

Public Notices

**NOTICE:** The following Estate(s) have had Settlement paperwork filed in the Office of the Ohio Circuit Court Clerk. A hearing will be held in the Ohio County District Court on the 14th day of April, 2025, at 9:00am.

Exceptions must be filed prior to the hearing.  
Estate of Shirley Ann Mayes, deceased

THE OHIO COUNTY DISTRICT COURT, AFTER PROBATING THE WILL AND APPOINTMENT OF AN EXECUTOR OR AFTER THE APPOINTMENT OF AN ADMINISTRATOR/FIDUCIARY, DOES HEREBY GRANT ADMINISTRATION AND ORDER OF APPOINTMENT FOR:

Flossie Hoskins Corley, deceased, 2916 Easton Rd., Fordsville, KY 42343 – Curtis Corley, 115 Barnetts Creek Rd., Utica, KY 42376, was appointed Administrator on March 25, 2025. Hon. Jesse Offill, 1412 Frederica St., Owensboro, KY 42301, is the attorney for the estate.

ALL PERSONS OBJECTING OR HAVING CLAIMS AGAINST SAID ESTATE(S) ARE NOTIFIED TO PRESENT THEM, PROPERLY PROVEN, TO THE EXECUTOR/ADMINISTRATOR/ FIDUCIARY CERTIFIED ACCORDING TO LAW WITHIN 6 MONTHS AFTER THEIR APPOINTMENT.

SHANNON KIRTLEY, OHIO CIRCUIT/ DISTRICT CLERK

NOTICE OF MASTER COMMISSIONER SALES for April 21, 2025

By virtue of the judgment and order of sale rendered in the following action, I will on April 21, 2025, at 9:00 a.m. CDT., expose to sale at public auction at the Courthouse in Hartford, Ohio County, Kentucky, the following property. Buyers are responsible for reviewing the Court records and the actual Judgment and Order of Sale entered in each Court record to determine if there are other encumbrances associated with each property. The Commissioners Office, Circuit Court, and counsel do not warrant title. The official Court record may be viewed at the Ohio Circuit Court Clerk's Office.

COMMONWEALTH OF KENTUCKY OHIO CIRCUIT COURT CIVIL ACTION NO. 23-CI-00213

Commonwealth Community Bank, Inc. d/b/a Commonwealth Community Bank, PLAINTIFF vs. Andrew Crawford, DEFENDANT; Judgment: \$53,821.00

Property Address: 358 Duvall Road, Beaver Dam, Kentucky 42320 Parcel Number: 103-22B-130

All property is sold in accordance with the legal description in the Judgment.

The purchaser may pay the full purchase price for said property on the day of sale in cash or shall pay a ten percent (10%) deposit and execute bond, with approved surety, immediately after sale for the balance of said purchase price upon a credit of thirty (30) days, and with a lien retained on said real estate to better secure payment thereof. Said bond shall bear interest at the rate of six percent (6%) per annum from the date of said sale. The purchaser shall pay the real estate taxes for the 2025 tax year and all subsequent years.

Laura R. Eaton Master Commissioner P.O. Box 426 Hartford, KY 42347

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COMMONWEALTH OF KENTUCKY OHIO CIRCUIT COURT CIVIL ACTION NO. 24-CI-00298

Commonwealth Community Bank, Inc. D/B/A Commonwealth Community Bank, PLAINTIFF vs. Charles Sean Raley and Samantha Rennia Raley, DEFENDANTS; Judgment: \$47,834.66

Property Address: 100 Center Drive, Beaver Dam, Kentucky 42320 Parcel Number: 118-106B-9

All property is sold in accordance with the legal description in the Judgment.

The purchaser may pay the full purchase price for said property on the day of sale in cash or shall pay a ten percent (10%) deposit and execute bond, with approved surety, immediately after sale for the balance of said purchase price upon a credit of thirty (30) days, and with a lien retained on said real estate to better secure payment thereof. Said bond shall bear interest at the rate of six percent (6%) per annum from the date of said sale. The purchaser shall pay the real estate taxes for the 2025 tax year and all subsequent years.

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COMMONWEALTH OF KENTUCKY OHIO CIRCUIT COURT CIVIL ACTION NO. 24-CI-00228

First United Bank and Trust Company, PLAINTIFF vs. David Gene Bartlett and Sheila Ann Bartlett, DEFENDANTS; Judgment: \$267,737.73

Property Address: 4914 State Route 1245, Beaver Dam, Kentucky 42320 Parcel Number: 149-12N

All property is sold in accordance with the legal description in the Judgment.

The purchaser may pay the full purchase price for said property on the day of sale in cash or shall pay a ten percent (10%) deposit and execute bond, with approved surety, immediately after sale for the balance of said purchase price upon a credit of thirty (30) days, and with a lien retained on said real estate to better secure payment thereof. Said bond shall bear interest at the rate of six percent (6%) per annum from the date of said sale. The purchaser shall pay the real estate taxes for 2025 and following years

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COMMONWEALTH OF KENTUCKY OHIO CIRCUIT COURT CIVIL ACTION NO. 19-CI-00414

Mid South Capital Partners, LP, PLAINTIFF vs. Harry Hermann, Sr., et al, DEFENDANTS; Judgment: \$3,391.34

Property Address: 1438 US Highway 62 West, Beaver Dam, KY 42320 Parcel Number: 118-32

All property is sold in accordance with the legal description in the Judgment.

