

Public Notices

COMMISSIONER'S SALE CAMPBELL CIRCUIT COURT CASE NUMBER 23-CI-00914 DIVISION 2

CITIBANK, N.A., AS TRUSTEE FOR CMLTI ASSET TRUST VS. MADELYN L. ZIEGLER, ET AL. BY VIRTUE OF A JUDGMENT RENDERED 11/22/2024 BY THE CAMPBELL CIRCUIT COURT, IN THE ABOVE CAUSE I SHALL PROCEED TO OFFER FOR SALE AT THE CAMPBELL CIRCUIT COURTHOUSE, 330 YORK STREET, NEWPORT, KENTUCKY 41071, OUTSIDE THE FRONT DOOR.

To the highest or best bidder at public auction on 1/7/2025 at 3:00pm, the following property, to-wit:

20 West Ridge Place, Newport, Kentucky 41071
Group No.: 20022/H3 PIDN: 999-99-05-849.00

THE COMPLETE LEGAL DESCRIPTION IS MORE PARTICULARLY SET OUT IN THE JUDGMENT AND ORDER OF SALE ENTERED IN THIS CASE.

Subject to conditions, covenants, restrictions, right of ways and easements in existence, including but not limited to those in prior instruments of record; legal highways, and zoning ordinances.

SAID PROPERTY SHALL BE SOLD SUBJECT TO REAL ESTATE TAXES DUE AND OWING FOR THE YEAR OF SALE AND THEREAFTER PRIOR YEARS UNPAID TAXES SHALL BE PAID FROM THE PROCEEDS IF THE PURCHASER IS NOT THE PLAINTIFF. IF THE PURCHASER IS THE PLAINTIFF, PRIOR YEARS' UNPAID TAXES SHALL BE PAID BY THE PLAINTIFF, IN FULL OR PRO RATA, PROVIDED THE SALE PURCHASE PRICE EXCEEDS THE COURT COSTS.

THIS PROPERTY IS BEING SOLD TO PRODUCE THE SUMS OF MONEY SO ORDERED TO BE MADE IN THE JUDGMENT AND ORDER OF SALE ENTERED IN THE WITHIN CASE, INCLUDING BUT NOT LIMITED TO COURT COSTS, AD VALOREM TAXES, IN THE SUM OF \$37,961.77; AND OTHER LIENS, INTEREST, ATTORNEY FEES AND/OR OTHER SUMS AND JUDGMENTS THAT MAY BE AWARDED BY THE COURT. THE SALE SHALL BE MADE TO THE HIGHEST AND BEST BIDDER(S). ANY PURCHASER OTHER THAN PLAINTIFF WHO DOES NOT PAY CASH IN FULL SHALL PAY 10% CASH AND SHALL BE REQUIRED TO EXECUTE A BOND AT THE TIME OF SALE, WITH SURETY ACCEPTABLE TO THE MASTER COMMISSIONER AND PRE-APPROVED BY THE MASTER COMMISSIONER AT LEAST BY NOON, TWO (2) BUSINESS DAYS BEFORE THE SALE DATE, TO SECURE THE UNPAID BALANCE OF THE PURCHASE PRICE, AND SAID BOND SHALL BEAR INTEREST AT THE RATE OF 12% PER ANNUM FROM THE DATE OF SALE UNTIL PAID, AND SHALL HAVE THE SAME FORCE AND EFFECT AS A JUDGMENT AND SHALL REMAIN AND BE A LIEN ON THE PROPERTY UNTIL PAID THE BOND SURETY MUST BE PRESENT AT THE SALE AND EXECUTE SALE BOND AND THE AFFIDAVIT OF SURETY THE PURCHASER(S) SHALL HAVE THE PRIVILEGE OF PAYING ALL THE BALANCE OF THE PURCHASE PRICE PRIOR TO THE EXPIRATION OF THE THIRTY (30) DAY PERIOD. THE DEPOSIT SHALL BE WAIVED IF PLAINTIFF IS THE SUCCESSFUL BIDDER. THE MASTER COMMISSIONER SHALL SELL THE REAL ESTATE BY PUBLIC SALE ON A DAY AND TIME TO BE FIXED BY HIM, OUTSIDE THE FRONT DOOR OF THE CAMPBELL CIRCUIT COURTHOUSE, 330 YORK STREET, NEWPORT, KENTUCKY. BIDDERS MUST BE PREPARED TO COMPLY WITH THESE TERMS. THE COSTS OF THE SALE SHALL BE PAID WITHIN FOURTEEN (14) DAYS OF THE SALE.

