

Classified advertising  
gets the job done.  
Call 270-726-8394



LEGAL NOTICE

Notice is hereby given that Auburn Bank, 236 Sugar Maple Drive, P.O. Box 96, Auburn, KY 42206, has made the application to the Federal Deposit Insurance Corporation to establish and operate a bank branch at 1002 South Virginia Street, Hopkinsville, KY 42240 (Christian County). Any person wishing to comment on this application may file his or her comments in writing with the Regional Director of the Federal Deposit Insurance Corporation at the Regional Office at 300 South Riverside Plaza, Suite 1700, Chicago, IL 60606 or submit a comment through the FDIC's website at <https://www7.fdic.gov/CRA/>. Comments must be submitted not later than 15 days after publication. The non-confidential portions of the application are on file at the appropriate FDIC office and are available for public inspection during regular business hours. Photocopies of the non-confidential portion of the application will be made available by FDIC upon request. A schedule of charges for such copies can be obtained from the Regional Office. This notice is published pursuant to Part 303.44 of the Rules and Regulations of the FDIC.



NOTICE OF HEARING

Lease Agreement between Logan County and H & H Sheet Metal (Land Purchase)  
Notice is hereby given that pursuant to a Notice of Intent to Lease from the Logan County Fiscal Court requesting the State Local Debt Officer to approve the execution of certain Lease Agreement between the County and H & H Sheetmetal in a principal amount not to exceed \$3,622,950. The proceeds will be used for Purchase of land to build a new Logan County Park. A hearing will be held in the Conference Room, Department for Local Government, 100 Airport Road, Frankfort, Kentucky, on Tuesday, August 25, 2025 at 2:00 PM, (Prevailing Eastern Time) to consider whether or not said lease and financial plan should be approved.

Petitioner, Logan County Fiscal Court is responsible for the publication of this notice and for the information contained herein. Specific questions about the type of project should be directed to the petitioners. The purpose of this notice is to comply with KRS 65.944 by notifying the public that the petitioner intends to issue bonds or other indebtedness in the total amount and at the terms set out herein.

At this hearing, any taxpayer may appear and will be given an opportunity to be heard.  
Matt Sawyers  
Commissioner and State Local Debt Officer Commonwealth of Kentucky

News-Democrat & LEADER  
WWW.NEWSDEMOCRATLEADER.COM

Cooperative  
Extension Service

In accordance with Chapter 65A and 424 of the Kentucky Revised Statutes, the financial information listed below may be inspected by the general public at the Logan County Extension Office, 255 John Paul Ave., Russellville, KY, on or after August 29, 2025, Monday through Friday between the hours of 8:00am and 4:30pm. Financial Information Available: FY24 Year-End Budget Summary, FY25 Budget Summary and Most Recent Audit or Attestation.

News-Democrat  
& LEADER  
CLASSIFIED DEADLINE

MONDAY - 3 PM

Contact Customer Service at  
270-726-8394, Option 1 or  
[classifieds@newsdemocratleader.com](mailto:classifieds@newsdemocratleader.com)  
Monday-Friday 7AM-3PM  
Holidays advance deadlines 24 hours.



LEGAL  
NOTICE

PUBLIC NOTICE  
REGISTERED PERMIT-BY-RULE

Apex Environmental, LLC proposes to submit a modification to an existing application for a Registered Permit-by-Rule Transfer Station, Convenience Center and Recycling Center facility to the Energy and Environment Cabinet, Division of Waste Management, pursuant to 401 KAR 47:110. The modification shall become effective five (5) business days after the Cabinet receives it, with the exception of medical waste transfer stations which become effective thirty (30) days after the Cabinet receives it, unless the Cabinet denies the modification within that time. The modifications proposed facility will replace building damaged by fire, add additional buildings and structures while continuing to process MSW, CD&D, solidify non-hazardous waste streams and continue to process all recyclable materials. The facility will remain located at the following address: Apex Environmental, LLC 55 Pleasant View Drive Auburn, KY 42206  
For questions regarding this proposed facilities modifications, contact Edward Hanks at 270-781-4945. Questions concerning the application process for registered Permits-by-Rule can be directed to the Division of Waste Management, Solid Waste Branch, 300 Sower Blvd., Second Floor, Frankfort, KY, 40601, (502)-564-6716.



