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513-383-1163 phone or text.
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REAL ESTATE

Lots & Building Sites

PUBLIC NOTICES

Foreclosure / Sheriff Sales

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on August 10, 1994, a certain Mortgage was executed by Cedar Lake - Abigail, Inc., as mortgagor in favor of the United States of America acting by and through the Secretary of Housing and Urban Development as mortgagee and was recorded on August 10, 1994, in Book 3734, page 0155 in the Court Clerk's Office of Jefferson County, Kentucky ("Clerk's Office"), and WHEREAS, the Mortgage secures a Mortgage Note made of even date therewith payable to the Secretary pursuant to Section 202 of the National Housing Act, 12 U.S.C. § 1715a or Section 811 of the National Affordable Housing Act of 1990, for the purpose of providing multifamily housing for very-low-income elderly or disabled persons; and WHEREAS, a default has been made in the covenants and conditions of the Mortgage Note and Mortgage and by virtue of this default, the Secretary has declared the entire amount indebtedness secured by the Mortgage to be immediately due and payable; NOW THEREFORE, pursuant to powers vested in the undersigned by the Multifamily Mortgage Foreclosure Act of 1981, 12 U.S.C. 3701 et seq., by 24 CFR Part 27, and by the Secretary's designation of the undersigned as Foreclosure Commissioner, notice is hereby given that on Wednesday, July 30, 2025 at 2:00 p.m. local time at the front door of the Jefferson County Courthouse, located at 600 W. Jefferson St., Louisville, KY, all real and personal property at or used in connection with the following described premises known as Cedar Lake Abigail ("Project"), will be sold at public auction to the highest bidder.

Description of Project: Lot 7 on the plan of Killmoor Gardens Subdivision, Section 1, as shown in Plat Book 14, Page 91, of the Clerk's Office and as more fully described in the Mortgage and Bid Kit. The address is believed to be 2913 Abigail Drive, Louisville, KY 40205.

All parties who are interested in bidding at the sale must obtain an invitation to bid ("Bid Kit"). The Bid Kit contains the terms and conditions of the sale and forms that bidders must deliver at the sale and execute at closing. The Bid Kit is available from: U.S. Department of Housing and Urban Development

307 W 7th Street, Suite 1000, Ft. Worth, Texas 76102
Phone No. 817-978-5807 / Fax No. 817-978-6018
Email: Harris@hud.gov Dedra.A.
Website: https://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/mfh/pd/mfplist

When making their bid, all bidders except the Secretary must submit a deposit totaling \$10,000 in the form of a certified check or cashier's check made out to the Secretary of HUD. The deposit is non-refundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be paid in the form of a certified or cashier's check. The successful bidder will pay all conveyance fees, all real estate and other taxes that are due on or after the date of closing and all other costs associated with the transfer of title. Before being accepted as the purchaser, the high bidder must deliver to the Commissioner, at the time of sale, an executed Acknowledgment by

Foreclosure / Sheriff Sales

Bidder form. In this form, the high bidder acknowledges that he understands the terms of the sale and the obligations to which he will be bound after the sale. The Secretary may grant an extension of time within which to close. All extensions will be for 30 days, and purchaser must pay a fee, which is the greater of 1.5% of the purchase price or HUD's current holding cost. The extension fee shall be paid in the form of a certified or cashier's check made payable to the Secretary of Housing and Urban Development. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due at closing.

If the High Bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the High Bidder's deposit and extension fees will be forfeited, and the Secretary may offer the property to the second highest bidder for an amount equal to the highest price offered by that bidder. All other terms of the sale would remain the same. If the second highest bidder rejects the Secretary's offer, and no further offers are made by the Secretary, the sale will be canceled.

Dated: July 1, 2025
Commercial Title & Escrow, LLC,
Foreclosure Commissioner
By: /s/ Thomas Kelly Derryberry
Thomas Kelly Derryberry, Sole Member
Address: Commercial Title & Escrow, LLC
Attn. Thomas Kelly Derryberry
504 Autumn Springs Court, Suite 26
Franklin, TN 37067

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on June 5, 2007, a certain Mortgage was executed by Cedar Lake - Keeling, Inc., as mortgagor in favor of the United States of America acting by and through the Secretary of Housing and Urban Development as mortgagee and was recorded on August 10, 1994, in Book 10717, page 0486 in the Court Clerk's Office of Jefferson County, Kentucky, ("Clerk's Office"), and WHEREAS, the Mortgage secures a Mortgage Note made of even date therewith payable to the Secretary pursuant to Section 202 of the National Housing Act, 12 U.S.C. § 1715a or Section 811 of the National Affordable Housing Act of 1990, for the purpose of providing multifamily housing for very-low-income elderly or disabled persons; and WHEREAS, a default has been made in the covenants and conditions of the Mortgage Note and Mortgage and by virtue of this default, the Secretary has declared the entire amount of indebtedness secured by the Mortgage to be immediately due and payable; NOW THEREFORE, pursuant to powers vested in the undersigned by the Multifamily Mortgage Foreclosure Act of 1981, 12 U.S.C. 3701 et seq., by 24 CFR Part 27, and by the Secretary's designation of the undersigned as Foreclosure Commissioner, notice is hereby given that on Wednesday, July 30, 2025 at 2:30 p.m. local time at the front door of the Jefferson County Courthouse, located at 600 W. Jefferson St., Louisville, KY, all real and personal property at or used in connection with the following described premises, known as Cedar Lake Keeling ("Project"), will be sold at public auction to the highest bidder.

