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Classifieds



DEADLINE: TUESDAY NOON

Classified line ads: \$7.50 per week, 30 words or less-\$0.10 ea. after 30
Display ads: \$7.25 per column inch

Public Notices

**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. 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

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

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SALES
for April 21, 2025**

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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**

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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.

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

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 1st day of May, 2025, at 9:00am.

Exceptions must be filed prior to the hearing.
Estate of Robert Ralph Pierce, deceased

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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:

Sandra K. Magan, deceased, 728 Sherwood Drive, Hartford, KY 42347 – Kami Likens, 1206 Minton Lane, Hartford, KY 42347, and Carla Griffin, 2717 Silver Beach Road, Hartford, KY 42347, were appointed Co-Executrices on April 9, 2025. Hon. Justin S. Keown, P.O. Box 25, Hartford, KY 42347, is the attorney for the estate.
James Gross, deceased, 3522 Belltown Rd., Hartford, KY 42347 – Brittney Cauley, 140 W. Locust Grove Rd., Utica, KY 42376, was appointed Executrix on April 10, 2025.

Mary Nell Leach, deceased, 949 W 7th Street, Beaver Dam, KY 42320 – Thomas P. Leach, 4875 Skyline Dr., Ashland, KY 41120, was appointed Executor on April 10, 2025.

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

Public Notices

NOTICE - Democrats of Ohio County invite all democrats in Ohio County to a **reorganization meeting on May 4, 2025, at 3:00 p.m. at the Ohio County Community Center.** Help build the future of our party as we elect officers and select a representative to the Kentucky Democratic Convention. Attendees are encouraged to find their precinct by visiting govoteky.org before the event. Please bring ID. Contact Democrats of Ohio County via Facebook or email at ohiocountydemocrats@gmail.com for more information.

NOTICE
City of Rockport
is now accepting bids
for our seasonal mowing.
Bids can be submitted
at City Hall
Monday- Thursday
8:00 a.m.-12:00 p.m.
Open for bids now.
If you have any questions
call 270-274-4219



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Ohio County
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City of Hartford
RESCHEDULED
Spring Cleanup
April 21 - 25

**No tires, paint, roofing, oil, tv's
or computers.**
No hazardous materials

Auction

Auction

**LAND
AUCTION**



**113.575 AC± | 4 TRACTS
MUHLENBERG CO, KY
5/13/25 AT 11 AM
AUCTION HELD AT:
MUHLENBERG CO AG CENTER
3705 STATE ROUTE 1380
POWDERLY, KY 42367**

IN COOPERATION WITH
WHITETAIL PROPERTIES REAL ESTATE, LLC
MATT YOUNG, AGENT:
270.952.8624

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IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC (237494) | Debbie Leux, Ranch & Farm Auctions, Kentucky Broker License # 247145 | Derek Fisher, Whitetail Properties Real Estate, KY Broker License #205593 | Joe Gault, Director, Ranch & Farm Auctions, 217.299.0332 | Matt Young, Kentucky Land Specialist for Whitetail Properties Real Estate, LLC, 270.952.8624 | Copy Landmen, KY Auctioneer, RP 3020



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