

Public Notices

COMMISSIONER'S SALE KENTON CIRCUIT COURT THIRD DIVISION CASE NO. 23-CI-00852 Truist Bank PLAINTIFF - Vs - Cynthia Frietsch, et al. DEFENDANTS By virtue of a Judgment rendered October 30, 2024, of the Kenton Circuit Court, in the above cause I shall proceed to offer for sale at the Court House Door Covington KENTON COUNTY JUSTICE CENTER, 230 MADISON AVENUE, BY THE ELEVATORS KENTON COUNTY JUSTICE CENTER, 230 MADISON AVENUE, ON THE SECOND FLOOR LOBBY OR AS DIRECTED BY COURT PERSONNEL- HEALTH AND SAFETY MEASURES TO INCLUDE SOCIAL DISTANCING AND THE USE OF FACIAL COVERINGS OVER THE NOSE AND MOUTH WILL BE REQUIRED AT SALES. To the highest or best bidder at public auction on TUESDAY the 7th day of January, 2025, at 10:00 am, the following property, to-wit: 3765 Visolia Road, Morning View, KY 41063 GROUP: PIDN: 074-00-00-048.00 The complete legal description of the property being sold is contained in the Judgment and Order of Sale in Case Number 23-CI-00852, filed in the Kenton Circuit Clerk's Office, Covington, Kentucky. THIS PROPERTY IS BEING SOLD TO PRODUCE THE SUMS OF MONEY SO ORDERED TO BE MADE IN THE JUDGMENT AND ORDER OF SALE ENTERED IN THE WITHIN CASE, INCLUDING BUT NOT LIMITED TO COURT COSTS, AD VALOREM TAXES, the Sum of \$49,104.75; AND OTHER LIENS, INTEREST, ATTORNEY FEES AND/OR OTHER SUMS AND JUDGMENTS THAT MAY BE AWARDED BY THE COURT. SAID PROPERTY SHALL BE SOLD SUBJECT TO REAL ESTATE TAXES DUE AND OWING FOR THE YEAR OF SALE AND THEREAFTER. PRIOR YEARS UNPAID TAXES SHALL BE PAID FROM THE PROCEEDS IF THE PURCHASER IS NOT THE PLAINTIFF. IF THE PURCHASER IS THE PLAINTIFF, PRIOR YEARS UNPAID TAXES SHALL BE PAID BY THE PLAINTIFF, IN FULL OR PRO RATA, PROVIDED THE SALE PURCHASE PRICE EXCEEDS THE COURT COSTS. THE SALE SHALL BE MADE TO THE HIGHEST AND BEST BIDDER (S). ANY PURCHASER, OTHER THAN PLAINTIFF, WHO DOES NOT PAY CASH IN FULL, SHALL PAY 10% CASH AND THE BALANCE IN 30 DAYS PLUS INTEREST, AND SHALL BE REQUIRED TO EXECUTE A BOND AT THE TIME OF SALE, WITH SURETY ACCEPTABLE TO THE MASTER COMMISSIONER AND PRE-APPROVED BY THE MASTER COMMISSIONER AT LEAST BY NOON, TWO (2) BUSINESS DAYS BEFORE THE SALE DATE, TO SECURE THE UNPAID BALANCE OF THE PURCHASE PRICE, AND SAID BOND SHALL BEAR INTEREST AT THE RATE OF 12% PER ANNUM FROM THE DATE OF SALE UNTIL PAID, AND SHALL HAVE THE SAME FORCE AND EFFECT AS A JUDGMENT AND SHALL REMAIN AND BE A LIEN ON THE PROPERTY UNTIL PAID. THE BOND SURETY MUST BE PRESENT AT THE SALE AND EXECUTE THE SALE BOND AND THE AFFIDAVIT OF SURETY. THE PURCHASER (S) SHALL HAVE THE PRIVILEGE OF PAYING ALL THE BALANCE OF THE PURCHASE PRICE PRIOR TO THE EXPIRATION OF THE THIRTY (30) DAY PERIOD. THE DEPOSIT SHALL BE WAIVED IF PLAINTIFF IS THE SUCCESSFUL BIDDER. THE MASTER COMMISSIONER SHALL SELL THE REAL ESTATE BY PUBLIC SALE ON A DAY AND TIME TO BE FIXED BY HIM INSIDE THE FRONT DOOR, BY THE ELEVATORS, OF THE KENTON COUNTY JUSTICE CENTER, THIRD AND MADISON AVENUES, COVINGTON, KENTUCKY. BIDDERS MUST BE PREPARED TO COMPLY WITH THESE TERMS. Leonard G. Rowekamp, Master Commissioner AD#10855527


