

Public Notices

PUBLIC NOTICE:
Amigo Warsaw, LLC, DBA Amigo Warsaw, hereby declares its intentions to apply for a NQ2-restaurant liquor, wine, and malt beverage by the drink license, and a Special Sunday Retail Drink license, not later than January 29, 2025. The license premises will be locate at 305 Main Cross, Warsaw, Kentucky 41095. The owners are as follows: Alfonso Murillo Ayala, owner, 524 Sheffield Drive, Versailles, KY 40383; secretary Adelina Ayala Maciel, 318 Ransdell St., Owenton, KY 40359; and Humberto Reyes Romo, 401 Green Tree Dr., Nicholasville, KY 40356. Any person, association, corporation, or body politic may protest the granting of the license by writing the Department of Alcoholic Beverage Control, 500 Metro Street 2NE33, Frankfort, Kentucky 40601, within thirty (30) days of the date of legal publication.

PUBLIC NOTICE:
Notice is hereby given that Brad and Stephanie Hausfeld, property owners of 65 Davies Lane Warsaw KY 41095, have filed an application with the Energy and Environment Cabinet to build a single-family dwelling home. The property is located on 65 Davies Lane approximately 3.5 miles from the City of Warsaw, the name of the nearest stream is the Ohio River. Any comments or objections can be submitted via email to: DOWFloodplain@ky.gov Kentucky Division of Water, Floodplain Management Section, 300 Sower Blvd, Frankfort, KY 40601. Call 502-564-3410 with questions.

PUBLIC NOTICE:
The public will take notice that the undersigned has qualified as to Executor of the Estate of Charles Barnett Carpenter and was appointed on this date December 17, 2024. All persons indebted to, will make their claims six months from this date of appointment.
Appointee: Gregory Bullard
3094 Hwy 184
Ghent, KY 41045
Deceased: Charles B. Carpenter
3550 Hwy 184
Ghent, KY 41045
Attorney: Stephen Huddleston
PO Box 988
Warsaw, KY 41095

PUBLIC NOTICE:
**COMMISSIONER'S SALE
GALLATIN CIRCUIT COURT,
CASE NO. 22-CI-00057
WELLS FARGO BANK, N.A.
PLAINTIFF
VERSUS)
UNKNOWN HEIRS, LEGATEES
AND DEVEISES OF
DEFENDANTS
ALBERT MAUK, ET AL
NOTICE OF SALE**

By virtue of a judgment and order of sale of the Gallatin Circuit Court entered November 22, 2024, in the above case, I shall proceed to offer for sale on the SECOND FLOOR LOBBY OF THE GALLATIN COUNTY COURTHOUSE in Warsaw, Kentucky, to the highest bidder, at public auction on Thursday, January 23, 2025, at the hour of 1:30 p.m. or thereabouts, the following described property, to-wit:
ADDRESS: 155 Sarah Court, Verona, Kentucky 41092
Parcel ID: #36-MP-086
The following property located in Gallatin County, Kentucky, and more fully described as follows:
Being all of Lot 86 of Mars Place Subdivision, Section 3, as shown on Plat A-70 of the Gallatin County Court Clerk's records, at Warsaw, Kentucky.
Being the same property conveyed to Albert Mauk by deed recorded on November 22, 2005, in Book D97, page 678, in the records of the Gallatin County Clerk's

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• Lacy Baby Swiss \$4.59 lb.
• Green Onion Cheese \$3.95 lb.
• Easy Carve Ham \$3.69 lb.
• Honey Roasted Turkey \$6.29 lb.
• Rotisserie Chicken \$5.95 lb.

