

PUBLIC NOTICES

PUBLIC NOTICE:
Notice is hereby given the **Final Settlement** for the estate of: Tyler Day, by the Public Administrator will be on the 9th day of December, 2025, at the hour of 8:30 a.m. in the Gallatin District Court. Any objections to said settlement must be filed before that date.

Tammy Trimble
Gallatin Circuit Court Clerk
41-1c

PUBLIC NOTICE:
Notice is hereby given the **Final Settlement** for the estate of: Marilyn Ellen Wilson, by the Executor will be on the 4th day of November, 2025, at the hour of 8:30 a.m. in the Gallatin District Court. All persons indebted to, will make their claims six months from this date of appointment.

Tammy Trimble
Gallatin Circuit Court Clerk
41-1c

PUBLIC NOTICE:
The public will take notice that the undersigned has qualified as the Administrator of the Estate of Michael Thomas Cook and was appointed on this date 10/7/2025. All persons indebted to, will make their claims six months from this date of appointment.

Appointee: Michael Thomas Cooke, Jr.
1960 Hwy. 562
Warsaw, Ky 41095

Deceased: Michael Thomas Cooke
960 Montgomery Rd.
Ghent, Ky 41045

Attorney: N/A
41-1c

PUBLIC NOTICE:
The public will take notice that the undersigned has qualified as the Executor of the Estate of Joan Mitchell and was appointed on this date 10/7/2025. All persons indebted to, will make their claims six months from this date of appointment.

Appointee: Kathryn Ramsey
1060 Ky Hwy. 1130
Sparta, Ky 41086

Deceased: Joan Mitchell
499 Center St. Rm 205
Warsaw, Ky 41095

Attorney: N/A
41-1c

PUBLIC NOTICE:
COMMISSIONER'S SALE
GALLATIN CIRCUIT COURT,
CASE NO. 25-CI-00055
LAKEVIEW LOAN SERVICING,
LLC
PLAINTIFF
(VERSUS)
JACOB HANSER, INGA HANSER
DEFENDANTS
NOTICE OF SALE

By virtue of a judgment and order of sale of the Gallatin Circuit Court entered September 23, 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, October 23, 2025, at the hour of 1:30 p.m. or thereabouts, the following described property, to-wit:
ADDRESS: 201 East Market Street, Warsaw, Kentucky 41095
PARCEL ID.: 13A-30-07

Situated in the town of Warsaw, Gallatin County, Kentucky and being the eastern half of Lot #167 as recorded in Deed Book L, Page 389 at the Gallatin County Clerk's records at Warsaw, KY, and being more particularly described as follows:
Beginning at the southwest corner and being the east one-half of Lot #167 an iron pin in right-of-way of Market Street, thence with said right-of-way N 58-52'-30" E 41.25 feet to an iron pin being North 3.00 feet from sidewalk and app-1.25 feet west of a wire fence of property line of Warsaw Methodist Church and

STEPHEN P. HUDDLESTON,
MASTER COMMISSIONER,
GALLATIN CIRCUIT COURT
P.O. Box 988, WARSAW, KY 41095,
#859-567-2818.
40-3c

PUBLIC NOTICE:
COMMISSIONER'S SALE
GALLATIN CIRCUIT COURT,
CASE NO. 25-CI-00073
KENTUCKY HOUSING
CORPORATION
PLAINTIFF
(VERSUS)
JOAN HUCK, INDIVIDUALLY, et al
DEFENDANT
NOTICE OF SALE

By virtue of a judgment and order of sale of the Gallatin Circuit Court entered August 8, 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, October 23, 2025, at the hour of 1:30 p.m. or thereabouts, the following described property, to-wit:
ADDRESS: 3455 KY Hwy 16, Glencoe, Kentucky 41046
GROUP NO.: 029-18
Lying and being in Gallatin County, Kentucky on the West side of Kentucky Route #16, 0.5 miles North of Eagle Tunnel Road and being more particularly described as follows:
Beginning at a p.k. nail in the center of Gallatin Route #16 a corner to John Wallace thence with the center of said road S 38-28-20 W--145.00 feet to a p.k. nail in the center of said road a corner to Parcel "B", a 0.4580 acre lot; thence leaving said road and with the North line of Parcel "B", N 51-31-40 W--190.00 feet to an iron pin a corner Parcel "B"; thence N 38-28-20 E--14.55 feet to an iron pin in the line of John Wallace; thence with Wallace's line S 86-00-00 E--230.47 feet to the place of beginning containing 0.3480 acres more or less exclusive of all

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: Hay, round bales, net wrapped, mixed grass. \$25 each, Rick Caudill, 859-992-3872.

39-3c

FREE FOR THE HAULING: Barn full of household items - including table and chairs, dresser, lamps, coffee tables, end tables, collection of angel figurines, spoon racks, wooden plate shelves, vintage inside shutters, odds and ends, and more. Take one item, or all! Located in Warsaw. Call Marcum at 502-286-3175.