LEGAL  
NOTICE

MASTER COMMISSIONER'S SALE

BY VIRTUE OF AN ORDER OF SALE OF THE LOGAN CIRCUIT COURT, the Master Commissioner will sell at public auction the real property in the following actions on **August 27, 2025, about the hour of 1:30 p.m., on the steps of the Logan County Court of Justice Building, Russellville, Kentucky, 42276.** Said property shall be sold to collect the amounts due in the court judgments.

A. The purchasers will be required to pay the full purchase price or a minimum of ten percent (10%) down the day of sale and post bond on the remainder with the balance due in thirty (30) days. Said bond will bear interest at the judgment rate per annum upon the unpaid balance from the date of sale until paid in full.

The Master Commissioner will retain a lien on the property sold to secure the sale price. **If the purchaser does not pay cash in full the day of the sale, he/she will be required to post bond and provide sufficient surety thereon at the sale. Please contact the Master Commissioner's office prior to the sale with questions regarding approved surety at (270) 717-1110.**

B. The property is sold subject to the following: a) State, county, city, and school taxes payable for the entire year of 2025 and all taxes due thereafter; b) easements, restrictions, and covenants of record; c) assessments for public improvements levied against the property; d) any facts which an inspection or accurate survey of the property may disclose.

C. The property shall otherwise be sold free and clear of any and all right, title, and interest of the parties to this action and of their liens and encumbrances thereon except such right of redemption as may exist in favor of the United States of America or the defendants.

D. It is further provided that when the property sold includes insurable improvements, the successful bidder at the sale, at bidder's own expense, shall carry fire and extended coverage insurance on said improvements from the date of sale until the purchase price is fully paid, to the extent of the court appraised value of said improvements or the unpaid balance of the purchase price, whichever is less, at a minimum, with a loss payable clause to the Master Commissioner of the Logan Circuit Court, or to the Plaintiff. Failure of the purchaser to effect such insurance shall not affect the validity of the sale or the purchaser's liability thereof, but shall entitle, but not require, the Plaintiff to effect said insurance and furnish the policy or evidence thereof to the Master Commissioner of the Logan Circuit Court if she so desires, and the premium thereon, or proper portion thereof shall be charged to the purchaser at purchaser's costs.

**Sale No. 1: Freedom Mortgage Corporation v. Rhanda Dael McKinney et al;** pending in Logan Circuit Court Civil Action No. 24-CI-00023.

147 Blackford Road, Lewisburg, KY 42256

Tax Map Number: 050-00-00-061-06

**NOTE: SUCCESSFUL BIDDER TO PAY 2025 AD VALOREM TAXES**

Submitted this 4th day of August, 2025.

/s/ Ami L. Brooks  
AMI L. BROOKS, MASTER COMMISSIONER

CERTIFICATE OF SERVICE

This is to certify that a copy of the foregoing was this 4th day of August, 2025, mailed by U.S. Mail, faxed, e-mailed, or hand delivered to the following:

Hon. Benjamin M. Rodriguez  
Brock & Scott, PLLC  
6725 Miami Avenue, Suite 200  
Cincinnati, OH 45243

Rhanda Dael McKinney  
147 Blackford Road  
Lewisburg, KY 42256

United States of America  
Dept. of Rural Housing Services  
c/o Hon. Katherine A. Bell  
717 West Broadway  
Louisville, KY 40202

Unknown Occupant  
147 Blackford Road  
Lewisburg, KY 42256

/s/ Ami L. Brooks  
AMI L. BROOKS, Master Commissioner  
Logan Circuit Court



LEGAL  
NOTICE

NOTICE is hereby given that on the 18th day of July, 2025, Lewisburg Banking Company filed a complaint in Logan Circuit Court, case no. 25-CI-00276 against **Unknown Heirs of Charolotte Bilbrey**. The subject property which is the res of this suit is found in Deed Book 357, page 340 of the Logan County Clerk's Office. The plaintiffs are seeking a rem judgment in the amount of \$79,447.42 plus interest and costs.