office. Albert Mauk passed away on November 8, 2020, intestate, an Affidavit of Descent was recorded on June 25, 2021, in Book D133, page 774, in the records of the Gallatin County Clerk's office. Commonly Known As: 155 Sarah Court, Verona, KY 41092-8107
Parcel ID: #36-MP-086 Prior Deed Ref: Book D133, page 774
Said property shall be sold for the purpose of collecting the following judgment debt: A judgment in favor of the plaintiff(s) in the amount of \$68,270.33 together with interest, assessments, taxes and costs herein expended.
TERMS OF SALE: The property shall be sold as a whole. The purchaser may pay all or part of the purchase price in cash, and may pay the balance of the purchase price on a credit of 30 days after date of sale; said credit shall be granted only upon the execution by the purchaser of bond, with surety thereon, and said surety shall be a lending institution, fidelity or surety company authorized and doing business in Kentucky or other surety approved by the Master Commissioner; an authorized officer of the surety must be present at the sale or must have given the Master Commissioner adequate assurance of its intent to be surety prior to or at the sale; said Bond shall be, and shall remain, a lien on the property sold as additional security for the payment of the full purchase price, and shall have the full force and effect of a Judgment; and said Bond shall bear interest at the rate of 4.125% percent per annum until paid. The purchaser shall be required to pay the sum of 10% of the bid amount in cash or certified check on the purchase at the time of sale. Risk of loss shall pass to the successful bidder at the close of the sale. The successful bidder at the sale shall, at bidder's own expense, carry fire and extended insurance coverage on any improvements from the date of sale until the purchase price is fully paid, with a loss payable clause to the Master Commissioner of the Gallatin Circuit Court. 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, a lien holder herein, after giving notice to the Master Commissioner, to effect said insurance and furnish the policy or evidence thereof to the Master Commissioner, and the premium thereon or the proper portion thereof shall be charged to the purchaser as purchaser's cost. The property shall be sold subject to ad valorem taxes for the year 2025 and all subsequent years thereafter; easements, restrictions and stipulations of record; assessments for public improvements levied against the property, if any; existing zoning ordinances, statutes, laws, or regulations; and any facts which an inspection and accurate survey of the property may disclose. BIDDERS SHALL BE PREPARED TO COMPLY WITH THESE TERMS.

STEPHEN P. HUDDLESTON,
MASTER COMMISSIONER,
GALLATIN CIRCUIT COURT
P.O. Box 988
WARSAW, KY 41095
#859-567-2818
1-3
PUBLIC NOTICE:
**COMMISSIONER'S SALE
GALLATIN CIRCUIT COURT,
CASE NO. 22-CI-00044
U.S. BANK NATIONAL
ASSOCIATION
PLAINTIFF
VERSUS)
JUNE ROBERTS
MARSHALL ROBERTS INDIVIDUALLY AND AS EXECUTOR OF THE ESTATE OF JUNE ROBERTS
STUART LOREN ROBERTS
UNKNOWN SPOUSE OF MARSHALL ROBERTS INDIVIDUALLY AND AS EXECUTOR OF THE ESTATE OF JUNE ROBERTS
UNKNOWN SPOUSE OF STUART LOREN ROBERTS
CITY OF WARSAW, KENTUCKY
DISCOVER BANK
DEFENDANTS
NOTICE OF SALE**

By virtue of a judgment and order of sale

Larry Cavins Trucking
Single Axle, loads of
10 tons or less
Sand • Gravel
Top Soil
859-393-6401

of the Gallatin Circuit Court entered August 19, 2022, in the above case, I shall proceed to offer for sale on the SECOND FLOOR LOBBY OF THE GALLATIN COUNTY COURTHOUSE (or on the Gallatin Courthouse lawn, weather permitting) in Warsaw, Kentucky, to the highest bidder, at public auction on Thursday, January 23, 2025 at the hour of 1:30 p.m. or thereabouts, the following described property, to-wit:
ADDRESS: 513 Main Cross, Warsaw, KY 41095
IDN: 13A-26-32
SITUATED IN THE COUNTY OF GALLATIN AND STATE OF KENTUCKY: LYING AND BEING IN WARSAW, GALLATIN COUNTY, KENTUCKY, AND BEGINNING AT A POINT ON THE WARSAW AND SPARTA TURNPIKE, CORNER TO MRS. MATTIE MORRIS; THENCE SOUTHWARDLY ALONG SAID TURNPIKE 62 FEET TO A POINT IN SAID PIKE AND IN A NEWLY ESTABLISHED LINE BETWEEN THE TRACT OF LAND HEREBY DESCRIBED AND ANOTHER TRACT BELONGING TO FIRST AND SECOND PARTIES KNOWN AS THE FRAME HOUSE LOT, SAID LINE BEING PARALLEL WITH AND 4 FEET DISTANT FROM THE SOUTH WALL OF THE BRICK HOUSE; THENCE WITH SAID LINE IN AN EASTERLY COURSE 59 FEET TO A STAKE NEAR THE SOUTHEAST CORNER OF SAID BRICK HOUSE; THENCE IN AN EASTERLY COURSE 54 FEET TO A STAKE IN AN ALLEY WHICH IS A CONTINUATION OF MAIN CROSS STREET; THENCE NORTHWARDLY WITH SAID ALLEY 62 FEET TO THE SOUTHEAST CORNER OF THE LOT OF MRS. MATTIE MORRIS; THENCE WESTWARDLY WITH THE LINE OF MRS. MATTIE MORRIS TO THE PLACE OF BEGINNING. BEING ALL OF THAT CERTAIN PROPERTY CONVEYED TO JUNE ROBERTS BY DEED DATED 07/24/59 AND RECORDED 07/24/59 IN BOOK 30, PAGE 599 IN THE LAND RECORDS OF GALLATIN COUNTY, KENTUCKY.