COMMISSIONER'S SALE KENTON CIRCUIT COURT THIRD DIVISION CASE NO. 23-CI-01126 Nationstar Mortgage LLC PLAINTIFF - Vs - Christopher M. Gillum, et al. DEFENDANTS By virtue of a Judgment rendered October 30, 2024, of the Kenton Circuit Court, in the above cause I shall proceed to offer for sale at the Court House Door Covington KENTON COUNTY JUSTICE CENTER, 230 MADISON AVENUE, BY THE ELEVATORS KENTON COUNTY JUSTICE CENTER, 230 MADISON AVENUE, ON THE SECOND FLOOR LOBBY OR AS DIRECTED BY COURT PERSONNEL- HEALTH AND SAFETY MEASURES TO INCLUDE SOCIAL DISTANCING AND THE USE OF FACIAL COVERINGS OVER THE NOSE AND MOUTH WILL BE REQUIRED AT SALES. To the highest or best bidder at public auction on TUESDAY the 7th day of January, 2025, at 10:00 am, the following property, to-wit: 10278 Highmeadow Lane, Independence, KY 41051 GROUP: IND PIDN: 032-00-03-019.00 The complete legal description of the property being sold is contained in the Judgment and Order of Sale in Case Number 23-CI-01126, filed in the Kenton Circuit Clerk's Office, Covington, Kentucky. THIS PROPERTY IS BEING SOLD TO PRODUCE THE SUMS OF MONEY SO ORDERED TO BE MADE IN THE JUDGMENT AND ORDER OF SALE ENTERED IN THE WITHIN CASE, INCLUDING BUT NOT LIMITED TO COURT COSTS, AD VALOREM TAXES, the Sum of \$327,594.12; AND OTHER LIENS, INTEREST, ATTORNEY FEES AND/OR OTHER SUMS AND JUDGMENTS THAT MAY BE AWARDED BY THE COURT. SAID PROPERTY SHALL BE SOLD SUBJECT TO REAL ESTATE TAXES DUE AND OWING FOR THE YEAR OF SALE AND THEREAFTER. PRIOR YEARS UNPAID TAXES SHALL BE PAID FROM THE PROCEEDS IF THE PURCHASER IS NOT THE PLAINTIFF. IF THE PURCHASER IS THE PLAINTIFF, PRIOR YEARS UNPAID TAXES SHALL BE PAID BY THE PLAINTIFF, IN FULL OR PRO RATA, PROVIDED THE SALE PURCHASE PRICE EXCEEDS THE COURT COSTS. THE SALE SHALL BE MADE TO THE HIGHEST AND BEST BIDDER (S). ANY PURCHASER, OTHER THAN PLAINTIFF, WHO DOES NOT PAY CASH IN FULL, SHALL PAY 10% CASH AND THE BALANCE IN 30 DAYS PLUS INTEREST, AND SHALL BE REQUIRED TO EXECUTE A BOND AT THE TIME OF SALE, WITH SURETY ACCEPTABLE TO THE MASTER COMMISSIONER AND PRE-APPROVED BY THE MASTER COMMISSIONER AT LEAST BY NOON, TWO (2) BUSINESS DAYS BEFORE THE SALE DATE, TO SECURE THE UNPAID BALANCE OF THE PURCHASE PRICE, AND SAID BOND SHALL BEAR INTEREST AT THE RATE OF 12% PER ANNUM FROM THE DATE OF SALE UNTIL PAID, AND SHALL HAVE THE SAME FORCE AND EFFECT AS A JUDGMENT AND SHALL REMAIN AND BE A LIEN ON THE PROPERTY UNTIL PAID. THE BOND SURETY MUST BE PRESENT AT THE SALE AND EXECUTE THE SALE BOND AND THE AFFIDAVIT OF SURETY. THE PURCHASER (S) SHALL HAVE THE PRIVILEGE OF PAYING ALL THE BALANCE OF THE PURCHASE PRICE PRIOR TO THE EXPIRATION OF THE THIRTY (30) DAY PERIOD. THE DEPOSIT SHALL BE WAIVED IF PLAINTIFF IS THE SUCCESSFUL BIDDER. THE MASTER COMMISSIONER SHALL SELL THE REAL ESTATE BY PUBLIC SALE ON A DAY AND TIME TO BE FIXED BY HIM INSIDE THE FRONT DOOR, BY THE ELEVATORS, OF THE KENTON COUNTY JUSTICE CENTER, THIRD AND MADISON AVENUES, COVINGTON, KENTUCKY. BIDDERS MUST BE PREPARED TO COMPLY WITH THESE TERMS. Leonard G. Rowekamp, Master Commissioner AD#10855553

