

PUBLIC NOTICES

PUBLIC NOTICE:
COMMISSIONER'S SALE
GALLATIN CIRCUIT COURT,
CASE NO. 26-CI-00027
21ST MORTGAGE CORPORATION
PLAINTIFF
VERSUS}
DAVID SCHIRMER LEE
ELIZABETH FRANCIS
PATRICK LEE
DEFENDANTS
NOTICE OF SALE

By virtue of a judgment and order of sale of the Gallatin Circuit Court entered June 18, 2026, in the above case, I shall proceed to offer for sale on the SECOND FLOOR LOBBY OF THE GALLATIN COUNTY COURTHOUSE in Warsaw, Kentucky, to the highest bidder, at public auction on THURSDAY, July 23, 2026, at the hour of 1:30 p.m. or thereabouts, the following described property, to-wit:
 ADDRESS: 121 Tower Drive, Verona, Kentucky 41092
 MAP NO.: 36-MP-041
 The following described real property located in Gallatin County, Kentucky, and more particularly described as follows:
 Being all of Lot No. Forty-one (41) of Mars Place Subdivision, Section 2, as shown on Plat A-69 of the Gallatin County Clerk's records at Warsaw, Kentucky. There is located on this property and affixed thereto a 1997 Fleetwood manufactured home which is included in this sale. See Affidavit of Conversion at MC Book 2, page 859.
 Subject to easements and restrictions of record and/or in existence including, but not limited to, those appearing of record in Deed Book 71, page 558 of the Gallatin County Clerk's records at Warsaw, Kentucky.

Title to the above-described property conveyed to Elizabeth F. Lee from Patricia Patrick by General Warranty Deed dated August 4, 2020, and recorded August 4, 2020, in Deed Book 131, page 566 or Instrument No. 76374.
 Said property shall be sold for the purpose of collecting the following judgment debt: A judgment in favor of the plaintiff(s) in the amount of \$117,619.77 together with interest, assessments, taxes and costs herein expended.
 TERMS OF SALE: The property shall be sold as a whole. The purchaser may pay all or part of the purchase price in cash, and may pay the balance of the purchase price on a credit of 30 days after date of sale; said credit shall be granted only upon the execution by the purchaser of bond, with surety thereon, and said surety shall be a lending institution, fidelity or surety company authorized and doing business in Kentucky or other surety approved by the Master Commissioner; an authorized officer of the surety must be present at the sale or must have given the Master Commissioner adequate assurance of its intent to be surety prior to or at the sale; said Bond shall be, and shall remain, a lien on the property sold as additional security for the payment of the full purchase price, and shall have the full force and effect of a Judgment; and said Bond shall bear interest at the rate of 6% percent per annum until paid. The purchaser shall be required to pay the sum of 10% of the bid amount in cash or certified check on the purchase at the time of sale. Risk of loss shall pass to the successful bidder at the close of the sale. The successful bidder at the sale shall, at bidder's own expense, carry fire and extended insurance coverage on any improvements from the date of sale until the purchase price is fully paid, with a loss payable clause to the Master Commissioner of the Gallatin Circuit Court. Failure of the purchaser to effect such insurance shall not affect the validity of the sale or the purchaser's liability there-

under, but shall entitle, but not require, a lien holder herein, after giving notice to the Master Commissioner, to effect said insurance and furnish the policy or evidence thereof to the Master Commissioner, and the premium thereon or the proper portion thereof shall be charged to the purchaser as purchaser's cost. The property shall be sold subject to ad valorem taxes for the year 2026 and all subsequent years thereafter; easements, restrictions and stipulations of record; assessments for public improvements levied against the property, if any; existing zoning ordinances, statutes, laws, or regulations; and any facts which an inspection and accurate survey of the property may disclose. BIDDERS SHALL BE PREPARED TO COMPLY WITH THESE TERMS.
 STEPHEN P. HUDDLESTON,
 MASTER COMMISSIONER,
 GALLATIN CIRCUIT COURT
 P.O. Box 988, WARSAW, KY 41095,
 #859-567-2818.
 27-3c

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27-1c

YARD SALE

ALEXANDER ANNUAL YARD SALE: Huge Yard Sale July 10th and 11th. 8-5 p.m. each day. Half mile east of Warsaw on US 42. At least 8 families. Rain Cancels! Clothes, 2 dressers, gun case, and lots of miscellaneous items. Come and browse!

27-1p

YARD SALE: Saturday, July 11, 8 a.m.-9 p.m., 102 Smith Avenue, Warsaw. Metal bunk bed frame, book case, lots of music, clothes (mens & womens), exercise bicycle, come & look!

27-1c



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- **8 Ac. Carroll Co.**, Hwy. 47, rolling pasture, no single wides, great view, easy access to I-71 or factories, city water, \$68,900, \$3,000 down
- **2.3 Ac. Northern Gallatin**, just off Hwy 16, double wides welcome, paved frontage, less than 30 min. to Florence, \$36,900, \$2,500 down
- **1.5 Ac. Sparta area, Owen county**, flat open in front, rolling down into woods, mobiles welcome, city water, \$26,900, \$2,000 down

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NOTICE TO GALLATIN COUNTY TAXPAYERS

Christina McEntire, Gallatin County Clerk pursuant to KRS 424.130, announces that the 2025 Delinquent Real Property Tax Bills (Certificates of Delinquency) will be published in the Gallatin County News on July 8, 2026. The list of Certificates of Delinquency is also available for public inspection during the hours of Monday – Friday 8:00 – 4:30 at the Gallatin County Clerk’s office located at 803 East Main Street, Warsaw, KY. This list may also be inspected on the Software Management delinquent tax website. The Uniform Resource Locator (URL) of the website is <http://kydtx.smlc.us/> and on the Gallatin County Clerk website. The Uniform Resource Locator (URL) of the website is <http://gallatincountykyclerk.ky.gov>. The tax sale will be held on Thursday, August 13, 2026 beginning at 8:30 am. All interested participants must register with the Gallatin County Clerk’s office by 4:00 p.m. on August 3, 2026. Please contact the Gallatin County Clerk’s office if you need additional information about the tax sale registration process, the required registration fee or the deposit amounts that will be needed. Taxpayers can continue to pay their delinquent tax bills to the Gallatin County Clerk’s office anytime prior to the tax sale. **Please note: All payments must be received in the County Clerk’s office prior to the tax sale date listed in this advertisement. Payments received after the tax sale has been conducted will be returned without exception.** Some delinquencies – although they have been advertised – will be excluded from the tax sale in accordance with the provisions of KRS 134.504(10)(b). If you have any questions, please do not hesitate to contact the Gallatin County Clerk’s office at 859-567-5411.