MASTER COMMISSIONER SALES

In Order to comply with the orders of the Pendleton Circuit Court, the Master Commissioner will sell the property described in the following action(s) on October 16th, 2024 at the hour of 9:30 a.m., at the Pendleton County Judicial Center, 120 Ridgeway Ave, Falmouth, Kentucky 41040. Said property shall be sold to raise the amounts hereinafter set forth, together with interest and the costs of the action, and upon the (unless otherwise indicated) following terms and conditions: 1) The purchaser shall be required to pay ten percent (10%) of the purchase price on the date of the sale, to apply on the purchase price; 2) The balance of the purchase price shall be due and payable, in cash or certified funds, within thirty (30) days from the date of sale; 3) The purchaser shall be required to execute a bond, with good and sufficient surety thereon for the unpaid balance of the purchase price, said bond to bear interest at the rate of 5.44% percent per annum from the date of sale, until paid in action 22-CI-00110 [PNC Bank, National Association v. Paul Neiheisel, et al.] and at the rate of 12% percent per annum from the date of sale, until paid in action 24-CI-00034 [Knoxville Baptist Church, Inc. v. Unknown Heirs, Devisees and Legatees of Noel Cash, et al.] 4) Any Purchaser who is not paying the entire purchase price on the sale day must have his/her Surety on the Bond present at the sale and may not thereafter produce the Surety. If you cannot comply with this requirement, please do NOT bid. If prospective bidders do not fully understand this, they must consult with their attorney prior to the Sale to answer any questions. 5) The purchaser shall have the privilege of paying all or any part of the purchase price or paying said bond before maturity by paying the balance of the principal, together with all accrued interest thereon; 6) In PNC Bank, NA v. Paul Neiheisel, et al. the Real Estate is divisible by Lot Number. Lot 1 (Parcel No.: 016-00-00-019.04) will be sold separately and consecutively to Lot 9, Lot 10 and Lot 11 (Parcel No.: 016-00-00-019.05) of Hope Haven Division, for the purpose of satisfying the Judgment Liens herein adjudged against the Real Estate. Upon the sale of Parcel No. 016-00-00-019.04, in the event the proceeds are not sufficient to satisfy Plaintiff's Judgment and the costs in full, the lots in Parcel 05 will be sold sequentially by first selling Lot 10, and next selling Lot 9, and finally Lot 11, until adequate funds are raised to pay the Judgment and costs in full. 7.) The purchaser shall be required to assume and pay any and all ad valorem taxes on the subject property for the current year, and all subsequent taxes; 8) The subject property shall be sold free and clear of all liens and claims of any party to this action, except restrictions and easements thereon appearing of record in the Pendleton County Clerk's Office, if any; 9) Possession of the subject property shall be given to the purchaser upon confirmation of Commissioner's sale and payment of the purchase price, and the Defendants or any persons claiming through them shall have vacated the premises by that time; and 10) Said property shall be sold subject to: a) Assessments for public improvements levied against the subject property; b) Existing zoning ordinances, statutes, laws or regulations; c) Any facts which an accurate survey or inspection of the property may disclose; d) Right of Redemption, it any, of the Primary Defendant and of the United States of America pursuant to 28 USC \$2410, where applicable; and e) The property is being sold "AS IS."

The Properties are as follows:

1. PNC Bank, National Association, Plaintiff v. Paul Neiheisel, Joan Hamblin and Washington Mutual Bank, FA, Defendants

016-00-00-019.04 and 016-00-00-019.05 Address: 47 Boxer Drive, Falmouth, KY 41040

Pendleton Circuit Court Case: 22-CI-110

Judgment: \$28,223.79, together with interest at the rate of 5.44% from date of entry of Judgment, until paid, plus any continuing costs or attorney's fees; The property being sold is described in the Judgment; entered in Pendleton Circuit Court, Action No. 22-CI-00110 on September 26, 2024 and with a Property Identification Number of 016-00-00-019.04 and 016-00-00-019.05. Being the same property conveyed to Paul Neiheisel and Joan Hamblin who acquired title, with rights of survivorship, by virtue of a Deed from George E. Ent and Frances Gail Ent, husband and wife, dated February 2, 1998, recorded February 3, 1998 at Deed Book 206, Page 446 of the Pendleton County, Kentucky records and pursuant to Deed to Paul Neiheisel and Joan Hamblin who acquired title, with right of survivorship, from George E. Ent and Frances Gail Ent, husband and wife, dated June 2, 1999, recorded June 4, 1999, in Deed Book 220, Page 714 of the Pendleton County Court Clerk's Office.

