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COMMERCIAL RENTALS

MINI-WAREHOUSES: 3 Locations: Lexington Road, Crossfield & Bellview. Offering 6 sizes. Call Wilder Rentals at 879-9691.

2,18,tf

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M.R. Storage, 390 Crossfield,
4'X10', 5'X10', 6'X10',
10'X10', 15'X10', 20'X10'
Climate control storage
units available.
Call 873-1276.

3,22,tf

900 SQ. FT. OFFICE space on South Main Street. \$500 rent and \$500 deposit. Call 859-608-5565. 8,3,tf

EVENT SPACE RENTALS

WILSON'S POOL ROOM
Private event room available.
Includes pool table, darts & exclusive bar.
Call Ben
873-0277 or 492-5659
for more details.

3,7,1tp

HOUSE RENTAL

HOUSE FOR RENT. 555 Debra Court. \$1,500 rent and deposit. 3 BR. 1 Bath. No pets. No smoking. 850-537-4116. 5,2,1tp

GARAGE SALE

ESTATE SALE. 120 Dan Drive, Versailles. Thursday and Friday, May 3-4, 8 to 5, Rain or Shine. Items include: furniture, houseware, lamps, framed art, what-nots, tools, lots of new women's and men's clothes still with tags at inexpensive prices. 5,2,1tp

GARAGE & YARD SALE. May 2, 3, and 4, Thursday to Saturday, 9 to 1. 2600 McCowans Ferry, home of Mary Ann Slaten. Rain or Shine! Not responsible for accidents. No early-birds. Too many items to mention. Watch for signs. 4 new duffle bags on wheels. 5,2,1tp

GARAGE SALE. 328 Highland Avenue. Friday 4 - 7, Saturday 9 - 1. Household items, furniture, adult clothing. Steady rain postpones. 5,2,1tp

AUTOMOTIVE

WE WILL BUY JUNKED CARS and trucks. Wilson's UsedAuto-Parts. Call 859-873-3466. 9,7,52tp

FIELD MOWING

HORSE FARM field mowing and chain harrowing. Call Danny Parks, 859.983-8854. 5,2,5tp.

PUBLIC NOTICES

PUBLIC HEARING
The Versailles-Woodford County Parks and Recreation Department is hosting a public meeting on the proposed Hometown Community Interpretive Park Accessible Trail Recreational Trails Project application. The specific purpose of this meeting is to discuss the construction of a paved, accessible 1-mile loop walking trail along the current mowed grass trail to provide all park visitors with access to the interpretive signage trail.

To provide a forum for discussion, Versailles-Woodford County Parks and Recreation will be hosting an open meeting on:

Date: Tuesday, May 7

Time: 6:00 pm

Location: Falling Springs Center Community Room

Address: 275 Beasley Rd. Versailles, KY 40383

The public is invited to review and voice their opinion on the proposed activities and potential impacts of the project. Anyone wishing to support or oppose the proposed project can also submit written comments to Parks and Recreation Executive Director Richard Pictor at the above address by May 15.

24.25.2tb.

NOTICE OF MASTER COMMISSIONER'S SALE

In order to comply with Orders of the Woodford Circuit Court, the Master Commissioner will sell the properties in the actions described below on Friday, May 10, 2024 at the hour of 10:00 a.m. in the Woodford County Courthouse Annex Building Conference Room at 130 Court Street, Versailles, Kentucky.

Street, Versailles, Kentucky. The properties shall be sold to comply with the Orders of Sale entered by the Woodford Circuit Court and to raise the amounts hereinafter set forth, together with interest and the costs of the actions described below, if said amounts are claimed, and (unless otherwise indicated) upon the following terms and conditions:

(A) At the time of sale, the successful bidder shall either pay cash or make a deposit of 10% of the purchase price with the balance on credit for thirty (30) days. In the event the successful bidder desires or elects to credit the balance, he or she will be required to post bond and shall furnish an acceptable surety thereon. Each bond shall be for the unpaid balance of purchase price and shall bear interest at the rate set forth in KRS 360.040 from the date of sale until paid. IN THE EVENT THAT THE PURCHASER IS NOT PAYING THE FULL AMOUNT OF THE PURCHASE PRICE OF THE PROPERTY ON THE DATE OF SALE, ANOTHER PERSON MUST BE PRESENT ON THE PURCHASER'S BEHALF TO SIGN AS SURETY FOR THE REMAINDER OF THE PURCHASE PRICE, WITH SURETY THEREON ACCEPTABLE TO THE MASTER COMMISSIONER AND PRE-APPROVED BY THE MASTER COMMISSIONER.

(B) Risk of loss of improvement shall be on the purchaser from date of sale.

(C) The purchaser shall be required to assume and pay all taxes or assessments upon the property for the current tax year and all subsequent years. All taxes or assessments upon the property for prior years (unless otherwise indicated) shall be paid from the sale proceeds if properly claimed in writing and filed of record by the purchaser prior to payment of the purchase price.

(D) The property shall otherwise be sold free and clear of any right, title and interest of all parties to the action and of their liens and encumbrances thereon, excepting easements and restrictions of record in the Woodford County Clerk's Office and such right of redemption as may exist in favor of the United States of America or the defendant(s).

