



Photos by Ann Carter

Kyle Steffen battles for a loose ball during Owen County's 53-31 victory over Gallatin County on Dec. 17.

Lady Rebels rout Gallatin County

BY STAFF REPORTS

The Owen County High School girls basketball team rolled to a 53-31 victory over visiting Gallatin County on Dec. 17.

The Lady Rebels followed that up with a 47-36 victory over visiting Carroll County last Friday evening.

Then, on Saturday morning, the visiting Lady Rebels suffered a 56-24 loss to Highlands High.

Owen County fell to 4-4.



Hannah Mason makes a move during Owen County's 53-31 victory over Gallatin County on Dec. 17.

Rebels pick up a pair of victories

BY CRAIG HARRIS
FOR THE NEWS-HERALD

MOREHEAD — The Owen County High School boys basketball team dominated play against Menifee County on Saturday afternoon in the Stockyards Bank Challenge, capturing a 68-36 victory in a game played at Rowan County Middle School.

The Rebels shot 59% from the field.

Senior Kandyn Beckham made 10 of 14 field-goal attempts, finishing with 27 points.

Classmate Malachi Mefford joined Beckham in double figures with 11 points, followed by senior Brennan Lewis (8 points), sophomore Michael Smith (8), sophomore Judah Mefford (5), sophomore

Harper Duvall (4), sophomore Briton Stafford (3) and junior Bryson Tirey (2).

Smith led the team with seven rebounds.

Owen County improved to 6-2.

Senior Aiden Manley led the Wildcats (2-7) offensively with 21 points.

The Rebels rolled to a 57-28 victory over visiting Carroll County

SEE REBELS/PAGE A6

LEGAL NOTICE
POSTED NO TRESPASSING
ALL PROPERTY BELONGING TO BETTY & CHAD RICHARSON ON MANLEY LANE, SPARTA (OWENTON)



LEGAL NOTICE

COMMONWEALTH OF KENTUCKY
UNIFIED COURT OF JUSTICE
OWEN CIRCUIT COURT
CIVIL ACTION #24-CI-00053

SERVBANK, SB PLAINTIFF
VS. JODIE MAE PLYMESSER, ETAL. NOTICE OF SALE DEFENDANTS

By virtue of a Judgment and Order of Sale rendered in the Owen Circuit Court on the 19th day of November, 2024, I will sell at public auction to the highest and best bidder on the front steps of the Owen County Courthouse, 100 North Thomas Street, Owenton, Kentucky at the hour of 10:00, a.m. on Saturday, January 11, 2025, the following described property:

Three adjoining small lots and improvements thereon lying on Beck Street in Owenton, Owen County, Kentucky and conveyed and fully described in Deed Book 239, page 589 in the Owen County Clerk's Office.

Property address: 219 Beck Street, Owenton, KY 40359
Parcel ID #: 061-20-00-076.32

The amount of money to be raised and for which this sale is being made is the sum of \$172,308.21 adjudged due to plaintiff on its first lien on the property, together with interest thereon at the rate of 7.25% per annum, from October 7, 2024, until paid.

The real estate shall be sold on the terms of 10% cash at the time of the sale, with the balance payable within 30 days, except that the deposit shall be waived if plaintiff is the successful bidder. Any purchaser, other than the plaintiff shall be required to execute bond, with surety thereon acceptable to the Master Commissioner, to secure the unpaid balance of the purchase price, and said bond shall bear interest at the rate of 6% per annum from the date of the 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 purchaser shall have the privilege of paying all or part of the balance of the purchase price prior to the 30 day period.

It is further provided that the property sold contains insurable improvements and the successful bidder at said sale shall, at bidder's expense, procure a policy of fire and extended insurance coverage on said improvements in the amount of the appraised value, or the unpaid balance of the purchase price, whichever is less, as a minimum, with a loss payable clause to the Commissioner of the Owen Circuit Court or the plaintiff herein. Failure of the purchaser to effect such insurance shall not affect the validity of the sale or the purchaser's liability thereunder, but shall entitle, but not require the plaintiff to effect said insurance and furnish the policy, or evidence thereof to the Commissioner if it so desires, and the premium thereon or a proper portion thereof shall be charged to the purchaser as purchaser's cost.

When the purchase price is paid in full, title will be conveyed to the purchaser by commissioner's deed.