JOSEPH F. GRIMME, MASTER COMMISSIONER 859-291-9075 (KY,DEC 20, 27 '24, JAN 3 '24 #10856642)

COMMISSIONER'S SALE CAMPBELL CIRCUIT COURT CASE NUMBER 24-CI-00842 DIVISION 2

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR HIS ASSET SECURITIZATION CORPORATION TRUST 2005-11 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-11 VS. DENNIS M. GINNEY, ET AL. BY VIRTUE OF A JUDGMENT RENDERED 10/25/2024 BY THE CAMPBELL CIRCUIT COURT, IN THE ABOVE CAUSE I SHALL PROCEED TO OFFER FOR SALE AT THE CAMPBELL CIRCUIT COURTHOUSE, 330 YORK STREET, NEWPORT, KENTUCKY. BIDDERS MUST BE PREPARED TO COMPLY WITH THESE TERMS. THE COSTS OF THE SALE SHALL BE PAID WITHIN FOURTEEN (14) DAYS OF THE SALE.

JOSEPH F. GRIMME, MASTER COMMISSIONER 859-291-9075 (KY,DEC 20, 27 '24, JAN 3 '24 #10856531)

COMMISSIONER'S SALE CAMPBELL CIRCUIT COURT CASE NUMBER 24-CI-00518 DIVISION 1

PNC BANK, NATIONAL ASSOCIATION VS. JAMES H. BAIRD, ET AL.

BY VIRTUE OF A JUDGMENT RENDERED 11/25/2024 BY THE CAMPBELL CIRCUIT COURT, IN THE ABOVE CAUSE I SHALL PROCEED TO OFFER FOR SALE AT THE CAMPBELL CIRCUIT COURTHOUSE, 330 YORK STREET, NEWPORT, KENTUCKY 41071, OUTSIDE THE FRONT DOOR.

To the highest or best bidder at public auction on 1/7/2025at 3:00pm, the following property, to-wit:

233 West 7th Street, Newport, Kentucky 41071
Group No.: 41388/A2 PIDN: 999-99-03-358.00

THE COMPLETE LEGAL DESCRIPTION IS MORE PARTICULARLY SET OUT IN THE JUDGMENT AND ORDER OF SALE ENTERED IN THIS CASE.

Subject to conditions, covenants, restrictions, right of ways and easements in existence, including but not

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limited to those in prior instruments of record; legal highways, and zoning ordinances.

SAID PROPERTY SHALL BE SOLD SUBJECT TO REAL ESTATE TAXES DUE AND OWING FOR THE YEAR OF SALE AND THEREAFTER PRIOR YEARS UNPAID TAXES SHALL BE PAID FROM THE PROCEEDS IF THE PURCHASER IS NOT THE PLAINTIFF. IF THE PURCHASER IS THE PLAINTIFF, PRIOR YEARS' UNPAID TAXES SHALL BE PAID BY THE PLAINTIFF, IN FULL OR PRO RATA, PROVIDED THE SALE PURCHASE PRICE EXCEEDS THE COURT COSTS.

THIS PROPERTY IS BEING SOLD TO PRODUCE THE SUMS OF MONEY SO ORDERED TO BE MADE IN THE JUDGMENT AND ORDER OF SALE ENTERED IN THE WITHIN CASE, INCLUDING BUT NOT LIMITED TO COURT COSTS, AD VALOREM TAXES, IN THE SUM OF \$37,961.77; AND OTHER LIENS, INTEREST, ATTORNEY FEES AND/OR OTHER SUMS AND JUDGMENTS THAT MAY BE AWARDED BY THE COURT. THE SALE SHALL BE MADE TO THE HIGHEST AND BEST BIDDER(S). ANY PURCHASER OTHER THAN PLAINTIFF WHO DOES NOT PAY CASH IN FULL SHALL PAY 10% CASH AND SHALL BE REQUIRED TO EXECUTE A BOND AT THE TIME OF SALE, WITH SURETY ACCEPTABLE TO THE MASTER COMMISSIONER AND PRE-APPROVED BY THE MASTER COMMISSIONER AT LEAST BY NOON, TWO (2) BUSINESS DAYS BEFORE THE SALE DATE, TO SECURE THE UNPAID BALANCE OF THE PURCHASE PRICE, AND SAID BOND SHALL BEAR INTEREST AT THE RATE OF 12% PER ANNUM FROM THE DATE OF SALE UNTIL PAID, AND SHALL HAVE THE SAME FORCE AND EFFECT AS A JUDGMENT AND SHALL REMAIN AND BE A LIEN ON THE PROPERTY UNTIL PAID THE BOND SURETY MUST BE PRESENT AT THE SALE AND EXECUTE SALE BOND AND THE AFFIDAVIT OF SURETY THE PURCHASER(S) SHALL HAVE THE PRIVILEGE OF PAYING ALL THE BALANCE OF THE PURCHASE PRICE PRIOR TO THE EXPIRATION OF THE THIRTY (30) DAY PERIOD. THE DEPOSIT SHALL BE WAIVED IF PLAINTIFF IS THE SUCCESSFUL BIDDER. THE MASTER COMMISSIONER SHALL SELL THE REAL ESTATE BY PUBLIC SALE ON A DAY AND TIME TO BE FIXED BY HIM, OUTSIDE THE FRONT DOOR OF THE CAMPBELL CIRCUIT COURTHOUSE, 330 YORK STREET, NEWPORT, KENTUCKY. BIDDERS MUST BE PREPARED TO COMPLY WITH THESE TERMS. THE COSTS OF THE SALE SHALL BE PAID WITHIN FOURTEEN (14) DAYS OF THE SALE.

