COMMISSIONER'S SALE GALLATIN CIRCUIT COURT, CASE NO. 25-CI-00014 LAKEVIEW LOAN SERVICING, LLC PLAINTIFF VERSUS} JAMES WOODYARD. UNKNOWN SPOUSE, IF ANY, OF

JAMES WOODYARD

DEFENDANTS NOTICE OF SALE By virtue of a judgment and order of sale of the Gallatin Circuit Court entered August 11, 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, tember 25, 2025, at the hour of 1:30 p.m. or thereabouts, the following described

property, to-wit: ADDRESS: 102 Weldon Way, Warsaw, Kentucky 41095 NO.: 13A-HS-01

BEING LOT NUMBER ONE (1) OF THE HARWILL SUBDIVISION OF TOWN LOTS IN THE TOWN OF WARSAW, GALLATIN

FOR SALE

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

YARD SALES

MOVING SALE: 2450 Eagle Tunnel Rd., Glencoe, Friday & Saturday, September 12 & 13, 9 a.m.-5 p.m.. We have a China cabinet, bedroom suite, glassware, a curio cabinet, figurines/home interior, Thomas Kincaid picutures and other home interior pictures, plus a stove and refrigerator.

36-1p

FREE

FREE: Pet door panel that fits into a sliding door. If interested call 859-567-

36-nc

OF WHICH IS RECORDED IN PLAT BOOK 1, PAGE 18, GALLATIN COUN-TY COURT CLERK'S OFFICE, WAR-

SAW, KENTUCKY. BEING THE SAME PROPERTY CON-VEYED TO JAMES WOODYARD, FROM DCOC PROPERTIES, LLC, BY DEED DATED 11/26/2018, RECORDED 12/10/2018, DEED BOOK D128, PAGE 39, DOCUMENT 73126, GALLATIN COUNTY CLERK'S RECORDS, AND BEING KNOWN AS 102 WELDON WAY, WARSAW, KENTUCKY 41095. 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 \$195,987.12

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 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 Com-

missioner 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 evi-

dence thereof to the Master Commission-

er, and the premium thereon or the proper

portion thereof shall be charged to the purchaser as purchaser's cost. The prop-

erty 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 ordi-

nances, 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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The Gallatin County News, Warsaw, Ky. - Wednesday, September 10, 2025 - Page 9

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Event: Household Hazardous Waste -

> **Electronic Equipment Recycling &** Shred-It / Mobile shredding truck

Where: PMC Organometallix Parking Lot

2316 Highland Ave. (US 42), Carrollton, KY

When: Saturday, September 13th, 2025 8:00 am - Noon

Household Hazardous Waste

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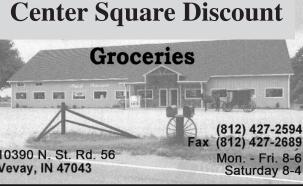
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