The aforesaid real property shall be sold free and clear of any and all liens and claims except the following:

- All State and County real estate taxes payable on the property for 2025 and thereafter;
- Easements, restrictions and stipulations of record;
- Assessments for public improvements levied against the property;
- Any facts which an inspection and accurate survey of the property may disclose.

For further information, see the Judgment, Order and pleadings of record in the Office of the Circuit Clerk of Owen County.

/s/ Mark R. Cobb
MARK R. COBB
MASTER COMMISSIONER
OWEN CIRCUIT COURT

TRI-STATE LAND COMPANY

Walton, KY • 859-485-1330

22 Ac. Owen Co., Greenup Road, open ridge top to build on, woods and hills to play on, city water, \$141,900, \$8,000 down

6 Ac. Near Long Ridge, Hwy 36, pasture, scattered trees, double wides welcome, view, city water, \$52,900, \$2,500 down, \$520 per mo.

8 1/2 Ac. Owen Co., gently rolling pasture, large pond, restricted homesite, on paved dead end road, \$86,900, \$3,000 down

5 Ac. New Liberty, rolling pasture, single wides welcome, approved for septic, city water available, \$51,900 \$2,500 down

2 1/2 Ac. Glencoe area, just off Hwy. 127, mostly open, some woods, 5 miles off I-71, city water, \$2,500 down, \$275 per mo.

Check our website for more properties.
www.tri-statelandcompany.com

LEGAL NOTICE

COMMONWEALTH OF KENTUCKY
UNIFIED COURT OF JUSTICE
OWEN CIRCUIT COURT
CIVIL ACTION #24-CI-00025

CARRINGTON MORTGAGE SERVICES, LLC PLAINTIFF
VS. NOTICE OF SALE
GORDON DAVIS, EXECUTOR, ETAL. DEFENDANTS

By virtue of a Judgment and Order of Sale rendered in the Owen Circuit Court on the 11th day of December, 2024, I will sell at public auction to the highest and best bidder on the front steps of the Owen County Courthouse, 100 North Thomas Street, Owenton, Kentucky at the hour of 10:00, a.m. on Saturday, January 11, 2025, the following described property:

All the following described real estate in Owen County, Kentucky and designated as Lot 1222 in Perry Park Subdivision (formerly Riverlake Subdivision, Unit 12, as shown on the plat of Unit 12 of record in Plat Cabinet 1, Slide 30 in the Owen County Clerk's Office. Reference to said plat is made in aid of this description.

Being the same property conveyed to Robert F. Davis and Sue Davis, husband and wife, by deed dated August 26, 2004 and recorded in Deed Book 201, page 604, and deed to Robert F. Davis, single, by deed of Sue Davis, single, dated July 31, 2006 and recorded in Deed Book 218, page 553, all in the Owen County Clerk's Office.

The amount of money to be raised and for which this sale is being made is the sum of \$137,843.58 adjudged due to plaintiff on its first lien on the property, together with interest thereon at the rate of 5.060% per annum, until paid, plus court costs and attorneys fees.

The real estate shall be sold on the terms of 10% cash at the time of the sale, with the balance payable within 30 days, except that the deposit shall be waived if plaintiff is the successful bidder. Any purchaser, other than the plaintiff shall be required to execute bond, with surety thereon acceptable to the Master Commissioner, to secure the unpaid balance of the purchase price, and said bond shall bear interest at the rate of 5.060% per annum from the date of the 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 purchaser shall have the privilege of paying all or part of the balance of the purchase price prior to the 30 day period.

It is further provided that the property sold contains insurable improvements and the successful bidder at said sale shall, at bidder's expense, procure a policy of fire and extended insurance coverage on said improvements in the amount of the appraised value, or the unpaid balance of the purchase price, whichever is less, as a minimum, with a loss payable clause to the Commissioner of the Owen Circuit Court or the plaintiff herein. Failure of the purchaser to effect such insurance shall not affect the validity of the sale or the purchaser's liability thereunder, but shall entitle, but not require the plaintiff to effect said insurance and furnish the policy, or evidence thereof to the Commissioner if it so desires, and the premium thereon or a proper portion thereof shall be charged to the purchaser as purchaser's cost.

When the purchase price is paid in full, title will be conveyed to the purchaser by commissioner's deed.