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NOTICE (OF FILING OF SETTLEMENT)		
COMMONWEALTH OF KENTUCKY) COUNTY OF BOONE)		
I, DAVID MARTIN, CLERK OF BOONE DISTRICT COURT IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE FOLLOWING SETTLEMENT OF ESTATES HAVE BEEN FILED IN THE BOONE DISTRICT COURT, AND ANYONE DESIRING TO TAKE EXEMPTION TO SAID SETTLEMENT MUST DO SO ON OR BEFORE MONDAY, JANUARY 27 @ 1:10 PM.		
SETTLEMENT	ESTATE	FIDUCIARY
PERIODIC	KAREN E KALLMEYER	KATHERINE ANN KALLMEYER 6276 MARTY'S TRAIL, INDEPENDENCE
FINAL	NEAL SPARKS	ANN SPARKS 5920 VICE LANE, BURLINGTON
PERIODIC	DEBORAH BOHNET	KARA D BOHNET 7551 CAROLE LANE, FLORENCE
PERIODIC	IRENE R HYDE	ANDREA H DAILEY 5990 SOVEREIGN DRIVE, CINCINNATI
FINAL	CYNTHIA ROWELL CLAUSEN	JOHN CLAUSEN 13 BURGESS LANE, FLORENCE
PERIODIC	VICKIE BRISBIN	CAITLYN C BRISBIN 1111 SUNVUE PLACE, LOS ANGELES
FINAL	JOHN TERRY CUNNINGHAM	STACY LYNN OWEN 813 CATHERINE PLACE, NEW ALBANY
FINAL	ALMA JO ELLIS	MARGARET SCHREIVER 538 YATZ DRIVE, FT MITCHELL
FINAL	NORMA LONG	REBECCA RODAMER 1874 STAHL ROAD, HEBRON
FINAL	MICHAEL ROLAND HENLEY	LEOLA HOLMES 903 N 88 TH STREET, CHICAGO HEIGHTS
GIVEN UNDER MY HAND THIS 12 TH DAY OF DECEMBER, 2024		
DAVID MARTIN, CIRCUIT CLERK		BY: AMBERLY HARRIS



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**LEGAL NOTICE
(NOTICE OF APPOINTMENT)**

COMMONWEALTH OF KY)
COUNTY OF BOONE)

I, DAVID MARTIN, CLERK OF THE DISTRICT COURT IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE FOLLOWING PERSONS HAVE BEEN APPOINTED BY THE BOONE DISTRICT COURT AND HAVE QUALIFIED ACCORDING TO LAW. ALL PERSONS HAVING CLAIMS AGAINST THESE ESTATES ARE HEREBY NOTIFIED TO FILE THEIR CLAIMS WITH THE FIDUCIARY WITHIN SIX (6) MONTHS FROM THE DATE OF APPOINTMENT.