Home & auto. Easy & affordable.

Call me for a quote today

 **State Farm**

MH Smith Ins and Fin Svcs
Mark Smith, President

PO Box 323
Carrollton, KY 41008-0323

Bus: 502-732-3525
liffmgt.com
mark@liffmgt.com



State Farm Mutual Automobile Insurance Company, State Farm Indemnity Company, State Farm Fire and Casualty Company, State Farm General Insurance Company, Bloomington, IL

State Farm County Mutual Insurance Company of Texas, State Farm Lloyds, Richardson, TX

State Farm Florida Insurance Company, Winter Haven, FL

right of ways and easements of record. The above description is in accordance with a survey made by Hicks, Mann and Cahill, Inc. on April 5, 1991. Being the same property conveyed to Jeffrey Huck, unmarried, by deed dated May 5, 2021 and recorded in Deed Book 133, Page 524, in the Office of the Clerk of Gallatin County, Kentucky. Jeffrey Huck passed December 18, 2024, intestate, and a resident of Gallatin County, Kentucky. Upon his death, all right, title and interest passed to his sole heir, his mother, Joan Huck, pursuant to both an Affidavit of Decent recorded in Deed Book 143, Page 288 in the office aforesaid and the Petition for Probate filed in Gallatin County District Court 25-P-00015. 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 \$130,157.43 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 5.75% 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.
40-3c

PUBLIC NOTICE:
COMMISSIONER'S SALE
GALLATIN CIRCUIT COURT,
CASE NO. 24-CI-00133
FIRSTKEY MASTER FUNDING
2021-A COLLATERAL TRUST,
NATIONAL ASSOCIATION AS
COLLATERAL TRUST TRUSTEE
PLAINTIFF
(VERSUS)
DONALD KANNADY,
AKA DONALD JOE KANNADY
DEFENDANT
NOTICE OF SALE

By virtue of a judgment and order of sale of the Gallatin Circuit Court entered July 30, 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, October 23, 2025, at the hour of 1:30 p.m. or thereabouts, the following described property, described in Exhibit A attached hereto, commonly known as 4455 Kentucky Highway 16, Glencoe, Kentucky 41046.

EXHIBIT "A"
Parcel No.: 029-31
Legal Description:
The following described real estate located in Gallatin County, Kentucky:
Beginning in the center of the Boone Road and corner to Mag Willard's dower line; thence with the same N 32 3/4 W 14 poles to Joseph Turley's line; thence N 15 3/4, E 9.2 poles to a stake; N 19 3/4 E 86.2 poles to an elm tree in the Jeff Turley's line; thence S 84 3/4 E 90 poles to the center of said road (excepting one are sold heretofore for school lot); thence following the center of said road, now a pike to the place of beginning, and known as the old mill tract, containing 35 acres, but subject to legal highways.
Second Tract: Being a small tract of land approximately 400 feet in length and 15 feet in width at or near the center and running to a point on each end being all the land on the west side of Kentucky Highway No. 16 which was formerly owned by E.W. Groves.

First exception: The right of way deeded to the Commonwealth of Kentucky by J.T. Lillard October 31, 1967 by deed recorded in lease book no. 1, page 264, for a more particular description of which reference is made to said deed.
Second: exception: Beginning at a stake, corner with State Highway No. 16, and the lands of Dewey Odor; thence in a

The Gallatin County News, Warsaw, Ky. - Wednesday, October 15, 2025 - Page 9

westerly course with the lands of Dewey Odor 115 feet to a stake, in the land of J.T. Lillard; thence in a northerly course through the lands of J.T. Lillard 28 feet to a stake in a fence line in the lands of J.T. Lillard; thence in an easterly course with said fence line 136 feet to State Highway No. 16; thence in a southerly course with said highway 144 feet to the place of beginning. Also a plot of ground north of said above-described tract of land and contiguous thereto and contiguous to Kentucky Highway No. 16, on which is situated a concrete garage.
Being the same property conveyed by deed recorded in Volume 40, Page 75 of the Gallatin County, Kentucky records. Less and Except:
Parcel No. 39

A tract of land lying on the south side of I-71 at approximate M.P. 64.9 and more particularly described as follows:
Beginning 200.00 feet right of existing I-71 station 3173+00.00, thence along an arc 497.73 feet, having a radius of 5929.50 feet and being subtended by a chord bearing N 51 degrees 50' 22" E, for a distance of 497.58 feet to a point 200 feet right of existing I-71 station 3177 + 80.94; thence N 49 degrees 26' 05" E, 69.06 feet to a point 200 feet right of existing I-71 station 3178 + 50.00, thence N 30 degrees 59' 59" E. 158.11 feet to a point 150.00 feet right of existing I-71 station 3182 + 50.00, thence N 29 degrees 29' 34" E, 161.26 feet to a point 130.00 feet right of existing I-71 station 3183 + 51.59 BK, thence S 08 degrees 56' 41" E, 193.77 feet to a point 295.00 feet right of existing I-71 station 3182 + 50.00, thence N 80 degrees 39' 58 W, 155.25 feet to the point of beginning.

