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in the 49th District*



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Legals (Continued from A11)

as security for the purchase money. Should the property fail to bring a bid of 2/3 of the appraised value, a right of redemption will exist pursuant to the Kentucky Revised Statutes. Dated this the 16th day of February, 2026. /s/ Roy G. Collins ROY G. COLLINS MASTER COMMISSIONER, CLAY CIRCUIT COURT 109 DICKENSON STREET MANCHESTER, KY 40962 606-598-2122 606-598-7842 FAX CERTIFICATE OF SERVICE The undersigned hereby certifies that a true and correct copy of the foregoing Notice of Sale was served by electronically filing same and/or mailing same, postage prepaid, on this date, to the following: Christopher Hill Hill, Cain and McDonald, LLP P.O.

Box 817 Frankfort, KY 40602 Jim Combs 200 Birch Road Manchester, KY 40962 Joseph C. White Clay County Attorney 102 Walters Street, Suite 2 Manchester, KY 40962 Dated this the 16th day of February, 2026. /s/ Roy G. Collins ROY G. COLLINS

LEGAL NOTICE
COMMONWEALTH OF KENTUCKY 41st JUDICIAL CIRCUIT CLAY CIRCUIT COURT CIVIL ACTION NO. 25-CI-00258 JAMES SCHMIDT, VS. UNKNOWN SPOUSE OF GILBERT DOWNEY, UNKNOWN SPOUSE OF MARIE DOWNEY, UNKNOWN SPOUSES OF UNKNOWN HEIRS OF GILBERT DOWNEY, UNKNOWN OC-

CUPANTS, FIRST NATIONAL BANK OF MANCHESTER, APEX FUND SERVICES, CUSTODIAN FOR CERES TAX RECEIVABLES, LLC, MIDSOUTH CAPITAL PARTNERS, LP, COMMONWEALTH OF KENTUCKY, COUNTY OF CLAY, UNKNOWN HEIRS OF GILBERT DOWNEY, UNKNOWN CREDITORS OF ANY PERSONS WITH AN INTEREST IN THE PROPERTY LOCATED AT 112 GREGORY BRANCH ROAD, MANCHESTER, KY 40962, NOTICE OF SALE PLAINTIFF, DEFENDANTS. By virtue of the Judgment and Order of Sale of the Clay Circuit Court entered on January, 2026, in the above styled matter, for the sum of \$5,311.79 or what it

will bring, plus costs, interest and attorney's fees as described in the Judgment and Order of Sale, I shall proceed to offer for sale, as a whole, at the front door of the Clay County Judicial Center, 316 Main Street, Manchester, Clay County, Kentucky, to the highest bidder at public auction on Friday, March 6, 2026 at 9:00 a.m., or thereabouts, the following described property, to-wit: Property Location: 112 Gregory Branch Road, Manchester, KY 40962 PIDN #: 069-30-00-030.00 This property will be sold for cash or (10%) down with (30) days to pay balance at the option of the purchaser. Unless the purchaser so elects to pay cash, the purchaser of the property so sold shall give bond

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