- The aforesaid real property shall be sold free and clear of any and all liens and claims except the following:
- All State and County real estate taxes payable on the property for 2025 and thereafter;
 - Easements, restrictions and stipulations of record;
 - Assessments for public improvements levied against the property;
 - Any facts which an inspection and accurate survey of the property may disclose.

For further information, see the Judgment, Order and pleadings of record in the Office of the Circuit Clerk of Owen County.

/s/ Mark R. Cobb
MARK R. COBB
MASTER COMMISSIONER
OWEN CIRCUIT COURT

LEGAL NOTICE

ESTATE TO BE ADMINISTERED: Mitchell W. Castleman
ADMINISTRATOR: Lee Castleman, 730 Maddox Rd Glencoe, KY 41046
DATE OF ADMINISTRATION: 12/19/2024
6 MONTH DEADLINE FOR CLAIMS: 6/19/2025
ATTORNEY: Mark R. Cobb, P. O. Box 342 Owenton, KY 40359

ESTATE TO BE ADMINISTERED: Linda Sawyer
ADMINISTRATOR: Shawn Sawyer 815 Slippery Rock Rd Owenton, KY 40359
DATE OF ADMINISTRATION: 12/19/2024
6 MONTH DEADLINE FOR CLAIMS: 6/19/2025
ATTORNEY: Edward M. Bourne, P O Box 369 Owenton, KY 40359

LEGAL NOTICE

COMMONWEALTH OF KENTUCKY
UNIFIED COURT OF JUSTICE
OWEN CIRCUIT COURT
CIVIL ACTION #24-CI-00124

ROCKET MORTGAGE PLAINTIFF
VS. NOTICE OF SALE
UNKNOWN HEIRS, BENEFICIARIES LEGATEES AND DEVISEES OF DAVID BESETSNY, ETAL. DEFENDANTS

By virtue of a Judgment and Order of Sale rendered in the Owen Circuit Court on the 12th day of December, 2024, I will sell at public auction to the highest and best bidder on the front steps of the Owen County Courthouse, 100 North Thomas Street, Owenton, Kentucky at the hour of 10:00, a.m. on Saturday, January 11, 2025, the following described property:

A 1.7114 acre parcel lying on the east side of KY Hwy. 330 at Canby, conveyed and fully described in Deed Book 257, page 77 in the Owen County Clerk's Office.

Property address: 10800 Hwy. 330, Corinth, KY 41010
Map #: 099-00-00-023.06

The amount of money to be raised and for which this sale is being made is the sum of \$203,961.57 adjudged due to plaintiff on its first lien on the property, together with interest thereon at the rate of \$32.42 per day from October 25, 2024, until paid and interest at 6% per annum from the date of sale until paid.

The real estate shall be sold on the terms of 10% cash at the time of the sale, with the balance payable within 30 days, except that the deposit shall be waived if plaintiff is the successful bidder. Any purchaser, other than the plaintiff shall be required to execute bond, with surety thereon acceptable to the Master Commissioner, to secure the unpaid balance of the purchase price, and said bond shall bear interest at the rate of 6% per annum from the date of the 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 purchaser shall have the privilege of paying all or part of the balance of the purchase price prior to the 30 day period.

It is further provided that the property sold contains insurable improvements and the successful bidder at said sale shall, at bidder's expense, procure a policy of fire and extended insurance coverage on said improvements in the amount of the appraised value, or the unpaid balance of the purchase price, whichever is less, as a minimum, with a loss payable clause to the Commissioner of the Owen Circuit Court or the plaintiff herein. Failure of the purchaser to effect such insurance shall not affect the validity of the sale or the purchaser's liability thereunder, but shall entitle, but not require the plaintiff to effect said insurance and furnish the policy, or evidence thereof to the Commissioner if it so desires, and the premium thereon or a proper portion thereof shall be charged to the purchaser as purchaser's cost.

When the purchase price is paid in full, title will be conveyed to the purchaser by commissioner's deed.

- The aforesaid real property shall be sold free and clear of any and all liens and claims except the following:
- All State and County real estate taxes payable on the property for 2025 and thereafter;
 - Easements, restrictions and stipulations of record;
 - Assessments for public improvements levied against the property;
 - Any facts which an inspection and accurate survey of the property may disclose.

