

PUBLIC NOTICE:
COMMISSIONER'S SALE
GALLATIN CIRCUIT COURT,
CASE NO. 23-CI-00033
HERITAGE BANK, INC.
PETITIONER
VS.
LAKEVIEW LOAN SERVICING,
LLC.
DEFENDANT/CROSS PLAINTIFF
VERSUS}
CATHLEEN SHIELDS, ET AL
RESPONDENTS
NOTICE OF SALE

By virtue of a judgment and order of sale of the Gallatin Circuit Court entered September 8, 2023, 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, February 27, 2025, at the hour of 1:30 p.m. or thereabouts, the following described property, to-wit: ADDRESS: 35 Lookout Lane, Verona, Kentucky 41092

PIDN: 032-40

Being a tract of land in Gallatin County, more particularly described as follows:

Beginning at a P.K. nail in the center of Roberts Road in the center of a branch at the North most corner of a 56.857 acre tract owned by Raymond M. Willis; thence along the center of said road South 4 degrees 08' East 180.55 feet to a P.K. nail; thence South 12 degrees 24' East 70.54 feet to a P.K. nail at the northeast corner of the Willis tract, thence along Willis' line South 25 degrees 24' West 836.0 feet to an iron pin; thence leaving the Willis tract line North 56 degrees 53' 00" West 232.37 feet to the true point of beginning of Tract 2; thence South 24 degrees 09' 00" West 260.00 feet to a point; thence North 54 degrees 59' 09" West 229.86 feet to a point; thence North 35 degrees 18' 03" East 440.56 feet to a point; thence South 57 degrees 14' 51" East 175.0 feet to a point; thence South 32 degrees 45' 00" West 150.0 feet to a point; thence South 24 degrees 09' 00" West 40.0 feet to the true point of beginning of Tract 2. The above-described parcel contained 1.957 acres (85,235.461 sq. ft.).

Subject to an easement for Ingress and Egress for Tract 2 in Warsaw, Gallatin County, more particularly described as follows:

Beginning at a P.K. nail in the center of Roberts Road in the center of a branch at the North most corner of a 56.857 acre tract owned by Raymond M. Willis; thence along the center of said road South 4 degrees 08' East 180.55 feet to a P.K. nail; thence South 12 degrees 24' East 55.80 feet to the true point of beginning; thence point also being North 12 degrees 24' West of a P.K. nail at the Northeast corner of the Willis tract; thence along the center of a drive for the following calls, South 28 degrees 11' 33" West 288.17 feet; thence South 20 degrees 34' 24" West 84.30 feet; thence South 27 degrees 39' 40" West 81.04 feet; thence South 50 degrees 15' 27" West 138.29 feet; thence South 62 degrees 03' 11" West 71.13 feet; thence South 44 degrees 04' 43" West 159.92 feet; thence North 69 degrees 53' 10" West 155.80 feet to a point in the line of Tract 2.

Subject to easements, covenants, and restrictions, if any, including but not limited to those contained in prior instruments of record; legal highways and zoning ordinances.

Being the same property conveyed to Cathleen Shields, unmarried, from Raymond Micah Willis, unmarried, by deed dated November 28, 2000, and recorded December 6, 2000, at Deed Book 84, Page 445 in the records of the Gallatin County Clerk.

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 \$71,631.77 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 6.625% 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,
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5-3c



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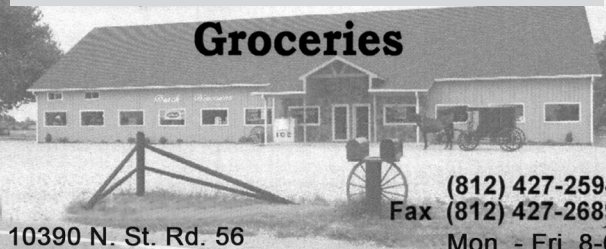
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Growing Up
In The Hills
by David Bailey


Tribute to John Zalla

From time to time in my stories I have mentioned a game warden by the name of John Zalla. You are supposed to give honor where honor is due and that's what I want to do.

John was one of the best at his job. You could depend on what he told you. He was honest and

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80 yards or so away. I knew I could kill the deer if I put the bullet in the right place. It was in an open field so I needed to take the shot from where I stood. I figured it would see me and spook if I tried to get any closer.

I don't like to take a long shot without taking a rest, but I didn't have much choice. A head or neck would have been best, but I decided to try a heart shot, bad choice. When I shot it I knew I had made an okay shot. A deer doesn't bleed out much when shot with a .22, if at all.

I watched the deer run out of sight over the hill. Even though I looked for it for quite a while, I didn't find it. A little later that morning, I went out to a little country store to get something, my brother-in-law was there and told me that John Zalla was looking for me.

I asked him what John wanted with me. He told me that John said that he saw me shoot a deer earlier that morning, and I knew I was in trouble.

A little later, one of my nephews pulled up at the store and told me the same thing. I knew that if John Zalla was looking for me that I had better leave that part of the country quick. I went home and told Louise what I had done and that John was looking for me.

She wasn't very happy about things, but agreed with me that we had better leave. I had an old 1953 Chevy pickup, and all the furniture we had was a refrigerator, a couch that let out and made a bed, and a table and chairs. So it didn't take long for us to pack up and head back to the cabin in Montgomery County. It was a while before we moved back.

I knew that if I stayed in Gallatin County that it would be but a short time before he got me. I have met several game wardens both good and bad, but John was the best. Thanks John for being honest with me and being a good friend.



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