutory rate of 12% per annum from date of entry of judgment, until fully paid, plus any other charges which have accrued, plus Plaintiff's costs expended, plus Plaintiff's attorney fees pursuant to KRS 411.195. Plus, additional fees, costs and expenses, including advances in payment of ad valorem taxes, insurance premiums, assessments, weatherization, and preservation of the Real Property. Said property shall be sold subject to all existing restrictions, easements, and covenants of record affecting the same. The property shall be sold for cash, or in the alternative, the Master Commissioner will take from the purchaser (10%) ten percent of the purchase price in cash together with a bond (for the remainder of the purchase price) with good and sufficient surety, bearing interest at the rate of 12% per annum until paid, from the day of the sale and payable to the Master Commissioner within 30 days of the date of sale. Any purchaser, other than Plaintiff, who does not pay cash in full, shall be required to execute a bond, with surety thereon acceptable to the Master Commissioner at least by noon, two business days before the sale date. The bond surety must be present at the sale and execute the Sale Bond and Affidavit of Surety. A lien shall be retained on the property as additional security. All delinquent taxes shall be paid from the sale proceeds. Purchaser shall pay 2025 and subsequent ad valorem taxes. Subject property shall be sold free and clear of all liens of the plaintiff and defendants in the action. Bidders shall be prepared to comply with these terms.

> /s/ Alyssa E. Peek /s/ ALYSSA E. PEEK MASTER COMMISSIONER, LIVINGSTON CIRCUIT COURT

HON. JOHN M. LALLY ATTORNEY FOR PLAINTIFF

# Foraging - Blackberry leaves for health

**by Teresa Ann Pearson** Editor, Advance Yeoman

Blackberries grow wild all over western Kentucky, and every summer I can't wait to bake a fresh cobbler. Many of us grew up picking berries for our moms or grandmas, who turned them into cobblers, jams, and jellies.

Administration has been granted by the Ballard District Court on the following estate:

> Name of Estate: Richard Overby

Name/Address of Fiduciary: Razi Thomas Overby 486 Bradford Road Kevil, KY 42053

**Date of Appointment:** 6/12/2025

Name/Address of Attorney: L. Daniel Key 139 Memorial Drive Paducah, KY 42001

Persons having a claim against the estate must present verified claims to the fiduciary at the address shown no later than:

12/12/2025
Charissa Harris, Clerk Ballard District Court

Administration has been granted by the Ballard District Court on the following estate:

Name of Estate: E.H.

Name/Address of Fiduciary: Mary & Louis Munsell 880 Cunningham Rd. Kevil, KY 42053

**Date of Appointment:** 

Name/Address of Attorney: NA

Persons having a claim against the estate must present verified claims to the fiduciary at the address shown no later than: 12/12/2025

Charissa Harris, Clerk Ballard District Court But did you know the leaves are useful too?

Blackberry leaf tea has been used for centuries to soothe sore throats, mouth ulcers, and upset stomachs. The leaves are rich in vitamin C, tannins, and flavonoids—natural compounds that may ease inflammation and support digestive health. They're also packed with antioxidants that can boost overall wellness.

The taste is slightly bitter, but with a little honey or sugar, it's perfectly pleasant. You can also blend it with other herbs like raspberry leaf or lemon balm for added benefits and better flavor.



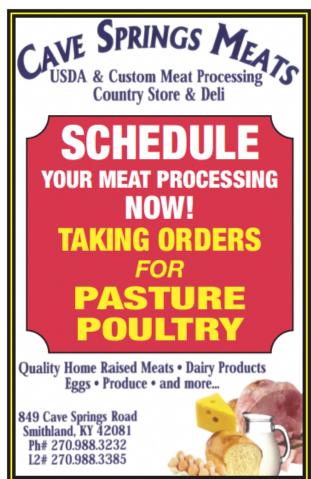
How to Make Blackberry Leaf Tea

#### You'll need:

- ★ 1 heaping teaspoon of dried or fresh blackberry leaves
- ★ Hot water
- ★ Optional: honey, raspberry leaf, lemon balm

#### Steps:

- ★ Boil water.
- ★ Place leaves in a tea bag or infuser and set in your cup.
- ★ Pour hot water over it and cover.
- ★ Let steep for 10 minutes.
- ★ Sweeten or blend as desired.