For further information, see the Judgment, Order and pleadings of record in the Office of the Circuit Clerk of Owen County.

/s/ Mark R. Cobb
MARK R. COBB
MASTER COMMISSIONER
OWEN CIRCUIT COURT

LEGAL NOTICE

COMMONWEALTH OF KENTUCKY
UNIFIED COURT OF JUSTICE
OWEN CIRCUIT COURT
Civil Action No. 24-CI-00023

ALAN LUEBBERS and CNA INVESTMENTS, LLC PLAINTIFFS
VS. REVISED NOTICE OF COMMISSIONER'S SALE
MARTYN WOOTEN ALDRIDGE Electronically Filed
TROY ALDRIDGE DEFENDANTS
UNKNOWN SPOUSE OF MARTYN WOOTEN ALDRIDGE
UNKNOWN SPOUSE OF TROY ALDRIDGE
OWEN COUNTY, KENTUCKY
ANP TAX LIEN CO. LLC

By virtue of a Judgment and Order of Sale entered in the Owen Circuit Court on the 31st day of October, 2024, and subsequent Order entered December 4, 2024, I will sell at public auction on the front steps of the Owen County Courthouse, 100 North Thomas Street, Owenton, Kentucky, the property described herein located in Owen County, Kentucky, on MONDAY, JANUARY 6, 2025, at the hour of 9:00 a.m., prevailing time, and more particularly described as follows:
Property address: 2645 Highway 36, Owenton, KY 40359
Map ID Number: 014-00-00-005.01

Being the same property conveyed to Guy W. Aldridge and Deloris Aldridge, husband and wife, from G. P. Whitehead and Shirley M. Whitehead, husband and wife, by Deed dated January 8, 1969, of record in Deed Book 114, Page 7, in the Office of the Owen County Court Clerk.

THERE IS NO MOBILE HOME, DOUBLEWIDE AND/OR MANUFACTURED HOME INCLUDED IN THIS SALE.

The amount of money to be raised by this sale is the sum of \$896.67, with accrued interest in the amount of \$249.56, as of October 1, 2024, plus administrative fees of \$115.00, prelitigation attorneys fees of \$594.87, reasonable attorneys fees of \$1,237.50, for a total amount due of \$3,093.60. In addition, the amount of money to be raised by this sale is the sum of \$797.12, with accrued interest in the amount of \$212.28, as of October 1, 2024, plus administrative fees of \$115.00, prelitigation attorneys fees of \$594.86, reasonable attorneys fees of \$1,237.50, for a total amount due of \$2,956.76. In addition, the court costs incurred for this action total \$899.45.

The real estate shall be sold on the terms of ten (10%) percent cash at the time of the sale, except that said deposit shall be waived if the Plaintiff is the successful bidder at the sale, and the balance on a credit of thirty (30) days bearing interest at the rate the judgment bears per annum from date of sale. When the purchase price is paid in full, the deed will be delivered to the purchaser. It is further provided that the property sold includes insurable improvements and the successful bidder at said sale shall, at bidder's own expense, carry fire and extended insurance coverage on said improvements from the date of sale until the purchase price is fully paid, to the extent of the Court appraised value of said improvements or the unpaid balance of the purchase price whichever is less, as a minimum, with a loss payable clause to the Special Master Commissioner of the Owen Circuit Court or the Plaintiff herein. Failure of the purchaser to effect such insurance shall not affect the validity of the sale or the purchaser's liability thereunder, but shall entitle, but not require, the Plaintiff Alan Luebbers and CNA Investments, LLC, to effect said insurance and furnish the policy or evidence thereof to the Commissioner if it so desires, and the premium thereon or the proper portion thereof shall be charged to the purchaser as purchaser's costs.

- The aforesaid property shall be sold free and clear of all liens and encumbrances, except the following:
- All unpaid state, county and city real estate taxes for the year 2024;
 - Easements, restrictions, and stipulations of record;
 - Assessments for public improvements levied against the property; and,
 - Any facts which an inspection and/or accurate survey of the property may disclose.

For further information, see the Final Judgment and Order of Sale and pleadings of record in the Office of the Circuit Court of Carroll County.

/s/ Jake A. Thompson
JAKE A. THOMPSON
MASTER COMMISSIONER
OWEN CIRCUIT COURT