All persons specifically named and all unknowns named herein who may claim an interest in the above referenced property at 85 Devasher Road, Russellville, Kentucky 42276 must file a responsive pleading with the Logan Circuit Court Clerk. You are urged to do so in that property rights are in jeopardy. Additional information may be received by contacting the Warning Order Attorney:

**Christopher Tomlinson, C Tomlinson Law, 205 West Main Street, PO Box 284, Scottsville, Kentucky 42164 Phone 270-237-4522**



LEGAL  
NOTICE

MASTER COMMISSIONER'S SALE

BY VIRTUE OF AN ORDER OF SALE OF THE LOGAN CIRCUIT COURT, the Master Commissioner will sell at public auction the real property in the following actions on **Wednesday, August 27, 2025, about the hour of 1:30 p.m., on the steps of the Logan County Court of Justice Building, Russellville, Kentucky, 42276.** Said property shall be sold to collect the amounts due in the court judgments.

A. The purchasers will be required to pay the full purchase price or a minimum of ten percent (10%) down the day of sale and post bond on the remainder with the balance due in thirty (30) days. Said bond will bear interest at the judgment rate per annum upon the unpaid balance from the date of sale until paid in full.

The Master Commissioner will retain a lien on the property sold to secure the sale price. **If the purchaser does not pay cash in full the day of the sale, he/she will be required to post bond and provide sufficient surety thereon at the sale. Please contact the Master Commissioner's office prior to the sale with questions regarding approved surety at (270) 717-1110.**

B. The property is sold subject to the following: a) State, county, city, and school taxes payable for the entire year of 2025 and all taxes due thereafter; b) easements, restrictions, and covenants of record; c) assessments for public improvements levied against the property; d) any facts which an inspection or accurate survey of the property may disclose.

C. The property shall otherwise be sold free and clear of any and all right, title, and interest of the parties to this action and of their liens and encumbrances thereon except such right of redemption as may exist in favor of the United States of America or the defendants.

D. It is further provided that when the property sold includes insurable improvements, the successful bidder at the sale, at bidder's own expense, shall carry fire and extended coverage insurance on said improvements from the date of sale until the purchase price is fully paid, to the extent of the court appraised value of said improvements or the unpaid balance of the purchase price, whichever is less, at a minimum, with a loss payable clause to the Master Commissioner of the Logan Circuit Court, or to the Plaintiff. Failure of the purchaser to effect such insurance shall not affect the validity of the sale or the purchaser's liability thereof, but shall entitle, but not require, the Plaintiff to effect said insurance and furnish the policy or evidence thereof to the Master Commissioner of the Logan Circuit Court if she so desires, and the premium thereon, or proper portion thereof shall be charged to the purchaser at purchaser's costs.

**Sale No. 1: Pennymac Loan Services, LLC v. David Craig, et al;** pending in Logan Circuit Court Civil Action No. 25-CI-00035.

662 West 8th Street, Russellville, KY 42276

Tax Map Number: 068-05-22-009-00

**NOTE: SUCCESSFUL BIDDER TO PAY 2025 AD VALOREM TAXES**

Submitted this 5th day of August, 2025.