Said property shall be sold for the purpose of collecting the following judgment debt: A judgment in favor of the plaintiff(s) in the amount of \$63,580.81 together with interest, assessments, taxes and costs herein expended.
TERMS OF SALE: The property shall be sold as a whole. The purchaser may pay all or part of the purchase price in cash, and may pay the balance of the purchase price on a credit of 30 days after date of sale; said credit shall be granted only upon the execution by the purchaser of bond, with surety thereon, and said surety shall be a lending institution, fidelity or surety company authorized and doing business in Kentucky or other surety approved by the Master Commissioner; an authorized officer of the surety must be present at the sale or must have given the Master Commissioner adequate assurance of its intent to be surety prior to or at the sale; said Bond shall be, and shall remain, a lien on the property sold as additional security for the payment of the full purchase price, and shall have the full force and effect of a Judgment; and said Bond shall bear interest at the rate of 10.61500% percent per annum until paid. The purchaser shall be required to pay the sum of 10% of the bid amount in cash or certified check on the purchase at the time of sale. Risk of loss shall pass to the successful bidder at the close of the sale. The successful bidder at the sale shall, at bidder's own expense, carry fire and extended insurance coverage on any improvements from the date of sale until the purchase price is fully paid, with a loss payable clause to the Master Commissioner of the Gallatin Circuit Court. 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, a lien holder herein, after giving notice to the Master Commissioner, to effect said insurance and furnish the policy or evidence thereof to the Master Commissioner, and the premium thereon or the proper portion thereof shall be charged to the purchaser as purchaser's cost. The property shall be sold subject to ad valorem taxes for the year 2025 and all subsequent years thereafter; easements, restrictions and stipulations of record; assessments for public improvements levied against the property, if any; existing zoning ordinances, statutes, laws, or regulations; and any facts which an inspection and accurate survey of the property may disclose. BIDDERS SHALL BE PREPARED TO COMPLY WITH THESE TERMS.

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The Gallatin County News, Warsaw, Ky. - Wednesday, December 25, 2024 - Page 9
BIDDERS SHALL BE PREPARED TO COMPLY WITH THESE TERMS.
STEPHEN P. HUDDLESTON,
MASTER COMMISSIONER,
GALLATIN CIRCUIT COURT
P.O. Box 988, WARSAW, KY 41095,
#859-567-2818.
1-3c
PUBLIC NOTICE:
**COMMISSIONER'S SALE
GALLATIN CIRCUIT COURT,
CASE NO. 20-CI-00033
JEFF MOORE
PLAINTIFF
VERSUS)
THE ESTATE OF THAD S. THOMAS, ET AL
DEFENDANTS
NOTICE OF SALE**

By virtue of a judgment and order of sale of the Gallatin Circuit Court entered November 25, 2024, in the above case, I shall proceed to offer for sale on the SECOND FLOOR LOBBY OF THE GALLATIN COUNTY COURTHOUSE in Warsaw, Kentucky, to the highest bidder, at public auction on Thursday, January 23, 2025, at the hour of 1:30 p.m. or thereabouts, the following described property, to-wit:
ADDRESS: Lots 135 & 139, Scenic View Estates Subdivision, Wideview Dr., Sparta, Kentucky 41086
MAP NO.: 9-SVE-135 & 139
Situating in Gallatin County, State of Kentucky, to-wit:
Being all of Lots numbers 135 and 139 of Scenic View Estates Subdivision, as shown in Plat Book 2, page 7 of the Gallatin County Clerk's records in Warsaw, Kentucky.
Being the same property conveyed by Deed recorded in volume D 89, page 399 of the Gallatin County, Kentucky records.
Said property shall be sold for the purpose of collecting the following judgment debt: A judgment in favor of the plaintiff(s) in the amount of \$1,847.74 together with interest, assessments, taxes and costs herein expended.
TERMS OF SALE: The property shall be sold as a whole. The purchaser may pay all or part of the purchase price in cash, and may pay the balance of the purchase price on a credit of 30 days after date of sale; said credit shall be granted only upon the execution by the purchaser of bond, with surety thereon, and said surety shall be a lending institution, fidelity or surety company authorized and doing business in Kentucky or other surety approved by the Master Commissioner; an authorized officer of the surety must be present at the sale or must have given the Master Commissioner adequate assurance of its intent to be surety prior to or at the sale; said Bond shall be, and shall remain, a lien on the property sold as additional security for the payment of the full purchase price, and shall have the full force and effect of a Judgment; and said Bond shall bear interest at the rate of 12% percent per annum until paid. The purchaser shall be required to pay the sum of 10% of the bid amount in cash or certified check on the purchase at the time of sale. Risk of loss shall pass to the successful bidder at the close of the sale. The successful bidder at the sale shall, at bidder's own expense, carry fire and extended insurance coverage on any improvements from the date of sale until the purchase price is fully paid, with a loss payable clause to the Master Commissioner of the Gallatin Circuit Court. 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, a lien holder herein, after giving notice to the Master Commissioner, to effect said insurance and furnish the policy or evidence thereof to the Master Commissioner, and the premium thereon or the proper portion thereof shall be charged to the purchaser as purchaser's cost. The property shall be sold subject to ad valorem taxes for the year 2025 and all subsequent years thereafter; easements, restrictions and stipulations of record; assessments for public improvements levied against the property, if any; existing zoning ordinances, statutes, laws, or regulations; and any facts which an inspection and accurate survey of the property may disclose. BIDDERS SHALL BE PREPARED TO COMPLY WITH THESE TERMS.