## COMMISSIONER'S SALE

THE COMMONWEALTH OF KENTUCKY, LIVINGSTON CIRCUIT COURT CIVIL ACTION NO. 24-CI-00145

Everett Financial Inc. DBA Supreme Lending

PLAINTIFF

VERSUS

Karen K. Lynch

DEFENDANTS

## NOTICE OF SALE

Pursuant to an In Rem Judgment and Order of Sale entered June 12, 2025, of the Livingston Circuit Court in the above styled Civil Action, the undersigned Master Commissioner shall proceed to offer for sale at the Courthouse door in the town of Smithland, Livingston County, Kentucky, to the highest and best bidder at public auction on Friday, July 11, 2025, at 3:00 o'clock p.m. or soon thereafter the following property located in Livingston County, Kentucky, and more particularly described as follows:

Property Address: 312 Anita Lane, Ledbetter, Kentucky 42058 Parcel #: 021-01-02-005.00

Said property is to be sold as a whole for the purpose of satisfying the judgment in the amount of \$152,673.99, together with accrued interest thereon at the statutory rate of 3.625% per annum from June 9, 2025, until fully paid, plus any other charges which have accrued, plus Plaintiff's costs expended, plus Plaintiff's attorney fees pursuant to KRS 411.195. Plus, additional fees, costs and expenses, including advances in payment of ad valorem taxes, insurance premiums, assessments, weatherization, and preservation of the Real Property. Said property shall be sold subject to all existing restrictions, easements, and covenants of record affecting the same. The property shall be sold for cash, or in the alternative, the Master Commissioner will take from the purchaser (10%) ten percent of the purchase price in cash together with a bond (for the remainder of the purchase price) with good and sufficient surety, bearing interest at the rate of 3.625% per annum until paid, from the day of the sale and payable to the Master Commissioner within 30 days of the date of sale. Any purchaser, other than Plaintiff, who does not pay cash in full, shall be required to execute a bond, with surety thereon acceptable to the Master Commissioner at least by noon, two business days before the sale date. The bond surety must be present at the sale and execute the Sale Bond and Affidavit of Surety. A lien shall be retained on the property as additional security. All delinquent taxes shall be paid from the sale proceeds. Purchaser shall pay 2025 and subsequent ad valorem taxes. Subject property shall be sold free and clear of all liens of the plaintiff and defendants in the action. Bidders shall be prepared to comply with these terms.

> /s/ Alyssa E. Peek /s/ ALYSSA E. PEEK MASTER COMMISSIONER, LIVINGSTON CIRCUIT COURT

> > (06\_27\_25\_2x\_LL)

HON. MARK N. DIERKS BROCK & SCOTT, PLLC ATTORNEY FOR PLAINTIFF.

## COMMISSIONER'S SALE

THE COMMONWEALTH OF KENTUCKY, LIVINGSTON CIRCUIT COURT CIVIL ACTION NO. 25-CI-00044

Kentucky Housing Corporation

PLAINTIFF

VERSUS

Randi Belt Nicholas Belt

DEFENDANT(S)

## NOTICE OF SALE

Pursuant to a Default Judgment and Order of Sale entered June 11, 2025, of the Livingston Circuit Court in the above styled Civil Action, the undersigned Master Commissioner shall proceed to offer for sale at the Courthouse door in the town of Smithland, Livingston County, Kentucky, to the highest and best bidder at public auction on Friday, July 11, 2025, at 3:00 o'clock p.m. or soon thereafter the following property located in Livingston County, Kentucky, and more particularly described as follows:

Property Address: 716 Cedar Grove Road, Burna, Kentucky 42028 Parcel #: 052-02-01-053.00

Said property is to be sold as a whole for the purpose of satisfying the judgment in the amount of \$92,257.73, together with accrued interest thereon at the statutory rate of 6.75% per annum beginning September 1, 2024, until fully paid, plus any other charges which have accrued, plus Plaintiff's costs expended, plus Plaintiff's attorney fees in the amount of \$3,900.00 pursuant to KRS 411.195. Plus, additional fees, costs and expenses, including advances in payment of ad valorem taxes, insurance premiums, assessments, weatherization, and preservation of the Real Property. Said property shall be sold subject to all existing restrictions, easements, and covenants of record affecting the same. The property shall be sold for cash, or in the alternative, the Master Commissioner will take from the purchaser (10%) ten percent of the purchase price in cash together with a bond (for the remainder of the purchase price) with good and sufficient surety, bearing interest at the rate of 6.75% per annum until paid, from the day of the sale and payable to the Master Commissioner within 30 days of the date of sale. Any purchaser, other than Plaintiff, who does not pay cash in full, shall be required to execute a bond, with surety thereon acceptable to the Master Commissioner at least by noon, two business days before the sale date. The bond surety must be present at the sale and execute the Sale Bond and Affidavit of Surety. A lien shall be retained on the property as additional security. All delinquent taxes shall be paid from the sale proceeds. Purchaser shall pay 2025 and subsequent ad valorem taxes. Subject property shall be sold free and clear of all liens of the plaintiff and defendants in the action. Bidders shall be prepared to comply with these terms.

> /s/ Alyssa E. Peek /s/ ALYSSA E. PEEK MASTER COMMISSIONER, LIVINGSTON CIRCUIT COURT

HON. SEPTTIMOUS TAYLOR ATTORNEY FOR PLAINTIFF