/s/ Ami L. Brooks  
AMI L. BROOKS, MASTER COMMISSIONER

CERTIFICATE OF SERVICE

This is to certify that a copy of the foregoing was this 5th day of August, 2025, mailed by U.S. Mail, faxed, e-mailed, or hand delivered to the following:

Hon. Katherine D. Carpenter  
Reiner Law Co.  
PO Box 721638  
Newport, KY 41072

Justin Lee Deans  
7924 Eberhart Road Northwest  
Dover, OH 44622

Travis Richard Deans  
23 Woodlawn Avenue  
Uniontown, PA 15401

Judy Deans  
23 Woodlawn Avenue  
Uniontown, PA 15401

Jessica Craig  
7924 Eberhart Road Northwest  
Dover, OH 44622

David Craig  
3302 Bethel Lane  
Bowling Green, KY 42103

Erin Deans  
133 Wildcat Lane  
Russellville, KY 42276

Jacob Tyler Deans  
133 Wildcat Lane  
Russellville, KY 42276

Unknown Occupant  
662 W 8th Street  
Russellville, KY 42276

/s/ Ami L. Brooks  
AMI L. BROOKS, Master Commissioner  
Logan Circuit Court



LEGAL  
NOTICE

MASTER COMMISSIONER'S SALE

BY VIRTUE OF AN ORDER OF SALE OF THE LOGAN CIRCUIT COURT, the Master Commissioner will sell at public auction the real property in the following actions on **Wednesday, August 27, 2025, about the hour of 1:30 p.m., on the steps of the Logan County Court of Justice Building, Russellville, Kentucky, 42276.** Said property shall be sold to collect the amounts due in the court judgments.

A. The purchasers will be required to pay the full purchase price or a minimum of ten percent (10%) down the day of sale and post bond on the remainder with the balance due in thirty (30) days. Said bond will bear interest at the judgment rate per annum upon the unpaid balance from the date of sale until paid in full.

The Master Commissioner will retain a lien on the property sold to secure the sale price. **If the purchaser does not pay cash in full the day of the sale, he/she will be required to post bond and provide sufficient surety thereon at the sale. Please contact the Master Commissioner's office prior to the sale with questions regarding approved surety at (270) 717-1110.**

B. The property is sold subject to the following: a) State, county, city, and school taxes payable for the entire year of 2025 and all taxes due thereafter; b) easements, restrictions, and covenants of record; c) assessments for public improvements levied against the property; d) any facts which an inspection or accurate survey of the property may disclose.

C. The property shall otherwise be sold free and clear of any and all right, title, and interest of the parties to this action and of their liens and encumbrances thereon except such right of redemption as may exist in favor of the United States of America or the defendants.

D. It is further provided that when the property sold includes insurable improvements, the successful bidder at the sale, at bidder's own expense, shall carry fire and extended coverage insurance on said improvements from the date of sale until the purchase price is fully paid, to the extent of the court appraised value of said improvements or the unpaid balance of the purchase price, whichever is less, at a minimum, with a loss payable clause to the Master Commissioner of the Logan Circuit Court, or to the Plaintiff. Failure of the purchaser to effect such insurance shall not affect the validity of the sale or the purchaser's liability thereof, but shall entitle, but not require, the Plaintiff to effect said insurance and furnish the policy or evidence thereof to the Master Commissioner of the Logan Circuit Court if she so desires, and the premium thereon, or proper portion thereof shall be charged to the purchaser at purchaser's costs.

**Sale No. 1: NewRez LLC d/b/a Shellpoint Mortgage Servicing v. Rodger D. Sims;** pending in Logan Circuit Court Civil Action No. 25-CI-00077.

474 South Main Street, Russellville, KY 42276

Tax Map Number: 068-05-16-005-00

**NOTE: SUCCESSFUL BIDDER TO PAY 2025 AD VALOREM TAXES**

Submitted this 5th day of August, 2025.

/s/ Ami L. Brooks  
AMI L. BROOKS, MASTER COMMISSIONER

CERTIFICATE OF SERVICE

This is to certify that a copy of the foregoing was this 5th day of August, 2025, mailed by U.S. Mail, faxed, e-mailed, or hand delivered to the following:

Hon. Chris Wilkey  
The Manley Law Firm LLC  
PO Box 165028  
Columbus, OH 43216-5028

Rodger D. Sims  
474 South Main Street  
Russellville, KY 42276

Martina Delgado-Sims  
474 South Main Street  
Russellville, KY 42276

Unknown Occupant  
474 South Main Street  
Russellville, KY

/s/ Ami L. Brooks  
AMI L. BROOKS, Master Commissioner  
Logan Circuit Court



LEGAL  
NOTICE

MASTER COMMISSIONER'S SALE

BY VIRTUE OF AN ORDER OF SALE OF THE LOGAN CIRCUIT COURT, the Master Commissioner will sell at public auction the real property in the following actions on **Wednesday, August 27, 2025, about the hour of 1:30 p.m., on the steps of the Logan County Court of Justice Building, Russellville, Kentucky, 42276.** Said property shall be sold to collect the amounts due in the court judgments.

