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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 May 12, 2025**

By virtue of the judgment and order of sale rendered in the following action, I will on May 12, 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. 21-CI-00346**

Mid South Capital Partners, LP, PLAINTIFF vs. Helen Neighbors, et al, DEFENDANTS; Judgment: \$11,863.07

**Property Address:
310 Bishnor Road,
Centertown, KY 42328
Parcel Number: 100-61**

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-00086**

First United Bank and Trust Company, PLAINTIFF vs. Nicholas Dean Bures, et al, DEFENDANTS; Judgment: \$104,226.57

**Property Address:
598 New Baymus Road,
Olaton, Kentucky 42361
Parcel Number: 50-56A**

**THIS PROPERTY WILL BE
SOLD SUBJECT TO THAT
CERTAIN MORTGAGE OWED
TO CMG MORTGAGE INC.**

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 2024 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-00251**

U.S. Bank National Association, as Trustee, for Manufactured Housing Contract Senior/Subordinate Pass-Through Certificate Trust 1997-8, PLAINTIFF vs. Cheryl Bartlett A/K/A Cheryl A. Bartlett, et al, DEFENDANTS; Judgment: \$66,498.43

**Property Address:
100 Cedar Hill Lane,
Whitesville, KY 42378
Parcel Number: 39-13D**

All property is sold in accordance with the legal description in the Judgment, to include a 1997 Champion Manufactured Home.

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 seven point two five zero zero percent (7.25000%) 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**

Yard Sale

YARD SALE: 429 Walker Street, Hartford, Thursday , April 24 and Friday, April 25, 8 a.m.- 4 p.m., play pens, car seats, bean bags, toys and miscellaneous. pd 4/23



Public Notices

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:

Sherman Thomas Timbrook, deceased, 520 Roundhill Rd., Hartford, KY 42347 – Tasha Timbrook, 3219 Trail Ridge Road, Louisville, KY 40241, was appointed Executor on April 17, 2025. Hon. Tara N. Ward, Ward & Ward, PLLC, P.O. Box 151, Hartford, KY 42347, is the attorney for the estate.

Charles R. Rawdon, Sr., deceased, 51 Wells Lane, Hartford, KY 42347 – Ryan James Embry, 631 Daniels Lane, Owensboro, KY 42303, was appointed Administrator on April 17, 2025. Hon. Samuel B. Lee, Thacker, Hodskins, & Knight, LLP, 209 W Fourth Street, Owensboro, KY 42303, is the attorney for the estate.8

Nicolas Thomas Payne, deceased, 59 Tipton Lane, Hartford, KY 42347 – Thomas R. Payne, 59 Tipton Lane, Hartford, KY 42347, was appointed Administrator on April 14, 2025. Ed Hodskins, of Thacker, Hodskins, & Knight, LLP, 209 W Fourth Street, Owensboro, KY 42303, is the attorney for the estate.

Kyle Allen, deceased, 707 Lone Star Road, Centertown, KY 42328 – Samantha Allen, 707 Lone Star Road, Centertown, KY 42328, was appointed Executrix on April 14, 2025. Ed Hodskins, of Thacker, Hodskins, & Knight, LLP, 209 W Fourth Street, Owensboro, KY 42303, is the attorney for the estate.

Antonio Ordenez-Francisco, deceased, 814 W 2nd Street, Beaver Dam, KY 42320 – Antonio Francisco Gomez, 362 Bruce School Road, Beaver Dam, KY 42320, was appointed Administrator on April 14, 2025. Hon. A.V. Conway II, Conway & Keown, PSC, P.O. Box 25, Hartford, KY 42347, is the attorney for the estate.

Oscar Villanueva-Segovia, deceased, 297 Wells Lane, Hartford, KY 42347 – Tim Johnson, 1469 Sunnydale Road, Hartford, KY 42347, was appointed Administrator on April 14, 2025. Hon. Daniel Sherman, P.O. Box 370, Greenville, KY 42345, 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

Services Offered

SMILEY'S UPHOLSTERY SHOP: 318 Oakwood Drive, Hartford. Custom upholstery. Serving Ohio County since 1961. Call 270-298-3460. tfn

DOGS/LIVESTOCK

HAPPY JACK: If veterinary care is unavailable or unaffordable, use Happy Jack products to treat itch allergies, yeast infections, and cat flea infestation. Southern States Coop. 270-298-7032. pd. 5/7

Services Offered

Services Offered

**A & P
SELF STORAGE
274-5554**

10x20

8x15

10x10

5x10

3
CONVENIENT
LOCATIONS

LONG
TERM
DISCOUNTS

Services Offered

Services Offered



ACES SERVICES, LLC

Pressure Washing & Window Cleaning

Rick Drake, Owner
1343 N. Madison St., Beaver Dam, KY
502-243-9097 or 502-553-3925

Are you tired of paying high satellite and cable bills?

If so, invest in an antenna, and you
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Can install in an attic or outside.

**Call Randy's Antennas
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advertise your business!**

Wanted

Wanted

WANTED
**Small Church House
for Rent**
**Hartford/Beaver Dam
Area**
Call 606-307-4799

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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