All pursuant to Judgment and Order of Sale entered September 26, 2024.

Plaintiff's Attorney: Gail C. Hersh, Jr. or Nicholas M. Smith, Manley Deas Kochalski, LLC, PO Box 165028, Columbus, OH 43216. Phone: 614-220-5611.

2. Knoxville Baptist Church, Inc., Plaintiff v. Unknown heirs, devisees and legatees of Noel Cash, Unknown spouses of the unknown heirs, devisees and legatees of Noel Cash, Unknown heirs, devisees and legatees of Leland Cash aka Lee Cash,

Unknown spouses of the unknown heirs, devisees and legatees of Leland Cash aka Lee Cash, Unknown heirs, devisees and legatees of Helen Jackson, Unknown spouses of the unknown heirs, devisees and legatees of Helen Jackson, Unknown heirs, devisees and legatees of James F. Cash, Unknown spouses of the unknown heirs, devisees and legatees of James F. Cash, Unknown heirs, devisees and legatees of Thelma Cash, Unknown spouses of the unknown heirs, devisees and legatees of Thelma Cash, Gayle Cash, Unknown spouse of Gayle Cash, Unknown heirs, devisees and legatees of Gayle Cash, Unknown spouses of the unknown heirs, devisees and legatees of Gayle Cash, Unknown heirs, devisees and legatees of Sharon Cash, Unknown spouses of the unknown heirs, devisees and legatees of Sharon Cash, Darlene Gelbreath, Unknown spouse of Darlene Gelbreath, Unknown heirs, devisees and legatees of Darlene Gelbreath, Unknown spouses of the unknown heirs, devisees and legatees of Darlene Gelbreath, Unknown heirs, devisees and legatees of Grace Goebel aka Gracie Goebel, Unknown spouses of the unknown heirs, devisees and legatees of Grace Goebel aka Gracie Goebel, Sue Webster aka Brenda Sue Webster, Unknown spouse of Sue Webster aka Brenda Sue Webster, Unknown heirs, devisees and legatees of Sue Webster aka Brenda Sue Webster, Unknown spouses of the unknown heirs, devisees and legatees of Sue Webster aka Brenda Sue Webster, Janice

Unknown heirs, devisees and legatees of Janice Cash, Unknown spouses of the unknown heirs, devisees and legatees of Janice Cash, Unknown heirs, devisees and legatees of Jean Carol Yelton, Unknown spouses of the unknown heirs, devisees and legatees of Jean Carol Yelton, Johnny Ray McClanahan, Unknown spouse of Johnny Ray McClanahan, Unknown heirs, devisees and legatees of Johnny Ray McClanahan, Unknown spouses of the unknown heirs, devisees and legatees of Johnny Ray McClanahan, Dale McClanahan, Unknown spouse of Dale McClanahan, Unknown heirs. devisees and legatees of Dale McClanahan, Unknown spouses of the unknown heirs, devisees and legatees of Dale McClanahan, Randy McClanahan, Unknown spouse of Randy McClanahan, Unknown heirs, devisees and legatees of Randy McClanahan, Unknown spouses of the unknown heirs, devisees and legatees of Randy McClanahan, Bradley McClanahan, Unknown spouse of Bradley McClanahan, Unknown heirs, devisees and legatees of Bradley McClanahan, Unknown spouses of the unknown heirs, devisees and legatees of Bradley McClanahan, Ms. Lonnie Elliott, Unknown spouse of Ms. Lonnie Elliott, Unknown heirs, devisees and legatees of Ms. Lonnie Elliott, Unknown spouses of the unknown heirs, devisees and legatees of Ms. Lonnie Elliott, Unknown heirs, devisees and legatees of Ruth Jackson, Unknown spouses of the unknown heirs, devisees and legatees of Ruth Jackson, Audrey Dausch, Unknown spouse of Audrey Dausch, Unknown heirs, devisees and legatees of Audrey Dausch, Unknown spouses of the unknown heirs, devisees and legatees of Audrey Dausch, Dorothy Laker, Unknown spouse of Dorothy Laker, Unknown heirs, devisees and legatees of Dorothy Laker, Unknown spouses of the unknown heirs, devisees and legatees of Dorothy Laker, Gertrude Lake, Unknown spouse of Gertrude Lake, Unknown heirs, devisees and legatees of Gertrude Lake, Unknown spouses of the unknown heirs, devisees and legatees of Gertrude Lake, Unknown heirs, devisees and legatees of Joann Smith, Unknown spouses of the unknown heirs, devisees and legatees of Joann Smith, Bill Brumback, Unknown spouse of Bill Brumback, Unknown heirs, devisees and legatees of Bill Brumback, Unknown spouses of the unknown heirs, devisees and legatees of Bill Brumback, Gary Brumback, Unknown spouse of Gary Brumback, Unknown heirs, devisees and legatees of Gary Brumback, Unknown spouses of the unknown heirs, devisees and legatees of Gary Brumback, County of Pendleton, Kentucky, Unknown occupants of house and lot located at 102 East Fairview Road, Williamstown, Kentucky 41097 and any and all unknown persons or entities claiming any right, title or interest in the rea property located at 102 East Fairview Road, Williamstown, Pendleton County, Kentucky 41097, Defendants