ESTATE & ADDRESS APPT	FIDUCIARY & ADDRESS	ATTORNEY & ADDRESS	DATE OF
JACQUELINE LEE RITCHEE 9090 WISTERIA COURT FLORENCE, KY 41042	JACK GRIFFITHS 17852 LAKE ROAD LAKEWOOD, OH 44107	ALEXANDER F EDMONDSON 28 WEST FIFTH STREET COVINGTON, KY 41011	10/16/2024
GARY J GUENTHER 9631 SOARING BREEZES UNION, KY 41091	TODD GUENTHER 2014 LAKELYN COURT CRESCENT SPRINGS, KY 41017		11/13/2024
ALMA LEE BONHAM 214 LANGSHIRE COURT FLORENCE, KY 41042	COURTNEY RIDER 52 SANDERS DRIVE FLORENCE, KY 41042	MICHAEL A O'HARA 7000 HOUSTON RD, STE 27 FLORENCE, KY 41042	10/15/2024
DELBERT LYNN SPIECE 932 AUGUSTA COURT UNION, KY 41091	CHUN (SARAH) SPIECE 932 AUGUSTA COURT UNION, KY 41091	SHANE C SIDEBOTTOM PO BOX 175710 COVINGTON, KY 41017	10/15/2024
SHIRLEY STEWARD 60 HIGH STREET WALTON, KY 41094	TED W STEWARD, JR 61 HIGH STREET WALTON, KY 41094	WILLIAM O WILLIAMSON 50 E RIVERCENTER BLVD., # 200 COVINGTON, KY 41011	10/23/2024
LOUISE MARIE MAYNARD 11978 DICKERSON ROAD WALTON, KY 41094	CHARLES ADAMS 7500 BURLINGTON PIKE FLORENCE, KY 41042	MARGO L GRUBBS 334 BEECHWOOD ROAD, STE 503 FT MITCHELL, KY 41017	10/15/2024
GENEVA MARIE BROWN 103 MELINDA LANE FLORENCE, KY 41042	BRENDA DAVIDSON 8744 EAST BEND ROAD BURLINGTON, KY 41005	MICHAEL T MCKINNEY PO BOX 688 BURLINGTON, KY 41005	12/02/2024
WAYNE C ZIMMERMAN 6900 HOPEFUL ROAD FLORENCE, KY 41042	ADAM BROWN 8918 EAST BEND ROAD BURLINGTON, KY 41005	PC EDWARD BURCHAM 3857 RASPBERRY COURT BURLINGTON, KY 41005	10/15/2024
KATHLEEN E BOLTE 65 CIRCLE DRIVE FLORENCE, KY 41042	SHERI L DRINGENBURG 3315 HATHAWAY ROAD UNION, KY 41091	JEFFREY R AYLOR 6900 HOUSTON RD, BLDG 700, STE 35 FLORENCE, KY 41042	10/21/2024
MELVIN H BRANKAMP 1046 MACINTOSH LANE FLORENCE, KY 41042	DEBORAH E COLLINS 8312 ORLEANS BLVD UNION, KY 41091	CARLO R WESSELS 250 GRANDVIEW DRIVE, STE 500 FT MITCHELL, KY 41017	11/13/2024
BOBBY G MERIDA 1790 STEPHENSON MILL ROAD VERONA, KY 41092	DAVID G STIDHAM 3765 BULLITTSVILLE ROAD BURLINGTON, KY 41005	STEVEN DOAN 452 COMMONWEALTH AVENUE ERLANGER, KY 41018	10/16/2024
MEGAN YEAGER 247 EDWARDS AVENUE WALTON, KY 41094	KATHLEEN HAMILTON 1740 STEPHENSON MILL ROAD VERONA, KY 41092	STEVEN DOAN 452 COMMONWEALTH AVENUE ERLANGER, KY 41018	10/16/2024
GLENTIS BYRNE 10489 BIG BONE ROAD UNION, KY 41091	TIMOTHY YEAGER 247 EDWARDS AVENUE WALTON, KY 41094	LINDA JEAN HOPPER 8408 OLD WORLD COURT UNION, KY 41091	10/15/2024
RICK L HUGHES 104 TEE STREET FLORENCE, KY 41042	SARAH BYRNE CROlLEY 900 CORONADO DRIVE PUNTA GORDA, FL 33950	JOSEPH M SILER 9255 US HWY 42 UNION, KY 41091	10/16/2024