JOSEPH F. GRIMME, MASTER COMMISSIONER 859-291-9075 (KY,DEC 20, 27 '24, JAN 3 '24 #10856642)

COMMISSIONER'S SALE CAMPBELL CIRCUIT COURT CASE NUMBER 24-CI-00842 DIVISION 2

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR HIS ASSET SECURITIZATION CORPORATION TRUST 2005-11 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-11 VS. DENNIS M. GINNEY, ET AL. BY VIRTUE OF A JUDGMENT RENDERED 10/25/2024 BY THE CAMPBELL CIRCUIT COURT, IN THE ABOVE CAUSE I SHALL PROCEED TO OFFER FOR SALE AT THE CAMPBELL CIRCUIT COURTHOUSE, 330 YORK STREET, NEWPORT, KENTUCKY. BIDDERS MUST BE PREPARED TO COMPLY WITH THESE TERMS. THE COSTS OF THE SALE SHALL BE PAID WITHIN FOURTEEN (14) DAYS OF THE SALE.

JOSEPH F. GRIMME, MASTER COMMISSIONER 859-291-9075 (KY,DEC 20, 27 '24, JAN 3 '24 #10856642)

COMMISSIONER'S SALE CAMPBELL CIRCUIT COURT CASE NUMBER 24-CI-00842 DIVISION 2

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR HIS ASSET SECURITIZATION CORPORATION TRUST 2005-11 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-11 VS. DENNIS M. GINNEY, ET AL. BY VIRTUE OF A JUDGMENT RENDERED 10/25/2024 BY THE CAMPBELL CIRCUIT COURT, IN THE ABOVE CAUSE I SHALL PROCEED TO OFFER FOR SALE AT THE CAMPBELL CIRCUIT COURTHOUSE, 330 YORK STREET, NEWPORT, KENTUCKY 41071, OUTSIDE THE FRONT DOOR.

To the highest or best bidder at public auction on 1/7/2025 at 3:00pm, the following property, to-wit:

141 Center Street, Bellevue, Kentucky 41073
Group No.: 20065/A1 PIDN: 999-99-06-655.00

THE COMPLETE LEGAL DESCRIPTION IS MORE PARTICULARLY SET OUT IN THE JUDGMENT AND ORDER OF SALE ENTERED IN THIS CASE.

Subject to conditions, covenants, restrictions, right of ways and easements in existence, including but not limited to those in prior instruments of record; legal highways, and zoning ordinances.

SAID PROPERTY SHALL BE SOLD SUBJECT TO REAL ESTATE TAXES DUE AND OWING FOR THE YEAR OF SALE AND THEREAFTER PRIOR YEARS UNPAID TAXES SHALL BE PAID FROM THE PROCEEDS IF THE PURCHASER IS NOT THE PLAINTIFF. IF THE PURCHASER IS THE PLAINTIFF, PRIOR YEARS' UNPAID TAXES SHALL BE PAID BY THE PLAINTIFF, IN FULL OR PRO RATA, PROVIDED THE SALE PURCHASE PRICE EXCEEDS THE COURT COSTS.

THIS PROPERTY IS BEING SOLD TO PRODUCE THE SUMS OF MONEY SO ORDERED TO BE MADE IN THE JUDGMENT AND ORDER OF SALE ENTERED IN THE WITHIN CASE, INCLUDING BUT NOT LIMITED TO COURT COSTS, AD VALOREM TAXES, IN THE SUM OF \$72,859.13; AND