PIDN # 004-60-00-027.00 Address: 102 East Fairview Road, Williamstown, KY 41097

Pendleton Circuit Court Case: 24-CI-00034

Judgment: The principal sums of \$694.64, \$286.49, \$284.02, and \$273.13, together with interest at the rate of 12% from date of entry of Judgment, until paid, plus any continuing costs or attorney's fees; The property being sold is described in the Judgment; entered in Pendleton Circuit Court, Action No. 24-CI-00034 on September 26, 2024 and with a Property Identification Number of 004-60-00-027.00. This being the same property that was conveyed to A. E. Cash and Ida M. Cash, his wife, jointly with survivorship by Deed date the 2nd day of January 1947 from Claude R. Elliott, et al which is recorded in

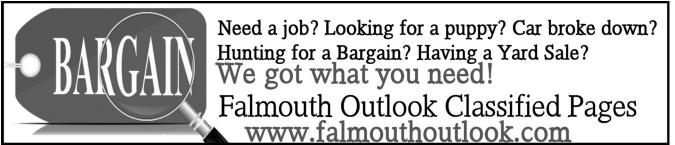
Ida M. Cash departed this life on the 12th day of February 1965 thereby vesting fee simple title in A. E. Cash by virtue of the survivorship clause in the Deed. SEE: Affidavit of Descent of A. E. Cash who departed this life intestate on the 14th day of December 1969 and the Affidavit of Descent of John Cash who departed this life on the 23rd day of July 1972, who also died intestate. Source of Title: Being the same property conveyed to A. E. Cash and Ida M. Cash, his wife, with rights of survivorship, by Claude R. Elliott and Audrey V. Elliott, husband and wife, by deed dated January 2, 1947 of record in Deed Book 90, Page 429. Ida M. Cash died on February 12, 1965 and the property vested solely with A. E. Cash pursuant to the survivorship provision. A. E. Cash died intestate in December 1969 leaving Noel Cash, James F. Cash, Helen Jackson, Gayle Cash, Leland Cash, and John Cash as his sole heirs at law. See Affidavit of Descent of record in Deed Book 135, Page 68. John Cash died on July 23, 1972 leaving Ruby Cash, James F. Cash, Noel Cash, Leland Cash, Gayle Cash. and Helen Jackson as his sole heirs at law. See Affidavit of Descent of record in Deed Book 135, Page 69. Subsequently, by deed dated August 29, 1977 of record in Deed Book 135, Page 70, Noel Cash, Helen Jackson, James F. Cash (and his wife, Thelma Cash), Gayle Cash (and his wife, Sharon Cash), and Ruby Cash conveyed their interest in the property to Leland Cash, for and during his natural lifetime and upon his death to revert to the grantors, their heirs and or assigns. Noel Cash is deceased; however, his exact date of death is unknown. No Affidavit of Descent or Will for Noel Cash has been located. As such,

