

Public Notices

PUBLIC NOTICE: 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, September 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 PARCEL NO.: 13A-HS-01 BEING LOT NUMBER ONE (1) OF THE HARWILL SUBDIVISION OF TOWN LOTS IN THE TOWN OF WARSAW, GALLATIN COUNTY, KENTUCKY, THE MAP OR PLAT OF WHICH IS RECORDED IN PLAT BOOK 1, PAGE 18, GALLATIN COUNTY COURT CLERK'S OFFICE, WARSAW, KENTUCKY.

BEING THE SAME PROPERTY CONVEYED 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 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

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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.

YARD SALES

GARAGE SALE: Two family, Sept. 18-20 and Sept. 25-27. 9 a.m. - 5 p.m. each day. 3010 Hwy. 16, 3 miles from Glencoe. Christmas collectibles, jewelry and jewelry box, clothes, LP heater, car luggage carrier, pictures, furniture, household items and much more. Early birds welcome. Not responsible for accidents. Call 859-643-3010.

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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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latin County Property Valuation Administrator.

SECTION 4. Each taxpayer shall be liable for all taxes imposed on the basis of the property owned by the taxpayer on January 1, 2025.

SECTION 5: The ad valorem tax is levied and assessed for the following purposes: to pay the salaries of all administrative officers; to provide police protection; to provide for payment of salaries and expenses for other employees, consultants and contractors, and for compensation for others providing goods and services to or for the City; to pay the cost of telephone, light, heat, power and other utilities; to pay insurance and bonds and acquisition of equipment and supplies for City purposes; to pay toward the cost of cleaning and maintaining sewers, streets, sidewalks, gutters and repairing and/or replacing

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same; to pay rental, costs and expenses for the use and occupancy of municipal property; to pay for expenses incident to operation of the Public Works Department of the City; and to pay the general cost of carrying on the business of the government of the City, including the cost of materials, manpower and equipment incidental thereto.

The foregoing was read, passed and adopted by the Council of the City of Warsaw, Kentucky, meeting in SPECIAL Session on the 27th DAY OF AUGUST 2025 and in REGULAR Session on the 8TH DAY OF SEPTEMBER 2025 with ____ yes votes, 0 no votes and 0 abstentions, was ordered published in summary according to law.

THIS MATTER EFFECTIVE UPON PUBLICATION September 17, 2025.

/s/Charlie French CHARLIE FRENCH, MAYOR /s/Carolyn Caldwell CAROLYN CALDWELL, CITY CLERK/TREASURER 37-1c

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•Jalapeno Loaf \$5.19 lb.