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OTHER LIENS, INTEREST, ATTORNEY FEES AND/OR OTHER SUMS AND JUDGMENTS THAT MAY BE AWARDED BY THE COURT. THE SALE SHALL BE MADE TO THE HIGHEST AND BEST BIDDER(S). ANY PURCHASER OTHER THAN PLAINTIFF WHO DOES NOT PAY CASH IN FULL SHALL PAY 10% CASH AND SHALL BE REQUIRED TO EXECUTE A BOND AT THE TIME OF SALE, WITH SURETY ACCEPTABLE TO THE MASTER COMMISSIONER AND PRE-APPROVED BY THE MASTER COMMISSIONER AT LEAST BY NOON, TWO (2) BUSINESS DAYS BEFORE THE SALE DATE, TO SECURE THE UNPAID BALANCE OF THE PURCHASE PRICE, AND SAID BOND SHALL BEAR INTEREST AT THE RATE OF 12% PER ANNUM FROM THE DATE OF SALE UNTIL PAID, AND SHALL HAVE THE SAME FORCE AND EFFECT AS A JUDGMENT AND SHALL REMAIN AND BE A LIEN ON THE PROPERTY UNTIL PAID THE BOND SURETY MUST BE PRESENT AT THE SALE AND EXECUTE SALE BOND AND THE AFFIDAVIT OF SURETY THE PURCHASER(S) SHALL HAVE THE PRIVILEGE OF PAYING ALL THE BALANCE OF THE PURCHASE PRICE PRIOR TO THE EXPIRATION OF THE THIRTY (30) DAY PERIOD. THE DEPOSIT SHALL BE WAIVED IF PLAINTIFF IS THE SUCCESSFUL BIDDER. THE MASTER COMMISSIONER SHALL SELL THE REAL ESTATE BY PUBLIC SALE ON A DAY AND TIME TO BE FIXED BY HIM, OUTSIDE THE FRONT DOOR OF THE CAMPBELL CIRCUIT COURTHOUSE, 330 YORK STREET, NEWPORT, KENTUCKY. BIDDERS MUST BE PREPARED TO COMPLY WITH THESE TERMS. THE COSTS OF THE SALE SHALL BE PAID WITHIN FOURTEEN (14) DAYS OF THE SALE.

JOSEPH F. GRIMME, MASTER COMMISSIONER 859-291-9075 (KY,DEC 20, 27 '24, JAN 3 '24 #10856556)

LEGAL NOTICE OF PUBLIC HEARING

Notice is hereby given that on the 13th day of January, 2025 at 6:00 p.m., a public hearing will be held on the Tax Budget prepared by the Treasurer of the Board of Education of the North College Hill City School District of Hamilton County, Ohio, for the next succeeding fiscal year ending on June 30, 2026 according to the Ohio Revised Code Section 5705.30. The hearing will be held at the North College Hill City Schools Board of Education Office, at 1731 Goodman Ave., Cincinnati, Ohio 45239. The Tax Budget and the District's Audited Financial Statements for the fiscal year ended June 30, 2024 are on file in the Office of the Treasurer and available for public inspection pursuant to the requirements of the law. Brett Floyd, Treasurer/CFO North College Hill City School District
CIN,Jan3,'25#10873478

Broadwell Center notice of dissolution Pursuant to Ohio R.C. 1702.48, Ohio nonprofit corporation Broadwell Center (charter #3979724) gives notice of voluntary dissolution effective 12/31/2024. December 27, January 3 2025 LWOO0208780

Public Sale

LEGAL NOTICE
In accordance with the provisions of State law, there being due and unpaid charges for which the undersigned is entitled to satisfy an owner's lien of the goods hereafter described and stored at First Security Storage located at: 2191 East Ohio Pike, Amelia, OH 45102, 513-797-5508. And due notice having been given to the owner of said property and all parties know to claim an interest therein, and the time specified in such notice for payment of such having expired, the goods will be sold at public auction at the above stated address to the highest bidder or otherwise disposed of on Saturday, 1/18/2025 at 9:00 AM.
Unit 127
Tosha M Waugh
2191 East Ohio Pike #115
Amelia, OH 45102
Unit 81
Mary Kraemer
PO Box 751
Amelia, OH 45102
Boxes, furniture, appliances, household items, vehicles, tools and miscellaneous items.
(CIN,Dec.31,'24;Jan.2,3,5,6,7,8,9,10,12,13,14,15,16,17,'25#10890999 3)

NOTICE OF PUBLIC SALE
T3 Truck Trailer & Tire (Lienholder) will be sold, per mechanics lien created by KRS 376.270, the following property at public sale after 1/22/25 at T3 Truck Trailer & Tire, 11822 Old Lexington Pike, Walton, KY 41094:
2020 Hyundai Translead Model VC2530152-AJS; 53' Dry Van, White;
VIN 3H3V532C7LT384207; Type TRA/REM; Registered to Commercial Credit Group Inc., 525 N Tryon Street Suite 1000, Charlotte, NC 28202. This property can be inspected by appointment prior to the sale. Inquiries: 859-802-6691; Cash sales only. January 3, 10, 17 2025 LWOO0213318