The purchaser may pay the full purchase price for said property on the day of sale in cash or shall pay a ten percent (10%) deposit and execute bond, with approved surety, immediately after sale for the balance of said purchase price upon a credit of thirty (30) days, and with a lien retained on said real estate to better secure payment thereof. Said bond shall bear interest at the rate of twelve percent (12%) per annum from the date of said sale. The purchaser shall pay the real estate taxes for 2025 and following years

Laura R. Eaton Master Commissioner P.O. Box 426 Hartford, KY 42347

For Rent

For Rent

Riverbend Apartments

1003 East Union St., Hartford, Kentucky

Applications now being accepted at office Monday - Friday, 9 am - 12 noon.

1 bedroom elderly and family apartments with Section 8 Low Income Assistance for elderly, family, and handicapped residents.

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Auction

Auction

AUCTION

Thursday, April 10 - 10 AM

AUCTION SITE: OHIO COUNTY COMMUNITY CENTER 130 East Washington St., Hartford, Kentucky

PROPERTY LOCATION: Mine Road, Centertown, KY (See website for exact location)

220 ACRES 6 TRACTS

FOR MORE INFORMATION VISIT KURTZAUCTION.COM OR CONTACT JOSEPH MILLS, AUCTIONEER.

800-264-1204 kurtzauction.com Announcements made at auction take precedence over printed material

kurtz AUCTION & REALTY.

ESTATE AUCTION

OWNER: RONALD BARROW ESTATE DATE: Saturday, April 5, 2025 10:00 A.M.

LOCATION: 650 Old Liberty Church Road Beaver Dam, KY 42320

GUNS AND AMMO: MARLIN 22 CAL. 795SS, (2) HAWKEN BLACK POWDER 50 CAL., DOUBLE BARREL SHOT GUN W/HAMMERS, MOSSBURG 12 GA. CRICKETT 22 CAL., CINCINNATI ARMS BLACK POWDER, HW5 22 CAL. PISTOL, SAVAGE MODEL 64 22 CAL., SAVAGE TACTICAL 2506 W/CASE, POWER MASTER BB GUN, DAISY BB GUN, HERRING HALL MARVIN 24 GUN SAFE, LOTS AND LOTS OF AMMO.

VEHICLES-FORK LIFT-MOTORCYCLES 1980 JOHN DEERE JD480C DIESEL FORK LIFT, 1950 CHEVROLET TRUCK, STUDEBAKER, 1983 CHEVROLET SCOTTSDALE C10, 2012 CHEVROLET SILVERADO, CHEVROLET S10 & EXTRA CAB, 2015 DODGE CHARGER, 2012 CHEVROLET SONIC, 1996 CHEVROLET CAMARO W/T-TOPS, 1986 DODGE VAN, 2010 FORD RANGER (PARTS ONLY), CUSTOM BUCKET TRUCK, 2001 BUELL 500 MOTORCYCLE, YAMAHA PW50 MOTORCYCLE, CLUB CAR GOLF CART, FISHING BOAT & TRAILER, 18 FT. DUAL AXLE FLATBED TRAILER.

EQUIPMENT, TOOLS & MISCELLANEOUS FURNITURE, ANTIQUE DRESSER, BUTCHER BLOCK TABLE, CHEST FREEZER, WOOD STOVE, DETROIT JEWEL GAS STOVE, MANTLE, BRUNSWICK ANTIQUE RECORD PLAYER, GOODMAN 5 TON AC 60K BRU (NEW) CUMMINS ONAN RV0G5500 GENERATOR (250 HRS.), STIHL TREE SAWS, VOLT AMP ANTIQUE TESTER, GENERATORS, SMOKER W/TRAILER, BUSH HOG, FINISHING MOWER, POST HOLE DIGGER, GRADER BLADE, HAY FORKS, POWER BOXES, ALUMINUM STOP LIGHT POLES, WOOD WORKING TOOLS, SANDBLASTER (NEW), ENGINE STANDS, PARTS WASHER, TOOLS, MOTORS, MULE PULL DISK & CYCLE, COMPRESSOR, DIXIE CHOPPER ZERO TURN 60" 24 HP MOWER, PLUS MANY MORE ITEMS TOO NUMEROUS TO MENTION.

TERMS: PERSONAL: CASH OR APPROVED CHECK DAY OF THE AUCTION.

For more information please call: HORN AUCTION SERVICE

LIC # P1247 Wayne Horn, Auctioneer 270-543-6610 ROBERT W. BAKER REALTY 121 S. Main St., Greenville, KY 42345 Robert Baker - Broker - 270-338-5616

Not responsible for accidents. Auctioneer note: The items in this advertisement have been honestly and conscientiously described by the owner and auction company and are believed to be true and correct, however, there is no warranty or guarantee intended or implied by the owners, auctioneers, or previous advertising. All items are sold as is where is. (Announcements day of sale take precedence over any other advertisements). Homes built before 1978 may contain lead base paint. Buyers may inspect before the sale date. Buyer will be required to sign the waiver disclosure form with the sales contract.

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