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Public Notices

NOTICE OF JUDICIAL SALE

Henderson Circuit Court,
Civil Action No. 17-CI-752

U.S. BANK, N.A. AS TRUSTEE FOR MANUFACTURED HOUSING CONTRACT SENIOR/SUBORDINATE PASS THROUGH CERTIFICATE TRUST 1996-4 PLAINTIFF

vs.

MICHAEL S. AMBS; UNKNOWN SPOUSE, IF ANY; OF MICHAEL S. AMBS; AND COUNTY OF HENDERSON DEFENDANTS

Pursuant to a Judgment and Order for Sale entered on March 17, 2025, the undersigned Master Commissioner,

Public Notices

shall proceed to offer for sale the property described below on WEDNESDAY, APRIL 23, 2025 at 10:30 a.m. CDT, at the HENDERSON COUNTY COURTHOUSE, FISCAL COURTROOM, 3RD FLOOR, 20 N. MAIN STREET, HENDERSON, KY, to the highest and best bidder.

Property Address: 13902 U S Highway 60 E, Reed, KY 42451
Parcel ID/PVA #: 112-2 (100' x 155' Lot)

THE MOBILE HOME IS NOT INCLUDED IN THE SALE

Said property is to be sold as a whole for the purpose of satisfying the judgment in the amount of \$67,182.80, with interest at a rate of 9.00000% from the date referenced in the Judgment, February 11, 2025, until the date paid. Said property shall be sold subject to all existing restrictions and utility easements not of record affecting same. The highest bidder may pay the purchase price in full by check at the conclusion of the sale OR a 10% deposit, with the balance upon a credit of thirty (30) days, said balance bearing interest at the rate of 9.00000% per annum from the date until paid, having the full force and effect of a judgment and retaining a lien on the property. If the highest bidder chooses to pay 10% down then he/she must execute a bond with a pre-approved surety (or the surety may be present at the sale) as soon as the sale is over or the property will be immediately resold. Bidders must be prepared to comply with these terms.

Witness my hand, this 18th day of March, 2025.

/s/ ALLISON B. RUST
Allison B. Rust
Master Commissioner,
(270) 830-7881
allison@hendersonkymc.com

WARNING:
REMOVAL OF THIS NOTICE PRIOR TO THE SALE DATE WILL RESULT IN FINE AND IMPRISONMENT FOR THE OFFENDER.

NOTICE OF JUDICIAL SALE

Henderson Circuit Court,
Civil Action No. 23-CI-412

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS INDENTURE TRUSTEE WITH RESPECT TO CIM TRUST 2023-R1 PLAINTIFF

vs.

Unknown heirs, devisees, legatees, beneficiaries of Clara S. Stone, AKA Clara Stone and their unknown creditors; the unknown executor, administrator, or personal representative of the Estate of Clara S. Stone, AKA Clara Stone; Asset Acceptance, LLC; Christie Wilson, as Possible Heir to the Estate of Clara S. Stone, AKA Clara Stone; Joanie Stone, as Possible Heir to the Estate of Clara S. Stone, AKA Clara Stone; Lisa Brady, as Possible Heir to the Estate of Clara S. Stone, AKA Clara Stone; and Devin Stone, as possible heir to the

Public Notices

Estate of Clara S. Stone, AKA Clara Stone; DEFENDANTS

Pursuant to a Judgment and Order for Sale entered on March 4, 2025, the undersigned Master Commissioner, shall proceed to offer for sale the property described below on WEDNESDAY, APRIL 23, 2025 at 10:30 a.m. CDT, at the HENDERSON COUNTY COURTHOUSE, FISCAL COURTROOM, 3RD FLOOR, 20 N. MAIN STREET, HENDERSON, KY, to the highest and best bidder.

Property Address: 1509 Pringle Street, Henderson KY 42420
PVA #2-24-3-9

Said property is to be sold as a whole for the purpose of satisfying the judgment in the amount of \$62,657.82, with interest at a rate of 12.24% from the date referenced in the Judgment, December 31, 2024, until the date paid. Said property shall be sold subject to all existing restrictions and utility easements not of record affecting same. The highest bidder may pay the purchase price in full by check at the conclusion of the sale OR a 10% deposit, with the balance upon a credit of thirty (30) days, said balance bearing interest at the rate of 12.24% per annum from the date until paid, having the full force and effect of a judgment and retaining a lien on the property. If the highest bidder chooses to pay 10% down then he/she must execute a bond with a pre-approved surety (or the surety may be present at the sale) as soon as the sale is over or the property will be immediately resold. Bidders must be prepared to comply with these terms.