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COMMISSIONER'S SALE KENTON CIRCUIT COURT THIRD DIVISION CASE NO. 23-CI-00931
Allan Ludwick PLAINTIFF Vs Richard A. Sassin, et al. DEFENDANTS By virtue of a Judgment rendered November 6, 2024, of the Kenton Circuit Court, in the above cause I shall proceed to offer for sale at the Court House Door Covington KENTON COUNTY JUSTICE CENTER, 230 MADISON AVENUE, ON THE SECOND FLOOR LOBBY OR AS DIRECTED BY COURT PERSONNEL, HEALTH AND SAFETY MEASURES TO INCLUDE SOCIAL DISTANCING AND THE USE OF FACIAL COVERINGS OVER THE NOSE AND MOUTH MAY BE REQUIRED AT SALES. To the highest or best bidder at public auction on TUESDAY the 21st day of January, 2025, at 10:00 am, the following property, to-wit: 27 McAlpin Avenue, Erlanger, KY 41018 GROUP: PIDN: 003-40-10-024.00 The complete legal description of the property being sold is contained in the Judgment and Order of Sale in Case Number 23-CI-00931, filed in the Kenton Circuit Clerk's Office, Covington, Kentucky. THIS PROPERTY IS BEING SOLD TO PRODUCE THE SUMS OF MONEY SO ORDERED TO BE MADE IN THE JUDGMENT AND ORDER OF SALE ENTERED IN THE WITHIN CASE, INCLUDING BUT NOT LIMITED TO COURT COSTS, AD VALOREM TAXES, THE SUM OF \$2,337.14; AND OTHER LIENS, INTEREST, ATTORNEY FEES AND/OR OTHER SUMS AND JUDGMENTS THAT MAY BE AWARDED BY THE COURT. SAID PROPERTY SHALL BE SOLD SUBJECT TO REAL ESTATE TAXES DUE AND OWING FOR THE YEAR OF SALE AND THEREAFTER PRIOR YEARS UNPAID TAXES SHALL BE PAID FROM THE PROCEEDS IF THE PURCHASER IS NOT THE JUDGMENT HOLDER. IF THE PURCHASER IS THE JUDGMENT HOLDER, PRIOR YEARS UNPAID TAXES SHALL BE PAID BY THE JUDGMENT HOLDER, IN FULL OR PRO RATA, PROVIDED THE SALE PURCHASE PRICE EXCEEDS THE COURT COSTS. THE SALE SHALL BE MADE TO THE HIGHEST AND BEST BIDDER (S). ANY PURCHASER, OTHER THAN JUDGMENT HOLDER, WHO DOES NOT PAY CASH IN FULL, SHALL PAY 10% CASH AND THE BALANCE IN 30 DAYS PLUS INTEREST, AND SHALL BE REQUIRED TO EXECUTE A BOND AT THE TIME OF SALE, WITH SURETY ACCEPTABLE TO THE MASTER COMMISSIONER AND PRE-APPROVED BY THE MASTER COMMISSIONER AT LEAST BY NOON, TWO (2) BUSINESS DAYS BEFORE THE SALE DATE, TO SECURE THE UNPAID BALANCE OF THE PURCHASE PRICE, AND SAID BOND SHALL BEAR INTEREST AT THE RATE OF 12% PER ANNUM FROM THE DATE OF SALE UNTIL PAID, AND SHALL HAVE THE SAME FORCE AND EFFECT AS A JUDGMENT AND SHALL REMAIN AND BE A LIEN ON THE PROPERTY UNTIL PAID. THE BOND SURETY MUST BE PRESENT AT THE SALE AND EXECUTE THE SALE BOND AND THE AFFIDAVIT OF SURETY. THE PURCHASER (S) SHALL HAVE THE PRIVILEGE OF PAYING ALL THE BALANCE OF THE PURCHASE PRICE PRIOR TO THE EXPIRATION OF THE THIRTY (30) DAY PERIOD. THE DEPOSIT SHALL BE WAIVED IF JUDGMENT HOLDER IS THE SUCCESSFUL BIDDER. THE MASTER COMMISSIONER SHALL SELL THE REAL ESTATE BY PUBLIC SALE ON A DAY AND TIME TO BE FIXED BY HIM INSIDE THE FRONT DOOR, BY THE ELEVATORS OR AS DIRECTED BY COURT PERSONNEL, OF THE KENTON COUNTY JUSTICE CENTER, THIRD AND MADISON AVENUES, COVINGTON, KENTUCKY. BIDDERS MUST BE PREPARED TO COMPLY WITH THESE TERMS. Leonard G. Rowekamp, Master Commissioner
CIN JAN 3, 2025 Ad#10875135