The above-described parcel contains 0.555 acre or 24,180 square feet, more or less. Parcel No. 39A
A tract of land lying on the south side of I-71 east of parcel No. 39 at approximate M.P. 64.9 and more particularly described as follows:
Beginning 176.25 feet of existing I-71 station 3181 + 50.00, thence N 59 degrees 21' 40" E, 50.76 feet to a point 185.00 feet right of existing I-71 station 3182 + 00.00, thence N 29 degrees 29' 34" E, 161.26 feet to a point 130.00 feet right of existing I-71 station 3183 + 51.59 BK, thence S 08 degrees 56' 41" E, 193.77 feet to a point 295.00 feet right of existing I-71 station 3182 + 50.00, thence N 80 degrees 39' 58 W, 155.25 feet to the point of beginning.

The above-described parcel contains 0.281 acre or 12,244 square feet, more or less. Parcel No. 39B
A tract of land lying on the south side of I-71 east of Parcel No. 39A approximate M.P. 65.0 and more particularly described as follows:
Beginning 148.33 feet right of existing I-71 station 3190 + 50.00, thence N 69 degrees 34' 16" E, 191.72 feet to a point 214.33 feet right of existing I-71 station 3192 + 50.00, thence S 77 degrees 20' 14" E, 56.24 feet to a point 259.38 feet right of existing I-71 station 3192 + 63.66, thence S 21 degrees 21' 44" W, 128.82 feet to a point 320.00 feet right of existing I-71 station 3191 + 50.00, thence N 70 degrees 47' 14" W; 198.67 feet to the point of beginning.

The above-described parcel contains 0.361 acre or 15,730 square feet, more or less. Parcel No. 39C
A tract of land lying on the north side of I-71 opposite parcel No. 39A at approximate M.P. 64.9 and more particularly described as follows:
Beginning 150.00 feet left of existing I-71 station 3180 + 00.00, thence N 40 degrees 33' 55" W, 70.00 feet to a point 220.00 feet left of existing I-71 station 3180 + 00.00, thence N 49 degrees 26' 05" E, 200.00 feet to a point 220.00 feet left of existing I-71 station 3182 + 00.00, thence S 40 degrees 33' 55" E, 53.68 feet to a point 166.32 feet left of existing I-71 station 3182 + 00.00, thence S 59 degrees 17' 03" W, 50.75 feet to a point 175.00 feet left of existing I-71 station 3181 + 50.00, thence S 39 degrees 58' 21" W, 152.07 feet to the point of beginning.

The above-described parcel contains 0.255 acre or 11,092 square feet, more or less. Parcel No. 39D
A tract of land lying on the south side of I-71 east of and adjacent to parcel no. 39B at approximate M.P. 65.0 and more particularly described as follows:
Beginning 259.38 feet right of existing I-71 station 3192 + 63.66, thence S 77 degrees 20' 14" E, 60.70 feet to a point 308.00 feet right of existing I-71 station 3193 + 00.00, thence, S 40 degrees 33' 55" E, 12.00 feet to a point 320.00 feet right of existing I-71 station 3193 + 00.00, thence S 49 degrees 26' 05" E, 150.00 feet to a point 320.00 feet of existing I-71 station 3191 + 50.00, thence N 2 1 degrees 21' 44" E, 128.82 feet to the point of beginning.

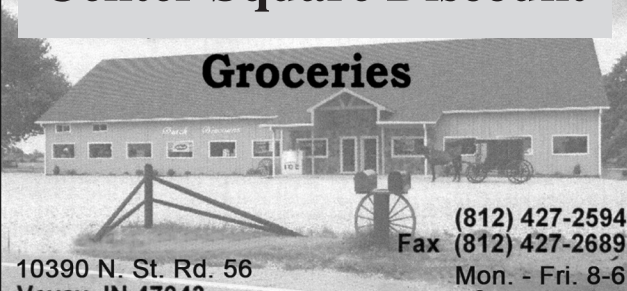
The above-described parcel contains 0.109 acre or 4,765 square feet, more or less.