the heirs at law of James Cash and Thelma Cash are unknown. James Cash died on August 8, 1996 and his wife, Thelma Cash, died on October 21, 1998. James Cash and Thelma Cash are believed to only have had one surviving child, Janice Cash; however, no Affidavit of Descent or Will for either party has been located. As such, the heirs at law of James Cash and Thelma Cash are unknown. Helen Jackson died on December 4, 1998; however, no Affidavit of Descent or Will has been located. As such, the heirs at law of Helen Jackson are unknown. Leland Cash, also known as Lee Cash, died on February 16, 2002. No Affidavit of Descent or Will for Leland Cash, also known as Lee Cash, has been located. As such, the heirs at law of Leland Cash, also known as Lee Cash, are unknown. Ruby Cash died testate on December 18, 2003 and devised her interest in the property to Gayle Cash, Darlene Gelbreath, Sue Webster, Jean Carol Yelton, Johnny Ray McClanahan, Dale McClanahan, Randy McClanahan, Bradley McClanahan, Mrs. Lonnie Elliott, Ruth Jackson, Gracie Goebel, Audrey Dausch, Dorothy Laker, Gertrude Lake, JoAnn Smith, Bill Brumback, and Gary Brumback, by virtue of her Last Will & Testament which is a matter of record in Will Book 13, Page 316 in the Pendleton County Clerk's Office. Sharon Cash died on October 10, 2012; however, no Affidavit of Descent or Will has been located. As such, the heirs at law of Sharon Cash are unknown. JoAnn Smith died on January 6, 2016; however, no Affidavit of Descent or Will has been located. As such, the heirs at law of JoAnn Smith are unknown. Ruth Jackson died on August 22, 2016; however, no Affidavit of Descent or Will has been located. As such, the heirs at law of Ruth Jackson are unknown. Grace Goebel, also known as Gracie Goebel, died on July 8, 2018; however, no Affidavit of Descent or Will has been located. As such, the heirs at law of Grace Goebel, also known as Gracie Goebel, are unknown. Jean Carol Yelton died on October 19, 2019; however, no Affidavit of Descent or Will has been located. As such, the heirs at law of Jean Carol Yelton are unknown. It should be noted that due to the heirs and assigns of the above named individuals being mostly unknown, all said individuals, their respective estates, heirs and assigns, along with all known potential heirs, were named as a party in Pendleton County Case Number 24-CI-00034 so that title could rightfully be conveyed.

All pursuant to Judgment and Order of Sale entered September 26, 2024.

Plaintiff's Attorney: William J. Verax, IV, 115 East Pike Street, Cynthiana, KY 41031. Phone: 859-234-4445.

Edwin M. Culbertson Pendleton County Master Commissioner 109 E. Pike Street Cynthiana, KY 41031 P: (859) 234-3962 F: (859) 234-3966



Happenings

PC Schools to honor veterans

FALMOUTH — Pendleton County Schools will host a meal for Pendleton County veterans 6 p.m. Nov. 11 in the Pendleton County High School Gymnasium.

Each veteran will be able to register his/herself and one guest. To RSVP, contact Barb Brown at the Board of Education office at 859-654-6911. Deadline to RSVP is Oct.

Also, if you or a loved one is a veteran and graduate of Pendleton County Schools and would like to be added to the Veteran Perpetual Plaques that are displayed in the PHS auditorium lobby, send the veteran's full name, year of graduation, the name of the Pendleton County School that they graduated from, branch of service of the military and years served to Lt. Cmdr. CJ Warren at Pendleton County High School by calling 859-654-3355 or emailing clinton.warren@pendleton.kyschools.us.

Deadline for submission of names for the perpetual plaque also is Oct. 28.

Commodities distributed

FALMOUTH — Commodities are distributed 11 a.m. to 1 p.m. the second Monday of the month at 200 W. Shelby

These commodities are different than other food distributions held in Pendleton County, and people may participate even if they are involved with other distributions in the

Participants should bring their own bags or boxes.

Vendors sought for craft show

FALMOUTH — The Pendleton County Extension Homemakers are accepting applications from vendors to participate in their Winter Wonderland event on Nov. 16. Winter Wonderland allows artisans and vendors to sell their products to shoppers looking for unique Christmas

Applications are available at the extension office, 45

David Pribble Drive, or by emailing staff assistant Ashley Cassidy at ashley.cassidy@uky.edu.