COMMISSIONER'S SALE KENTON CIRCUIT COURT Fourth DIVISION CASE NO. 22-CI-00547
U.S. Bank National Association PLAINTIFF Vs Timothy J. McCormack, et al. DEFENDANTS By virtue of a Judgment rendered July 31, 2024 and an order rendered November 4, 2024, of the Kenton Circuit Court, in the above cause I shall proceed to offer for sale at the Court House Door Covington KENTON COUNTY JUSTICE CENTER, 230 MADISON AVENUE, ON THE SECOND FLOOR LOBBY OR AS DIRECTED BY COURT PERSONNEL, HEALTH AND SAFETY MEASURES TO INCLUDE SOCIAL DISTANCING AND THE USE OF FACIAL COVERINGS OVER THE NOSE AND MOUTH MAY BE REQUIRED AT SALES. To the highest or best bidder at public auction on TUESDAY the 21st day of January, 2025, at 10:00 am, the following property, to-wit: 3185 Foxbourne Lane, Taylor Mill, KY 41015 GROUP: PIDN: 061-00-01-144.00 The complete legal description of the property being sold is contained in the Judgment and Order of Sale in Case Number 22-CI-00547, filed in the Kenton Circuit Clerk's Office, Covington, Kentucky. THIS PROPERTY IS BEING SOLD TO PRODUCE THE SUMS OF MONEY SO ORDERED TO BE MADE IN THE JUDGMENT AND ORDER OF SALE ENTERED IN THE WITHIN CASE, INCLUDING BUT NOT LIMITED TO COURT COSTS, AD VALOREM TAXES, THE SUM OF \$372,070.29; AND OTHER LIENS, INTEREST, ATTORNEY FEES AND/OR OTHER SUMS AND JUDGMENTS THAT MAY BE AWARDED BY THE COURT. SAID PROPERTY SHALL BE SOLD SUBJECT TO REAL ESTATE TAXES DUE AND OWING FOR THE YEAR OF SALE AND THEREAFTER, PRIOR YEARS UNPAID TAXES SHALL BE PAID FROM THE PROCEEDS IF THE PURCHASER IS NOT THE JUDGMENT HOLDER. IF THE PURCHASER IS THE JUDGMENT HOLDER, PRIOR YEARS UNPAID TAXES SHALL BE PAID BY THE JUDGMENT HOLDER, IN FULL OR PRO RATA, PROVIDED THE SALE PURCHASE PRICE EXCEEDS THE COURT COSTS. THE SALE SHALL BE MADE TO THE HIGHEST AND BEST BIDDER (S). ANY PURCHASER, OTHER THAN JUDGMENT HOLDER, WHO DOES NOT PAY CASH IN FULL, SHALL PAY 10% CASH AND THE BALANCE IN 30 DAYS PLUS INTEREST, AND SHALL BE REQUIRED TO EXECUTE A BOND AT THE TIME OF SALE, WITH SURETY ACCEPTABLE TO THE MASTER COMMISSIONER AND PRE-APPROVED BY THE MASTER COMMISSIONER AT LEAST BY NOON, TWO (2) BUSINESS DAYS BEFORE THE SALE DATE, TO SECURE THE UNPAID BALANCE OF THE PURCHASE PRICE, AND SAID BOND SHALL BEAR INTEREST AT THE RATE OF 12% PER ANNUM FROM THE DATE OF SALE UNTIL PAID, AND SHALL HAVE THE SAME FORCE AND EFFECT AS A JUDGMENT AND SHALL REMAIN AND BE A LIEN ON THE PROPERTY UNTIL PAID. THE BOND SURETY MUST BE PRESENT AT THE SALE AND EXECUTE THE SALE BOND AND THE AFFIDAVIT OF SURETY. THE PURCHASER (S) SHALL HAVE THE PRIVILEGE OF PAYING ALL THE BALANCE OF THE PURCHASE PRICE PRIOR TO THE EXPIRATION OF THE THIRTY (30) DAY PERIOD. THE DEPOSIT SHALL BE WAIVED IF JUDGMENT HOLDER IS THE SUCCESSFUL BIDDER. THE MASTER COMMISSIONER SHALL SELL THE REAL ESTATE BY PUBLIC SALE ON A DAY AND TIME TO BE FIXED BY HIM INSIDE THE FRONT DOOR, BY THE ELEVATORS OR AS DIRECTED BY COURT PERSONNEL, OF THE KENTON COUNTY JUSTICE CENTER, THIRD AND MADISON AVENUES, COVINGTON, KENTUCKY. BIDDERS MUST BE PREPARED TO COMPLY WITH THESE TERMS. Leonard G. Rowekamp, Master Commissioner
CIN JAN 3, 2025 Ad#10873306