STEPHEN P. HUDDLESTON,
MASTER COMMISSIONER,
GALLATIN CIRCUIT COURT
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WARSAW, KY 41095
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1-3c

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University of the Cumberland and KY Fish and Wildlife partner to open new wildlife area

University of the Cumberland and the Kentucky Department of Fish and Wildlife Resources have entered into a Wildlife Management Area (WMA) agreement to provide public access for hunting, fishing and related outdoor recreation on 10,273 acres of university-owned land in Whitley and McCreary counties.
The new University of the Cumberland's WMA is comprised of three tracts of land in Whitley County and one tract in McCreary County located in close proximity to route KY 92. Partially adjoining the university's campus in Williamsburg, along Interstate 75 near the Tennessee border, the WMA lies within the Jellico mountain range and is situated close to the Daniel Boone National Forest owned by the U.S. Forest Service.

Under WMA agreements, landowners retain ownership while allowing public access for hunting, fishing and nature study, and Kentucky Fish and Wildlife provides property management guidance, patrols by game wardens, and implements conservation practices on the property in coordination with the landowner. University of the Cumberland and Kentucky Fish and Wildlife specifically plan to involve students in projects related to wildlife habitat improvement and species conservation, which will augment the university's academic offerings and help with student development. The university will continue to use the property for other educational and university-related activities.
Dr. Cockrum explained that the administration is already exploring ways the university's natural science programs will utilize the WMA as part of their academic curricula. In recent years, the university partnered with the Commonwealth to use students as part of a large-scale reforestation project. Dr. Cockrum believes the partnership will expand access to similar hands-on learning experiences and research opportunities.

"This mutually beneficial partnership with University of the Cumberland is an example of ongoing efforts to open new properties for wildlife-related recreation in Kentucky," said Derek Beard, assistant director of the Wildlife Division at Kentucky Fish and Wildlife. "In addition, this agreement will allow us to implement habitat improvement projects that will benefit wildlife species on the WMA and provide excellent learning opportunities."

unities for students who may want to work with Kentucky Fish and Wildlife or another conservation agency after graduation."
Kentucky Fish and Wildlife provides public access to nearly 1.7 million acres across 136 public land areas to conserve fish and wildlife resources and provide public access. Because the agency owns only a small fraction of the total of these public access lands, partnership agreements make most of it possible. This is the first such property in Whitley County.
"It is exciting to think of how this partnership will allow us to manage and conserve this property in a way that can benefit our students and the community for years to come," said Travis Wilson, executive vice president for operations at the university.

University of the Cumberland's WMA includes parts of the Cumberland River watershed and features mostly forested and moderate to steep terrain. The property offers large tracts of land with mature forest, as well as reclaimed surface-mined land covered with shrubs and grasses. Together, these tracts afford diverse habitats for a wide range of wildlife species.

According to the University of the Cumberland's WMA agreement, hunting for deer, bear and coyote will be limited to archery-only. All other game species may be hunted under statewide regulations in effect for the applicable county. The WMA agreement prohibits these activities: nighttime hunting, horseback riding, off-road driving, target shooting, baiting or feeding, and commercial guiding.
Updated WMA information, regulations and maps are available on the Kentucky Fish and Wildlife website's Public Lands Search page. Type "University of the Cumberland's WMA" in the search box in the top right corner of the fw.ky.gov homepage.

University of the Cumberland is the largest private university in Kentucky and one of the fastest-growing private doctoral universities in the nation. With its main campus in Williamsburg and a campus in Florence in northern Kentucky, the university offers more than 40 undergraduate, graduate and executive programs to students from all over the world. Rooted in Christian values such as leadership through service, Cumberland aims to make higher education affordable and accessible to all.

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