Witness my hand, this 11th day of March, 2025.

/s/ ALLISON B. RUST
Allison B. Rust
Master Commissioner,
(270) 830-7881
allison@hendersonkymc.com

WARNING:
REMOVAL OF THIS NOTICE PRIOR TO THE SALE DATE WILL RESULT IN FINE AND IMPRISONMENT FOR THE OFFENDER.

NOTICE OF JUDICIAL SALE

Henderson Circuit Court,
Civil Action No. 24-CI-214

CITY OF CORYDON PLAINTIFF

vs.

NATHAN PRUITT; ANA PRUITT; DANNY DRAPER; BRENDA DRAPER; UNKNOWN OCCUPANT, TENANT, OR LESSEE OF 28 BELL ST.; and COMMONWEALTH OF KENTUCKY, COUNTY OF HENDERSON DEFENDANTS

Pursuant to a Judgment and Order for Sale entered on March 17, 2025, the undersigned Master Commissioner, shall proceed to offer for sale the property described below on WEDNESDAY, APRIL 23,

Public Notices

2025 at 10:30 a.m. CDT, at the HENDERSON COUNTY COURTHOUSE, FISCAL COURTROOM, 3RD FLOOR, 20 N. MAIN STREET, HENDERSON, KY, to the highest and best bidder.

Property Address: 28 Bell Street, Corydon, KY 42406 (REAL PROPERTY ONLY)
Parcel ID/PVA #: 34A-2-5.1

TITLE TO THE MOBILE HOME LOCATED ON THE PROPERTY WILL NOT BE TRANSFERRED

Said property is to be sold as a whole for the purpose of satisfying the judgment in the amount of \$5,878.36, with interest at a rate of 6% from the date referenced in the Judgment, March 17, 2025, until the date paid. Said property shall be sold subject to all existing restrictions and utility easements not of record affecting same. The highest bidder may pay the purchase price in full by check at the conclusion of the sale OR a 10% deposit, with the balance upon a credit of thirty (30) days, said balance bearing interest at the rate of 6% per annum from the date until paid, having the full force and effect of a judgment and retaining a lien on the property. If the highest bidder chooses to pay 10% down then he/she must execute a bond with a pre-approved surety (or the surety may be present at the sale) as soon as the sale is over or the property will be immediately resold. Bidders must be prepared to comply with these terms.

Witness my hand, this 18th day of March, 2025.

/s/ ALLISON B. RUST
Allison B. Rust
Master Commissioner,
(270) 830-7881
allison@hendersonkymc.com

WARNING:
REMOVAL OF THIS NOTICE PRIOR TO THE SALE DATE WILL RESULT IN FINE AND IMPRISONMENT FOR THE OFFENDER.

NOTICE OF JUDICIAL SALE

Henderson Circuit Court,
Civil Action No. 24-CI-386

COMMONWEALTH OF KENTUCKY, COUNTY OF HENDERSON, by and on relation of THE HENDERSON COUNTY CODE ENFORCEMENT BOARD, PLAINTIFF

vs.

BYRON D. PUGH; UNKNOWN SPOUSE OF BYRON D. PUGH, IF ANY; UNKNOWN OCCUPANTS OF 2106 EAST CHERRY STREET, SPOTTSVILLE, KENTUCKY 42458, IF ANY; AND FIELD & MAIN BANK, INC., f/k/a OHIO VALLEY FINANCIAL GROUP DEFENDANTS

Pursuant to a Judgment and Order for Sale entered on March 17, 2025, the undersigned Master Commissioner, shall proceed to offer for sale the property described below

Public Notices

on WEDNESDAY, APRIL 23, 2025, 2025 at 10:30 a.m. CST, at the HENDERSON COUNTY COURTHOUSE, FISCAL COURTROOM, 3RD FLOOR, 20 N. MAIN STREET, HENDERSON, KY, to the highest and best bidder

Property Address: 2106 E Cherry Street, Spottsville KY 42458
Parcel ID/PVA #: 104A-31