TERENCE A NYQUIST 929 RIVA RIDGE COURT UNION, KY 41091	DON CATCHEN 3525 DIXIE HIGHWAY ELSMERE, KY 41018	PETER EARNST WINDHORST 8870 SENTRY DRIVE FLORENCE, KY 41042	10/21/2024
LAWANDA LONG 338 MERRAVAY DRIVE FLORENCE, KY 41042	JENNIFER L NYQUIST 929 RIVA RIDGE COURT UNION, KY 41091	PATRICIA GRUBBS 10650 CHENERY COVE UNION, KY 41094	10/21/2024
BARBARA RUTH SANDERS 1462 DUBLIN PLACE UNION, KY 41091	DON KEMPER 2032 STEPHENSON MILL ROAD VERONA, KY 41092	MARK GRUBBS 790 RIVERWATCH DRIVE CRESCENT SPRINGS, KY 41017	10/16/2024
DEBORAH J PABST 53 W COBBLESTONE COURT FLORENCE, KY 41042	GREGORY A LONG 3905 HUNTERS GREEN DRIVE FLORENCE, KY 41042	LINDA JEAN HOPPER 8408 OLD WORLD COURT UNION, KY 41091	10/15/2024
WILLIAM H KEMPER 2124 MUDDICK ROAD VERONA, KY 41092	REGINA GAYLE EGBERS 982 KINGSTON COURT UNION, KY 41094	ROSE MARIE BADGETT 196 LANGSHIRE COURT, UNIT 13 FLORENCE, KY 41042	10/16/2024
MICHAEL H TARREN 9 TATTERSALL LANE FLORENCE, KY 41042	TANYA KEETON 2000 CLAREDON STREET CAMP HILL, PA 17011	JAMES ANTHONY ASHCRAFT 3426 LIMABURG ROAD HEBRON, KY 41048	10/21/2024
BEVERLY L TARREN 9 TATTERSALL LANE FLORENCE, KY 41042	DON KEMPER 2032 STEPHENSON MILL ROAD VERONA, KY 41092	JOANN H STEPHENSON 6900 HOPEFUL CHURCH ROAD FLORENCE, KY 41042	10/21/2024
JORDAN DOUGLAS SULLIVAN 233 TRIFECTA COURT, APT 1 WALTON, KY 41094	JEFFREY N TARREN 10200 CROSSBOW, # 11 FLORENCE, KY 41042	PATSY R ROUSE 5837 BUNKERS AVENUE BURLINGTON, KY 41005	10/28/2024
WILLIAM MILLER 6092 PAR FOUR COURT FLORENCE, KY 41042	JEFFREY N TARREN 10200 CROSSBOW, # 11 FLORENCE, KY 41042	WILFRED MARTIN 6165 ROCKY FORK #90 BURLINGTON, KY 41005	10/28/2024
SHARON R KURIGER 10381 LANES END FLORENCE, KY 41042	JEFFREY N TARREN 10200 CROSSBOW, # 11 FLORENCE, KY 41042	SHARON ANN STRATTON 460 MARIAN LANE, # 5 FLORENCE, KY 41042	10/28/2024
	JEFFREY N TARREN 10200 CROSSBOW, # 11 FLORENCE, KY 41042	JAMES G LEA 1522 BEEMON LANE FLORENCE, KY 41042	11/12/2024
	JEFFREY N TARREN 10200 CROSSBOW, # 11 FLORENCE, KY 41042	DEBORAH KAREN SMITH STIDHAM 862-B CLUBTRAIL DRIVE FLORENCE, KY 41042	11/12/2024
	CAITLYN GOTTSCHALL 3140 MONTICELLA WAY FLORENCE, KY 41092	LESLIE ALLEN JONES 720 BROOMTAIL LANE HEBRON, KY 41048	11/20/2024
	STEVEN MILLER 17 STRATHMORE DRIVE SHARPSBURG, GA 30277	DONALD H KING 5909 BUNKERS AVENUE BURLINGTON, KY 41005	11/26/2024
	VONDA R BOMBORIS 126 TANDO WAY FT MITCHELL, KY 41017	ERIC S BEUTEL 25 TOWN CENTER BLVD, SUITE 204 CRESTVIEW HILLS, KY 41017	11/26/2024

GIVEN UNDER MY HAND THIS 11TH DAY OF DECEMBER, 2024

DAVID MARTIN, CIRCUIT CLERK

BY: AMBERLY L HARRIS, D.C