Parcel No. 39D
A tract of land lying on the south side of I-71 east of and adjacent to parcel no. 39B at approximate M.P. 65.0 and more particularly described as follows:
Beginning 259.38 feet right of existing I-71 station 3192 + 63.66, thence S 77 degrees 20' 14" E, 60.70 feet to a point 308.00 feet right of existing I-71 station 3193 + 00.00, thence, S 40 degrees 33' 55" E, 12.00 feet to a point 320.00 feet right of existing I-71 station 3193 + 00.00, thence S 49 degrees 26' 05" E, 150.00 feet to a point 320.00 feet of existing I-71 station 3191 + 50.00, thence N 2 1 degrees 21' 44" E, 128.82 feet to the point of beginning.

Madison Metals Inc.
We manufacture premium metal roofing and trim.
Buy Direct from the factory
#1 & #2 Metal
Call for Pricing!
Scratch & Dent
\$125 per Linear Ft
20', 24', 30' & 40' Trusses
In Stock!
•Buy Factory Direct
•16 Colors
•40 Year Paint Warranty
•Next Day Service
•Custom Trim Available
Delivery Available
812-273-5214



Center Square Discount Groceries



10390 N. St. Rd. 56
Vevay, IN 47043

(812) 427-2594
Fax (812) 427-2689
Mon. - Fri. 8-6
Saturday 8-4

DELI SPECIALS
— Cheeses & Meats —

- Muenster Cheese \$3.79 lb.
- Swiss Asiago \$6.19 lb.
- Salsa Jack \$4.49 lb.
- Feature Item -Hawaiian Ham \$4.99 lb.
- Easy Carve Ham \$3.99 lb.
- Pickle Loaf \$5.09 lb.

less.
Being the same property conveyed to Donald Joe Kannady and Donna Sue Kannady, husband and wife, who acquired title, with rights of survivorship, by virtue of a deed from Mary Katherine Kannady, a widow, dated February 11, 1975, recorded March 27, 1975, in Book/ Page 40, Page 75, Gallatin County, Kentucky records.

Being the same property conveyed to Harold D. Chipman and Clara M. Chipman, husband and wife, who acquired title, with rights of survivorship, by virtue of a deed from Donald Joe Kannady and Donna Kannady, husband and wife, dated July 11, 1998, recorded July 11, 1998, in Deed Book 76, Page 451, Gallatin County, Kentucky records.

Being the same property conveyed to Donald Joe Kannady, no marital status shown, who acquired title by virtue of a deed from Donna Sue Kannady, an unmarried person, dated February 6, 2002, recorded February 14, 2002, in Deed Book 87, Page 621, Gallatin County, Kentucky records.

Being the same property conveyed to Donald Joe Kannady, no marital status shown who acquired title by virtue of a deed from Donald Joe Kannady, unmarried, dated November 24, 2002, recorded January 25, 2003, in Deed Book 90, Page 190, Gallatin County, Kentucky records. Subject to all restrictions, conditions and covenants and to all legal highways and easements.

Commonly known as: 4455 Ky Hwy 16, Glencoe, KY 41046
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 \$175,021.51 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 13.6% 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.
40-3c

YODER
SEAMLESS GUTTERS
NEW AND REPLACEMENT GUTTERS
LOTS OF COLOR OPTIONS
CALL JOHN AT: (812) 844-3441
FOR FREE QUOTES!

THIS IS YOUR LAND
NationalLand.com
NATIONAL LAND REALTY
Are you looking to buy or sell land?
Call: John Boyken | 812-756-0712

POST FRAME BUILDINGS
•24x24x8, 1-16x7 garage door, 1-3' door, Concrete floor, \$12,900
•30x40x10, 1-16x8 garage door, 1-3' door, Concrete floor, \$22,900
•40x80x14, 1-16x10 garage door, 1-3' door, Concrete floor, \$46,900
• Built on your lot • 50 yrs. experience • Large selection of colors and sizes. • Material packages available.
Gosman Inc.
Madison, Ind • 812-265-5290•www.gosmaninc.com

RN Electric Service
Rob Nunn, President
Commercial & Residential
rnelectric3@gmail.com
219 Bevins Lane
Warsaw, KY 41095
859-446-1312


THREE16 SERVICES
ROBERT WODARCZYK
859-486-9176
Licensed and Insured
See website for more!
www.Three16Services.com

TRI-STATE LAND CO.
859-485-1330
Walton, Ky.



- 5 Ac. Napoleon area, mostly wooded, fronts Hwy 16, only 3 miles off I-71, city water, \$2,500 upfront, \$545 per mo.
- 8 Ac. Carroll Co., Hwy. 47, rolling pasture, no single wides, great view, easy access to I-71 or factories, city water, \$68,900, \$3,000 down
- 2.3 Ac. Northern Gallatin, just off Hwy 16, double wides welcome, paved frontage, less than 30 min. to Florence, \$36,900, \$2,500 down
- 1.5 Ac. Sparta area, Owen county, flat open in front, rolling down into woods, mobiles welcome, city water, \$26,900, \$2,000 down

Check Our Website For More Properties
www.tristatelandcompany.com