Description of Project: Lots 3, 82 and 88, of Keeling Place Subdivision, Section 4, as shown in Plat Book 50, Page 99, in the Clerk's Office and as more fully described in the Mortgage and Bid Kit. The addresses are believed to be

Foreclosure / Sheriff Sales

respectively 6706 O'Bryan Road, 9607 Keeling Ridge Road, and 9613 Keeling Ridge Road, Louisville, Kentucky 40291.
All parties who are interested in bidding at the sale must obtain an invitation to bid ("Bid Kit"). The Bid Kit contains the terms and conditions of the sale and forms that bidders must deliver at the sale and execute at closing. The Bid Kit is available from: U.S. Department of Housing and Urban Development
307 W 7th Street, Suite 1000, Ft. Worth, Texas 76102
Phone No. 817-978-5807 / Fax No. 817-978-6018
Email: Harris@hud.gov Dedra.A.
Website: https://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/mfh/pd/mfplist

When making their bid, all bidders except the Secretary must submit a deposit totaling \$10,000 in the form of a certified check or cashier's check made out to the Secretary of HUD. The deposit is non-refundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the high bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveyance fees, all real estate and other taxes that are due on or after the date of closing and all other costs associated with the transfer of title. The High Bidder (other than the Secretary), must deliver to the undersigned, at the time of sale, an executed Acknowledgment by Bidder form, found as Attachment B in the Bid Kit. In this form the High Bidder acknowledges the terms and conditions of the sale, including but not limited to the requirement to receive previous participation clearance from HUD and to operate the Project in accordance with the terms and conditions of the sale, all as more particularly set forth in the Bid Kit. The Secretary may grant an extension of time within which to close the sale as more particularly set forth in the Bid kit.

If the High Bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the High Bidder's deposit and extension fees will be forfeited, and the Secretary may offer the property to the second highest bidder for an amount equal to the highest price offered by that bidder. All other terms of the sale would remain the same. If the second highest bidder rejects the Secretary's offer, and no further offers are made by the Secretary, the sale will be canceled. The property is being sold subject to all taxes and other matters that may be applicable. The undersigned and the Secretary have the right to make changes to the date and terms of the sale and the undersigned will convey title Foreclosure Commissioner pursuant to the Act.
Dated: July 1, 2025
Commercial Title & Escrow, LLC,
Foreclosure Commissioner
By: /s/ Thomas Kelly Derryberry
Thomas Kelly Derryberry, Sole Member
Address: Commercial Title & Escrow, LLC
Attn. Thomas Kelly Derryberry
504 Autumn Springs Court, Suite 26
Franklin, TN 37067

Public Sale

Notice of Self Storage Sale
Please take notice Stor All - Fairdale located at 6300 Commerce Park Ct, Louisville, KY, 40118 intends to hold a public sale to sell the property stored in the following units stored at the Facility. The sale will occur as an Online auction via www.storage treasures.com on 7/18/2025 at 10:30 AM. Unit #3015; Unit #355; Unit #406; Unit #444; Unit #715; Unit #722. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. 7575-311718

Notice of Self Storage Sale
Please take notice Stor All - Middletown located at 301 E Gaulbert Ave, Louisville, KY, 40208 intends to hold a public sale to sell the property stored in the following units stored at the Facility. The sale will occur as an Online auction via www.storage treasures.com on 7/18/2025 at 10:30 AM. Unit #0218; Unit #1130; Unit #3007; Unit #3058; Unit #3077; Unit #0219. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. 7575-311717

Notice of Self Storage Sale
Please take notice Stor All - Middletown located at 111 Park Place Dr, Louisville, KY, 40243 intends to hold a public sale to sell the property stored in the following units stored at the Facility. The sale will occur as an Online auction via www.storage treasures.com on 7/18/2025 at 11:00 AM. Unit #028; Unit #145; Unit #553. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. 7575-311721

Notice of Self Storage Sale
Please take notice Stor All - Dixie located at 10007 Dixie Highway, Louisville, KY, 40272 intends to hold a public sale to sell the property stored in the following units stored at the Facility. The sale will occur as an Online auction via www.storage treasures.com on 7/18/2025 at 11:00 AM. Unit #3002; Unit #3007; Unit #3307; Unit #3338; Unit #3360; Unit #3391; Unit #4421; Unit #4459; Unit #5527; Unit #5549. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. 7575-311716 #11463480; 7/14/2025

Notice of Self Storage Sale
Please take notice Stor All - Brownsboro located at 1919 Brownsboro Rd, Louisville, KY, 40206 intends to hold a public sale to sell the property stored in the following units stored at the Facility. The sale will occur as an Online auction via www.storage treasures.com on 7/18/2025 at 12:00 PM. Unit #0130; Unit #0614; Unit #1313; Unit #1814. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. 7575-311714 #11463387; 7/14/2025

Notice of Self Storage Sale
Please take notice Stor All - Cane Run located at 4100 Cane Run Rd, Louisville, KY, 40216 intends to hold a public sale to sell the property stored in the following units stored at the Facility. The sale will occur as an Online auction via www.storage treasures.com on 7/18/2025 at 01:00 PM. Unit #221; Unit #3078; Unit #3088; Unit #419; Unit #5416; Unit #6144; Unit #6153; Unit #6160; Unit #6175; Unit #6223; Unit #629; Unit #663; Unit #666; Unit #7061; Unit #7065; Unit #7110. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. 7575-311715 #11463442; 7/14/2025

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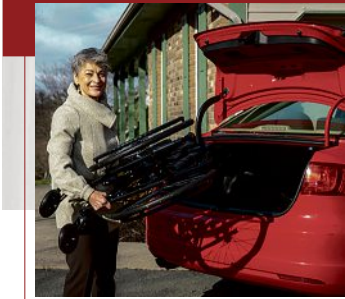


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