COMMISSIONER'S SALE KENTON CIRCUIT COURT Fourth DIVISION CASE NO. 16-CI-01919
Blueshine LLC PLAINTIFF Vs Unknown Successor, Trustee, for and during the natural life of Jimmy Day, et al. DEFENDANTS By virtue of a Judgment rendered November 1, 2024, of the Kenton Circuit Court, in the above cause I shall proceed to offer for sale at the Court House Door Covington KENTON COUNTY JUSTICE CENTER, 230 MADISON AVENUE, ON THE SECOND FLOOR LOBBY OR AS DIRECTED BY COURT PERSONNEL, HEALTH AND SAFETY MEASURES TO INCLUDE SOCIAL DISTANCING AND THE USE OF FACIAL COVERINGS OVER THE NOSE AND MOUTH MAY BE REQUIRED AT SALES. To the highest or best bidder at public auction on TUESDAY the 21st day of January, 2025, at 10:00 am, the following property, to-wit: 843 Bakewell Street, Covington, KY 41011 GROUP: 1761 PIDN: 040-44-14-024.00 The complete legal description of the property being sold is contained in the Judgment and Order of Sale in Case Number 16-CI-01919, filed in the Kenton Circuit Clerk's Office, Covington, Kentucky. THIS PROPERTY IS BEING SOLD TO PRODUCE THE SUMS OF MONEY SO ORDERED TO BE MADE IN THE JUDGMENT AND ORDER OF SALE ENTERED IN THE WITHIN CASE, INCLUDING BUT NOT LIMITED TO COURT COSTS, AD VALOREM TAXES, THE SUM OF \$10,398.34; AND OTHER LIENS, INTEREST, ATTORNEY FEES AND/OR OTHER SUMS AND JUDGMENTS THAT MAY BE AWARDED BY THE COURT. SAID PROPERTY SHALL BE SOLD SUBJECT TO REAL ESTATE TAXES DUE AND OWING FOR THE YEAR OF SALE AND THEREAFTER, PRIOR YEARS UNPAID TAXES SHALL BE PAID FROM THE PROCEEDS IF THE PURCHASER IS NOT THE JUDGMENT HOLDER. IF THE PURCHASER IS THE JUDGMENT HOLDER, PRIOR YEARS UNPAID TAXES SHALL BE PAID BY THE JUDGMENT HOLDER, IN FULL OR PRO RATA, PROVIDED THE SALE PURCHASE PRICE EXCEEDS THE COURT COSTS. THE SALE SHALL BE MADE TO THE HIGHEST AND BEST BIDDER (S). ANY PURCHASER, OTHER THAN JUDGMENT HOLDER, WHO DOES NOT PAY CASH IN FULL, SHALL PAY 10% CASH AND THE BALANCE IN 30 DAYS PLUS INTEREST, AND SHALL BE REQUIRED TO EXECUTE A BOND AT THE TIME OF SALE, WITH SURETY ACCEPTABLE TO THE MASTER COMMISSIONER AND PRE-APPROVED BY THE MASTER COMMISSIONER AT LEAST BY NOON, TWO (2) BUSINESS DAYS BEFORE THE SALE DATE, TO SECURE THE UNPAID BALANCE OF THE PURCHASE PRICE, AND SAID BOND SHALL BEAR INTEREST AT THE RATE OF 12% PER ANNUM FROM THE DATE OF SALE UNTIL PAID, AND SHALL HAVE THE SAME FORCE AND EFFECT AS A JUDGMENT AND SHALL REMAIN AND BE A LIEN ON THE PROPERTY UNTIL PAID. THE BOND SURETY MUST BE PRESENT AT THE SALE AND EXECUTE THE SALE BOND AND THE AFFIDAVIT OF SURETY. THE PURCHASER (S) SHALL HAVE THE PRIVILEGE OF PAYING ALL THE BALANCE OF THE PURCHASE PRICE PRIOR TO THE EXPIRATION OF THE THIRTY (30) DAY PERIOD. THE DEPOSIT SHALL BE WAIVED IF JUDGMENT HOLDER IS THE SUCCESSFUL BIDDER. THE MASTER COMMISSIONER SHALL SELL THE REAL ESTATE BY PUBLIC SALE ON A DAY AND TIME TO BE FIXED BY HIM INSIDE THE FRONT DOOR, BY THE ELEVATORS OR AS DIRECTED BY COURT PERSONNEL, OF THE KENTON COUNTY JUSTICE CENTER, THIRD AND MADISON AVENUES, COVINGTON, KENTUCKY. BIDDERS MUST BE PREPARED TO COMPLY WITH THESE TERMS. Leonard G. Rowekamp, Master Commissioner
CIN JAN 3, 2025 Ad#10875184