A. The purchasers will be required to pay the full purchase price or a minimum of ten percent (10%) down the day of sale and post bond on the remainder with the balance due in thirty (30) days. Said bond will bear interest at the judgment rate per annum upon the unpaid balance from the date of sale until paid in full.

The Master Commissioner will retain a lien on the property sold to secure the sale price. **If the purchaser does not pay cash in full the day of the sale, he/she will be required to post bond and provide sufficient surety thereon at the sale. Please contact the Master Commissioner's office prior to the sale with questions regarding approved surety at (270) 717-1110.**

B. The property is sold subject to the following: a) State, county, city, and school taxes payable for the entire year of 2025 and all taxes due thereafter; b) easements, restrictions, and covenants of record; c) assessments for public improvements levied against the property; d) any facts which an inspection or accurate survey of the property may disclose.

C. The property shall otherwise be sold free and clear of any and all right, title, and interest of the parties to this action and of their liens and encumbrances thereon except such right of redemption as may exist in favor of the United States of America or the defendants.

D. It is further provided that when the property sold includes insurable improvements, the successful bidder at the sale, at bidder's own expense, shall carry fire and extended coverage insurance on said improvements from the date of sale until the purchase price is fully paid, to the extent of the court appraised value of said improvements or the unpaid balance of the purchase price, whichever is less, at a minimum, with a loss payable clause to the Master Commissioner of the Logan Circuit Court, or to the Plaintiff. Failure of the purchaser to effect such insurance shall not affect the validity of the sale or the purchaser's liability thereof, but shall entitle, but not require, the Plaintiff to effect said insurance and furnish the policy or evidence thereof to the Master Commissioner of the Logan Circuit Court if she so desires, and the premium thereon, or proper portion thereof shall be charged to the purchaser at purchaser's costs.

**Sale No. 1: Ads Tax Lien Company, LLC v. Essie Hardin, et al;** pending in Logan Circuit Court Civil Action No. 24-CI-0006.

2801 Stevenson Mill Road, Russellville, KY 42276

Tax Map Number: 096-00-00-002-17

**THE CLAYTON MOBILE HOME ON THE PROPERTY IS NOT INCLUDED IN THE SALE.**

**NOTE: SUCCESSFUL BIDDER TO PAY 2025 AD VALOREM TAXES**

Submitted this 5th day of August, 2025.

/s/ Ami L. Brooks  
AMI L. BROOKS, MASTER COMMISSIONER

CERTIFICATE OF SERVICE

This is to certify that a copy of the foregoing was this 5th day of August, 2025, mailed by U.S. Mail, faxed, e-mailed, or hand delivered to the following:

Pamela Sue Petas  
BURNS & HASSMAN  
2245 Gilbert Avenue, Suite 205  
Cincinnati, OH 45206

Essie Hardin  
2801 Stevenson Mill Road  
Russellville, KY 42276

Andy Wayne Hardin  
2801 Stevenson Mill Road  
Russellville, KY 42276

Hon. Joseph E. Ross  
Logan County Attorney  
Russellville, KY 42276

G. Michael Cain  
GOLDBERG SIMPSON, LLC  
229 W Main St, Suite 301  
Frankfort, KY 40601

Unknown Occupant  
2801 Stevenson Mill Road  
Russellville, KY 42276

/s/ Ami L. Brooks  
AMI L. BROOKS, Master Commissioner  
Logan Circuit Court