Said property is to be sold as a whole for the purpose of satisfying the judgment in the amount of \$14,628.66, with interest at a rate of 8% from the date referenced in the Judgment, March 31, 2025, until the date paid. Said property shall be sold subject to all existing restrictions and utility easements not of record affecting same. The highest bidder may pay the purchase price in full by check at the conclusion of the sale OR a 10% deposit, with the balance upon a credit of thirty (30) days, said balance bearing interest at the rate of 6% per annum from the date until paid, having the full force and effect of a judgment and retaining a lien on the property. If the highest bidder chooses to pay 10% down then he/she must execute a bond with a pre-approved surety (or the surety may be present at the sale) as soon as the sale is over or the property will be immediately resold. Bidders must be prepared to comply with these terms.

Witness my hand, this 19th day of March 2025.

/s/ ALLISON B. RUST
Allison B. Rust
Master Commissioner,
(270) 830-7881
allison@hendersonkymc.com

WARNING:
REMOVAL OF THIS NOTICE PRIOR TO THE SALE DATE WILL RESULT IN FINE AND IMPRISONMENT FOR THE OFFENDER.

NOTICE OF JUDICIAL SALE

Henderson Circuit Court,
Civil Action No. 24-CI-453

RICKIE E. GAFFARD and PAULETTE GAFFARD, husband and wife, PLAINTIFF

vs.

EDWARD RAY SIGHTS and CONNIE SUE SIGHTS, husband and wife; RON SHEKELL; RON SHEKELL, Personal Representative of the Estate of Judith Elaine Sights, deceased; TERESIA DIANE MAKAR; TERRY KINKADE and CINDY KINKADE, husband and wife; CHRISTON N. OVERFIELD; NORTH STAR CAPITAL ACQUISITIONS, LLC; ASSET ACCEPTANCE, LLC; A.F.S. Assignee of Household Bank; MIDLAND FUNDING, LLC; CREDIT CARD RECEIVABLE FUND, INCORPORATED; ZR Limited Partnership, d/b/a Unifund CCR PARTNERS DEFENDANTS

Public Notices

Pursuant to a Judgment and Order for Sale entered on March 10, 2025, the undersigned Master Commissioner, shall proceed to offer for sale the property described below on WEDNESDAY, APRIL 23, 2025, 2025 at 10:30 a.m. CST, at the HENDERSON COUNTY COURTHOUSE, FISCAL COURTROOM, 3RD FLOOR, 20 N. MAIN STREET, HENDERSON, KY, to the highest and best bidder

Property Address: 9168 Martin and Martin Road, Henderson KY 42420
Parcel ID/PVA #: 22A-25A

MOBILE HOME IS NOT INCLUDED IN THE SALE - ONLY THE LAND IS BEING SOLD

Said property is to be sold as a whole for the purpose of satisfying the judgment entered on March 10, 2025. Said property shall be sold subject to all existing restrictions and utility easements not of record affecting same. The highest bidder may pay the purchase price in full by check at the conclusion of the sale OR a 10% deposit, with the balance upon a credit of thirty (30) days, said balance bearing interest at the rate of 6% per annum from the date until paid, having the full force and effect of a judgment and retaining a lien on the property. If the highest bidder chooses to pay 10% down then he/she must execute a bond with a pre-approved surety (or the surety may be present at the sale) as soon as the sale is over or the property will be immediately resold. Bidders must be prepared to comply with these terms.

Witness my hand, this 11th day of March 2025.

/s/ ALLISON B. RUST
Allison B. Rust
Master Commissioner,
(270) 830-7881
allison@hendersonkymc.com

WARNING:
REMOVAL OF THIS NOTICE PRIOR TO THE SALE DATE WILL RESULT IN FINE AND IMPRISONMENT FOR THE OFFENDER.

PUBLIC NOTICE

Second reading of a proposed ordinance amending the Henderson County budget for Fiscal Year 2024/2025 increasing the receipts of the General Fund \$ 1,000,000.00 and expenditures of the General Fund by \$ 1,000,000.00. A meeting will be held on Tuesday, April 22, 2025, 9:30am. A copy of the proposed ordinance with full text is available for public inspection at the Office of the County Judge/Executive or County Treasurer during normal business hours.

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