

## PUBLIC NOTICES

### PUBLIC NOTICE:

The Northern Kentucky Workforce Investment Board will hold a virtual public hearing to receive feedback on the FY26-FY29 Workforce Innovation and Opportunity Act (WIOA) Local Plan on Wednesday, April 16, at 11 a.m. This plan encompasses workforce development planning for the 8-county region that makes up the Northern Kentucky Workforce Development Area. The draft plan is available for review and comment at NKADD.org and NKcareercenter.org. To register for the hearing, visit NKADD.org. Questions or comments regarding the plan may also be submitted to correy.eimer@nkadd.org.

12-1c

### PUBLIC NOTICE:

**COMMISSIONER'S SALE  
GALLATIN CIRCUIT COURT,  
CASE NO. 24-CI-00152  
21st MORTGAGE CORPORATION  
PLAINTIFF  
VERSUS  
ROGER PHELPS, MELISSA PHELPS,  
UNITED STATES OF AMERICA,  
WELLINGTON HOLDINGS, LLC,  
COMMONWEALTH OF  
KENTUCKY,  
COUNTY OF GALLATIN, ET AL  
DEFENDANTS  
NOTICE OF SALE**

By virtue of a judgment and order of sale of the Gallatin Circuit Court entered February 14, 2025, 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, March 27, 2025, at the hour of 1:30 p.m. or thereabouts, the following described property, to-wit:

ADDRESS: 105 Bucks Lane, Warsaw, Kentucky 41095  
(MAP ID NO: 033-28.06)  
TRACT ONE

Lot Number Three (3) of Cedar Brook

Subdivision as recorded in Plat Cabinet A, Page 73, in the Gallatin County Clerk's Office.

Being the same property conveyed to Roger D. Phelps II and Melissa L. Phelps, by deed of James W. Miller, an unmarried man, dated February 26, 2018, of record at Deed Book 126, Page 155, office of the Gallatin County Clerk, Warsaw, Kentucky.

(MAP ID NO: 033-28.05)

TRACT TWO

Lot Number Four (4) of Cedar Brook Subdivision as recorded in Plat Cabinet A, Page 73, in the Gallatin County Clerk's Office.

Being the same property conveyed to Roger Phelps II and Melissa Phelps by deed of Gary Wilson, a single man, dated August 7, 2008, of record at Deed Book 105, page 497, office of the Gallatin County Clerk, Warsaw, 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 \$55,225.17 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% 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,  
10-3c

### CLASSIFIED ADVERTISING

### FOR SALE

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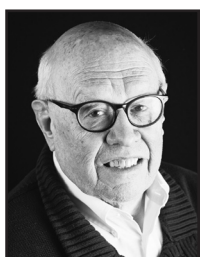
### FOR RENT

**FOR RENT:** 3 bed/2 bath mobile home in Gallatin County, \$1,100/month and \$1,000 deposit. No utilities included. Call 859-567-5800. 12-4c

### LOST

**LOST:** Women's vintage diamond ring in rust box. If found, please contact Diane Johnson at 859-750-2420. Reward will be provided. 2-nc

## Planting by the Signs April Overview by Phil Case



**PBTS NOTE:** For the past few months, we've been idling along waiting for the weather to improve. We have endured the snow and ice of January and February and now here in late March gardening season has arrived - along with Spring - and I know the early gardeners are already at it, planting those veggies that like cool weather and soil and can endure frost. Many of us are starting seed to grow transplants for our warm-weather gardens.

Here is the remainder of March and early April's information. Please listen to the weather reports, make sure your ground is dry enough for planting - which can be a challenge - and, of course, follow the phases and signs. If you have questions, my contact info is at the end of this column.

### QUICK TAKES

**REST OF MARCH:** Make changes through most of March 27; March 26-27: VERY fertile, Pisces/feet, below-grounders; March 28-29: no planting, killing sign Aries/head rules; March 29: New/light moon comes to rule, 6:58 a.m., above-grounders until full moon on April 12, 8:22 p.m.; March 30-31: VERY fertile, Taurus/neck, above-grounders.

**APRIL:** April 1-2: Gemini/arms, pea/bean sign, read more below; April 2-4: Cancer/breast, VERY fertile, above-grounders; April 6-7, no planting, killing sign Leo/heart in force; April 8-12: flowering signs Virgo/bowels (2), Libra/reins (3), flowers only/bloom days.