Oktoberfish on at Camp Springs

CAMP SPRINGS — St. Joseph Church, 6833 Four Mile Road, is holding its annual Oktoberfish Fish Fries 4 to 7:30 p.m. through Oct. 11. The menu features baked and hand-breaded cod and

catfish filets as well as shrimp, crab cakes and salmon, and a wide variety of homemade desserts. Dine-in or carry-out options are available.

For more information or to place a carryout order, call 859-635-2491 or visit stjosephcampsprings.org.

Seniors plan cornhole fundraiser

FALMOUTH — The Pendleton County Senior Center will host a fundraiser cornhole tournament Oct. 26 at the center, 1111 Chipman St.

Check-in begins at 12:30 p.m. and the bags begin to

Registration is \$10 a person or \$20 a team (cash only). The winning team receives half the tournament fees. There also will be a split-the-pot event.

The Phillip Sharp Middle School cheerleaders will have concessions set up.

Register in advance by calling the center at 859-951-

1035 or by text at 859-409-1663.

Schools seek planning members

FALMOUTH — Pendleton County Schools is in the process of reviewing its District Facility Plan. The first step in the process is the establishment of a local planning com-

The local planning committee consists of parents, teachers, administrators, district staff, a board member and local business/community members. The board of education must appoint three local community members from a list of those interested in serving.

Anyone interested in serving on this committee should submit a letter of interest to the Pendleton County Board of Education, 2525 Highway 27 N, Falmouth 41040, by Oct. 22.

ADVERTISEMENT FOR BIDS

WILSON LANE SEWER LINE REPLACEMENT CITY OF FALMOUTH PENDLETON COUNTY, KENTUCKY

OCTOBER 2024

Sealed proposals for the following work will be received by the <u>City of Falmouth at City Hall, 230 Main Street, Falmouth, Kentucky until 10:00 a.m.</u> (local time) <u>October 15, 2024</u>, for furnishing labor and materials and performing all work as set forth in this Advertisement for Bids, General Conditions, Specifications and/or Drawings prepared by HMB Professional Engineers, Inc., 3 HMB Circle, US 460,

Immediately following the scheduled closing time for the reception of bids, all proposals which have been submitted in accordance with the above conditions will be publicly opened and read aloud

The work to be bid upon is described as follows

Replace approximately 700 l.f. of 6-inch gravity sewer with 8-inch gravity sewer including three

Drawings, Specifications and Contract Documents may be examined at the following places

City of Falmouth 230 Main Street HMB Professional Engineers, Inc. 3 HMB Circle, US 460

Falmouth, KY 41040

Printed or electric copies of the Bidding Documents may be obtained from LYNN IMAGING, 328 Old Vine Street, Lexington, Kentucky 40507, upon payment as follows:

Wilson Lane Sewer Line Replacement \$300 per set (Hard Copy); \$200 per set

The phone number for LYNN IMAGING is (859) 226-5850. Note: Additional shipping charges may

Sealed proposals for the Contract shall be clearly marked on the outside of the container as follows:

"Sealed proposal for Wilson Lane Sewer Line Replacement - City of Falmouth

Not to be opened until 10:00 a.m.(local time), October 15, 2024

The following addenda have been received and considered in the enclosed proposal: Addendum No.__

Time allowed for completion is 45 calendar days.

If forwarded by mail, the sealed envelope containing the proposal must be enclosed in another envelope nd mailed to the City of Falmouth, 230 Main Street, Falmouth, KY 41040 allowing sufficient time for

Bids shall be accompanied by a certified check or bid bond payable to the City of Falmouth in an mount not less than five percent (5%) of the base bid. No bidder may withdraw his bid for a period of ninety (90) days after the date bids are opened. He may, however, withdraw his bid at any time prior to the time and date scheduled for opening of same or any authorized postponement thereof. Any bid received after the time and date specified will not be considered and will be returned unopened to the

uch mailing to reach this address prior to the scheduled closing time for the receipt of proposals.

The City of Falmouth reserves the right to reject any and all bids and to waive formalities and any bid viously unbalanced may be rejected

Addendum No