BIDDING INSTRUCTIONS TO ATTORNEY(S):

ATTORNEYS FOR PLAINTIFF OR DEFENDANTS MAY FAX OR EMAIL THEIR BID NO LATER THAN THREE (3) BUSINESS DAYS PRIOR TO THE SALE DATE. THE RECEIPT OF THE BID MUST BE CONFIRMED BY THE MASTER COMMISSIONER BY FAX OR EMAIL PRIOR TO THE SALE. IF CONFIRMATION OF RECEIPT OF BID FROM THE MASTER COMMISSIONER'S OFFICE IS NOT RECEIVED BY THE BIDDING PARTY BY 5:00 PM OF THE DAY PRECEDING THE SALE, THEN THE PARTY SUBMITTING THE BID MUST HAVE A REPRESENTATIVE PRESENT AT THE SALE. THE BID SUBMITTED MUST BE FOR A SPECIFIED AMOUNT.

SALE NO. 1:
The Huntington National Bank v. Andrew L. Harris; Brandi Harris, Trustee under the A.L. & Brandi Harris Living Trust, dated 6/10/2015; MCLP Asset Company, Inc.; Sonne Tribble, LLC; Animus Lignum, LLC; Andrew Lee Harris, as Trustee of the A.L. & Brandi Harris Living Trust Dated June 10, 2015; John Doe, Unknown Tenant; ARK-LA-TEX Financial Services, LLC, DBA Benchmark Mortgage; Sabra Garmon; Sandra Jones; Judy Bobbitt; Alan George; and Cindy Rankin AND MCLP Asset Company, Inc., Cross-Claimant v. Andrew L. Harris; Brandi Harris, Trustee under the A.L. & Brandi Harris Living Trust, dated 6/10/2015; Sonne Tribble, LLC; Animus Lignum, LLC; Andrew Lee Harris, as Trustee of the A.L. & Brandi Harris Living Trust Dated June 10, 2015; John Doe, Unknown Tenant; ARK-LA-TEX Financial Services, LLC, DBA Benchmark Mortgage; Sabra Garmon; Sandra Jones; Judy Bobbitt; Alan George; and Cindy Rankin (Civil Action No. 19-Cl-260, Division II) to raise, on behalf of The Huntington National Bank, the principal amount of \$1,519,123.20 as to Count I of its Complaint, and the principal amount of \$208,215.45 as to Count II of its Complaint; and to raise, on behalf of Cross-Claimant, MCLP Asset Company, Inc., the principal amount of \$235,318.26, together with interest, charges and costs.

649 Seth Drive, Versailles, Kentucky 40383

The public is invited to review and voice their opinion on the proposed activities and potential impacts of the project. Anyone wishing to support or oppose the proposed project can also submit written comments to Parks and Recreation Executive Director Richard Pictor at the above address by May 15.

24.25.2tb.

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PVA Parcel No.: 31-1022-004-00

SALE NO. 2:

Pennymac Loan Services, LLC v. Erika Pecina-Loera aka Erika Pecina (Woodford Circuit, Civil Action No. 23-Cl-031, Division I) to raise the principal amount of \$128,922.67 on behalf of Pennymac Loan Services, LLC, together with interest, charges, fees and costs.

181 Paddock Drive, Versailles, Kentucky 40383

PVA Parcel No. 41-3017-007-00

SALE NO. 3:

Tazanna Denson v. Deborah Wester; Wesbanco Bank, Inc.; Whitaker Bank, Inc.; and County of Woodford, Kentucky (Woodford Circuit, Civil Action No. 23-Cl-151, Division I) to raise the principal amount of \$109,781.19 on behalf of Defendant, Whitaker Bank, Inc., together with interest, charges and costs.

3504 Old Frankfort Pike (a/k/a Frankfort Pike), Versailles, Kentucky 40383

PVA Parcel No. 39-0000-036-04

SALE NO. 4:

Kentucky Housing Corporation v. Any Unknown or Unascertainable Heirs of Welby Southerland, deceased; Elzie Southerland; and Unknown Spouse of Elzie Southerland (Civil Action No. 23-Cl-202, Division II) to raise the amount of \$42,388.87 on behalf of Kentucky Housing Corporation, together with interest, charges and costs.

417 Wilson Avenue, Versailles, KY 40383

PVA Parcel No.: 30-5033-018-00

SALE NO. 5:

Carrington Mortgage Services, LLC v. Matthew J. Winbun; and Mandolynn Winbun (Civil Action No. 23-Cl-274, Division II) to raise the principal amount of \$144,473.56 on behalf of Carrington Mortgage Services, LLC, together with interest, charges and costs.

204 Hunters Court, Versailles, Kentucky 40383

PVA Parcel No.: 30-9016-010-00

ROBERT C. STILZ, JR.

MASTER COMMISSIONER

WOODFORD CIRCUIT COURT

5,2,1tb

BID PROPOSAL

The Versailles Woodford Parks and Recreation Board will receive proposals for playground equipment at Big Spring Park, located in Versailles, Kentucky, until 11:00 AM EST, Thursday, May 30, 2024. Project scope/specification information may be obtained from Richard Pictor, Executive Director of Parks and Recreation by contacting him at (859) 214-4810, or emailing at RPictor@wcparksrec.com, All

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