COMMISSIONER'S SALE KENTON CIRCUIT COURT Fourth DIVISION CASE NO. 24-CI-00895
Midfirst Bank PLAINTIFF Vs Jordan E. Kennedy, aka Jordan Elizabeth Kennedy, aka Jordan Kennedy, et al. DEFENDANTS By virtue of a Judgment rendered November 4, 2024, of the Kenton Circuit Court, in the above cause I shall proceed to offer for sale at the Court House Door Covington KENTON COUNTY JUSTICE CENTER, 230 MADISON AVENUE, ON THE SECOND FLOOR LOBBY OR AS DIRECTED BY COURT PERSONNEL, HEALTH AND SAFETY MEASURES TO INCLUDE SOCIAL DISTANCING AND THE USE OF FACIAL COVERINGS OVER THE NOSE AND MOUTH MAY BE REQUIRED AT SALES. To the highest or best bidder at public auction on TUESDAY the 21st day of January, 2025, at 10:00 am, the following property, to-wit: 2239 Rolling Hills Dr., Covington, KY 41017 GROUP: (IND) 887-A PIDN: 843-00-03-013.34 The complete legal description of the property being sold is contained in the Judgment and Order of Sale in Case Number 24-CI-00895, filed in the Kenton Circuit Clerk's Office, Covington, Kentucky. THIS PROPERTY IS BEING SOLD TO PRODUCE THE SUMS OF MONEY SO ORDERED TO BE MADE IN THE JUDGMENT AND ORDER OF SALE ENTERED IN THE WITHIN CASE, INCLUDING BUT NOT LIMITED TO COURT COSTS, AD VALOREM TAXES, THE SUM OF \$201,257.01; AND OTHER LIENS, INTEREST, ATTORNEY FEES AND/OR OTHER SUMS AND JUDGMENTS THAT MAY BE AWARDED BY THE COURT. SAID PROPERTY SHALL BE SOLD SUBJECT TO REAL ESTATE TAXES DUE AND OWING FOR THE YEAR OF SALE AND THEREAFTER, PRIOR YEARS UNPAID TAXES SHALL BE PAID FROM THE PROCEEDS IF THE PURCHASER IS NOT THE JUDGMENT HOLDER. IF THE PURCHASER IS THE JUDGMENT HOLDER, PRIOR YEARS UNPAID TAXES SHALL BE PAID BY THE JUDGMENT HOLDER, IN FULL OR PRO RATA, PROVIDED THE SALE PURCHASE PRICE EXCEEDS THE COURT COSTS. THE SALE SHALL BE MADE TO THE HIGHEST AND BEST BIDDER (S). ANY PURCHASER, OTHER THAN JUDGMENT HOLDER, WHO DOES NOT PAY CASH IN FULL, SHALL PAY 10% CASH AND THE BALANCE IN 30 DAYS PLUS INTEREST, AND SHALL BE REQUIRED TO EXECUTE A BOND AT THE TIME OF SALE, WITH SURETY ACCEPTABLE TO THE MASTER COMMISSIONER AND PRE-APPROVED BY THE MASTER COMMISSIONER AT LEAST BY NOON, TWO (2) BUSINESS DAYS BEFORE THE SALE DATE, TO SECURE THE UNPAID BALANCE OF THE PURCHASE PRICE, AND SAID BOND SHALL BEAR INTEREST AT THE RATE OF 12% PER ANNUM FROM THE DATE OF SALE UNTIL PAID, AND SHALL HAVE THE SAME FORCE AND EFFECT AS A JUDGMENT AND SHALL REMAIN AND BE A LIEN ON THE PROPERTY UNTIL PAID. THE BOND SURETY MUST BE PRESENT AT THE SALE AND EXECUTE THE SALE BOND AND THE AFFIDAVIT OF SURETY. THE PURCHASER (S) SHALL HAVE THE PRIVILEGE OF PAYING ALL THE BALANCE OF THE PURCHASE PRICE PRIOR TO THE EXPIRATION OF THE THIRTY (30) DAY PERIOD. THE DEPOSIT SHALL BE WAIVED IF JUDGMENT HOLDER IS THE SUCCESSFUL BIDDER. THE MASTER COMMISSIONER SHALL SELL THE REAL ESTATE BY PUBLIC SALE ON A DAY AND TIME TO BE FIXED BY HIM INSIDE THE FRONT DOOR, BY THE ELEVATORS OR AS DIRECTED BY COURT PERSONNEL, OF THE KENTON COUNTY JUSTICE CENTER, THIRD AND MADISON AVENUES, COVINGTON, KENTUCKY. BIDDERS MUST BE PREPARED TO COMPLY WITH THESE TERMS. Leonard G. Rowekamp, Master Commissioner
CIN JAN 3, 2025 Ad#10871262



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