

Public Notices

PUBLIC NOTICE:
COMMISSIONER'S SALE
GALLATIN CIRCUIT COURT,
CASE NO. 24-CI-00040
KENTUCKY HOUSING
CORPORATION
PLAINTIFF
VERSUS)
TODD FISCHER A/K/A TODD
FISCHER, JR.,
ADMINISTRATOR TO THE
ESTATE OF CYNTHIA A. RICE
TODD FISCHER A/K/A TODD
FISCHER, JR., INDIVIDUALLY
DUSTIN FISCHER
ERIN FISCHER
UNKNOWN SPOUSE, IF ANY, OF
DUSTIN FISCHER
DEFENDANTS
NOTICE OF SALE

By virtue of a judgment and order of sale of the Gallatin Circuit Court entered June 20, 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, July 31, 2025, at the hour of 1:30 p.m. or thereabouts, the following described property, to-wit: ADDRESS: 136 Willow Pointe Drive, Glencoe, Kentucky 41046 PARCEL NO.: 29-WP-36 Being all of Lot Number Thirty-Six (36), Willow Pointe Subdivision, Phase One as reflected on plat thereof recorded in Plat Cabinet A-93 of the Gallatin County Clerk's records at Warsaw, Kentucky. Subject to easements and restrictions of record and/or in existence including, but not limited to, the restrictions recorded in Deed Book 81, Page 381, Deed Book 81, Page 349 and Deed Book 80, Page 286, all of the Gallatin County Clerk's records at Warsaw Kentucky.

Said real property includes the manufactured home which has been converted to real property by Affidavit of Conversion to Real Estate recorded in Miscellaneous Book 1, Page 733, in the Office of the Clerk of Gallatin County, Kentucky. Being the same property conveyed to Cynthia A. Rice, unmarried, by deed dated August 13, 2021, and of record in Book 134, Page 382, Office of the Clerk of Gallatin County, Kentucky. Cynthia Rice died unmarried, intestate and a resident of Gallatin County, Kentucky on October 1, 2023. Upon her death all right, title and interest transferred to her heirs, Todd Fischer and Dustin Fischer. See Gallatin County Probate Case numbered 23-P-00072.

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 \$135,429.37 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 ef-

fect of a Judgment; and said Bond shall bear interest at the rate of 3.25% 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.
28-3c

HELP WANTED

HELP WANTED: Front desk clerk for motel in Florence, IN. Night Shift. Apply in person to Mr. Patel, Fairway Inn, 14845 St Rd 156, Florence, IN 47020. Across from the Belterra Casino.

28-3c

FOR SALE

HAY FOR SALE: Small square bales, orchard grass and timothy mixed, or Other mixed grass bales. First and second cuttings. Gary Richardson, 859-643-5776.

28-tfc

FOR SALE: 1998 mobile home, 3 bdrm, 2 ba, new AC, 15x80. Located at 207 Beechwood Circle, Warsaw. 502-514-2531 Spanish or 502-514-3898 English.

28-2p



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- **1.5 Ac. Sparta area, Owen county**, flat open in front, rolling down into woods, mobiles welcome, city water, \$26,900, \$2,000 down

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Public Notice Regarding Confidentiality and Child Find for Children with Disabilities in Need of Special Education, 504 Services, or Preschool Services

Child Find

Gallatin County Schools keeps education records in a secure location in each school and Board office.

Gallatin County Schools obtains written consent from a parent or eligible student (age 18 or who is attending a postsecondary institution) before disclosing personally identifiable information to an entity or individual not authorized to receive it under FERPA.

For students who have been determined eligible for Special Education, educational records will be destroyed at the request of the parents when they are no longer needed to provide educational programs or services. Gallatin County Schools may destroy the educational records of a child without parent request three years after they are no longer needed to provide educational programs or services. Parents are advised that data contained in the records may later be needed for Social Security benefits or other purposes. Gallatin County Schools may retain, for an indefinite period of time, a record of the student's name, address, telephone number, grades, attendance records, classes attended, grade level completed, and year completed.

Children eligible for Special Education include those with disabilities who have autism, deaf-blindness, developmental delay, emotional-behavior disability, hearing impairment, mental disability, multiple disabilities, orthopedic impairment, other health impairment, specific learning disability, speech or language impairment, traumatic brain injury, or visual impairment, and who, because of such an impairment, need Special Education services.

Children eligible for 504 services include those children in a public elementary and secondary education program who have a current physical or mental impairment that currently substantially limits some major life activity, which causes the student's ability to access the school environment or school activities to be substantially limited.

Preschool children eligible for special education must have an Individual Education Plan (IEP) instead of a 504 plan to receive State-Funded Preschool program services. Gallatin County Schools has an ongoing "Child Find" system, which is designed to locate, identify, and evaluate any child residing in a home, facility, or residence within its geographical boundaries, age 3-21 years, who may have a disability and require Special Education or 504 services. This includes children who are not in school; those who are in public, private, or home school; those who are highly mobile, such as children who are migrant or homeless; and those who are advancing from grade to grade, who may need but are not receiving Special Education or 504 services.

Gallatin County Schools' "Child Find" system includes children with disabilities attending private or home schools within the school district boundaries who may need special education services.

Gallatin County Schools will make sure any child enrolled in its district who qualifies for Special Education or 504 services, regardless of how severe the disability, is provided appropriate Special Education or 504 services at no cost to the parents of the child.

Parents, relatives, public and private agency employees, and concerned citizens are urged to help Gallatin County Schools find any child who may have a disability and Special Education or 504 services. The District needs to know the name and age, or date of birth, of the child; the name, address, and phone number(s) of the parents or guardian; the possible disability; and other information to determine if Special Education and 504 services are needed.

Letters and phone calls are some of the ways Gallatin County Schools collects the information needed. The information the school district collects will be used to contact the parents of the child and find out if the child needs to be evaluated or referred for Special Education or 504 services.

If you know of a child who lives within the boundaries of Gallatin County Schools who may have a disability and may need but is not receiving Special Education or 504 services, please call 859-567-1823 or send the information to Nicole Bishop, Director of Special Education, Gallatin County Schools, 75 Boardwalk, Warsaw, KY 41095.

"Child Find" activities will continue throughout the school year. As a part of these efforts, Gallatin County Schools will use screening information, student records, and basic assessment information it collects on all children in the district to help locate those children who have a disability and need Special Education or 504 services. Any information the district collects through "Child Find" is maintained confidentially.

Written Policies and Procedures have been developed which describe the district's requirements regarding the confidentiality of personally identifiable information and "Child Find" activities. There are copies in the Board of Education office.

Gallatin County Schools provides a public notice in the native language or other mode of communication of the various populations in the geographical boundaries of the district to the extent feasible. If you know of someone who may need this notice translated to another language, given orally, or delivered in some other manner or mode of communication, please contact the Director of Special Education at the address or phone number listed above for Gallatin County Schools.