### APRIL OVERVIEW

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DWAYNE 859-992-1600

**MOON PHASES:** April begins with the moon in the light phase where it continues until the full/dark moon at 8:22 p.m. April 12. The new/light moon returns April 27, 3:31 p.m.

When the light moon is in force, plant above-ground producers and it's below-ground producers when the dark moon rules.

Don't plant when either of the killing signs, Aries and Leo, is in force or veggies when the flowering signs Virgo and Libra rule since they are bloom days.

Planting when the fertile signs rule is a viable alternative to the VERY fertile signs, which are Scorpio, Pisces, Taurus, and Cancer. The fertile ones - just a little below VERY fertile - are Sagittarius, Capricorn, and Aquarius.

If you can only utilize one aspect of the system for planting, I would suggest going with the moon phases but still completely avoid the killing signs Aries and Leo and the flowering signs Virgo and Libra for anything but flowers.

**THE SIGNS:** Check to see if the moon is in the light or dark phase (information above and on any calendar) before planting anywhere, or other moon-related activities. April begins - and ends - with Gemini/arms, the pea/bean signs ruling, that's where we will start.

**PEA/BEAN DAYS:** Gemini/arms, April 1-2, 29-30, snow peas on the early days (1-2); on the late days (29-30) it will be statistically fine for an early planting of bush or pole beans and on the edge of safe planting for lima beans.

**VERY FERTILE DAYS:** Cancer / breast, April 3-5, cool-weather loving above-grounders; Scorpio/secrets, April 13-14, below-grounders; Pisces/feet, April 23-24, below-grounders; and Taurus/neck, April 27-28, above-grounders. April has four days ruled by the VERY fertile signs under the dark moon for below-

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grounders, and five with the light moon in force for above-grounders.

**KILLING DAYS:** Leo/heart, April 6-7; and Aries/head, April 25-26. There are only four days ruled by the two killing signs during April, down from seven in March and the absolute minimum.

**FLOWERING DAYS:** Virgo/bowels, 8-9; and Libra/reins, April 10-12.

**FERTILE DAYS:** Sagittarius/thighs, April 15-17; Capricorn/knees, April 18-19; and Aquarius/legs, April 20-22. There are eight days in April ruled by these three signs, all with the dark moon ruling. Almost impossible to have any more than that! These are all great for below-ground producers.

**MAKING CHANGES:** We have 10 days to make changes! They are April 15-24 with the signs going out of the body beyond anything that functions and the moon in the dark phase, specifically Sagittarius/thighs, Capricorn/knees, Aquarius/legs, and Pisces/feet.

Changes might include starting a diet or exercise program, stopping smoking or other unhealthy habits, weaning small children or animals, scheduling elective surgery or dental work - anything requiring us to do something differently from the way we are doing it now.

**POURING GRAVEL:** If you have gravel to pour on a drive or road on your farm, do that while the light moon rules, which is through most of April 12. After that wait until the new moon arrives on April 27th through May 11th.

**OTHER NOTABLE APRIL DAYS:** Dr. Martin Luther King assassinated, 4th; Hank Aaron hit his 715th home run, 8th; Passover begins at sundown, 12th; Palm Sunday, 13th; tax day since 1955, 15; Easter, 20th; Chernobyl disaster, 26th.

You may email me at [pcase211@gmail.com](mailto:pcase211@gmail.com); call or text 502-682-5995. Visit Facebook, like and follow my page devoted to this information. It's @plantingbysigns.

## RN Electric Service

**Rob Nunn, President**  
**Commercial & Residential**  
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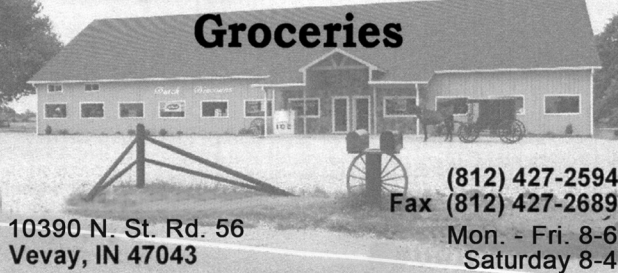
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