

THE LARUE COUNTY HERALD NEWS

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LARUE COUNTY MASTER COMMISSIONER'S NOTICE OF SALE

By virtue of Judgment and Order of Sale entered in the LaRue Circuit Court in the case listed below, the Commissioner will sell the following property located in LaRue County, Kentucky at the front door of the LaRue County Courthouse, 209 W. High Street, Hodgenville, Kentucky on Thursday, **FEBRUARY 27, 2025**, at the hour of 10:00 a.m., and being more particularly described as follows:

1) **1236 A B Ward Road, Upton, Kentucky**
Deed Book 220, Page 509; PVA MAP #: 016-00-00-038.05
Charter Group, LLC v. James Estes, et al.
Civil Action No. 23-CI-089

At the time of the sale, the successful bidder shall either pay full cash or make a deposit of 10% of the purchase price with the balance on a credit for 30 days. In the event the successful bidder desires or elects to credit the balance, he or she will be required to post bond and furnish an acceptable surety thereon. The down payment, in addition to either a letter of credit or acceptable surety, must be produced at the time of the sale. (The necessary surety form can be obtained at the Master Commissioner's office.) Said bond and/or letter of credit shall be for the unpaid purchase price and bear interest at the judgment rate from the date of sale until paid. The Surety **MUST BE PRE-APPROVED** by the Master Commissioner's office no later than 12:00 noon on the Friday immediately preceding the sale date to secure the unpaid balance of the purchase price. In the event the successful bidder is the cross-claimant, then in lieu of the deposit the cross-claimant shall be allowed to bid on credit up to the judgment amount.

The purchaser will be responsible for taxes for the year of the sale. The Master Commissioner will make a good faith effort to obtain and pay all taxes or assessments upon the property for prior years; however, this cannot be guaranteed.

The purchaser may take possession of the property pursuant to the terms of the judgment. If the judgment does not make provision for possession, the purchaser may seek possession of the property through the court system after payment of the full purchase price. The Master Commissioner does not have ability to grant access to or possession of the property, and therefore makes no representation or warranty of any kind as to the conditions of the property.

The Master Commissioner does not obtain a title search or investigate for further liens on the property. The purchaser is responsible for title searches and/or any additional liens not named in the Judgment and Order of Sale and for the results of any good and accurate survey of the property. The Cross-claimant, the Court, and the Commissioner shall not be deemed to have warranted title to any purchaser. The property is sold subject to the Judgment and Order of Sale in each case which should be reviewed carefully prior to purchase.

The property shall otherwise be sold free and clear of any right, title, and interest of all parties to the action and of their liens and encumbrances thereon, excepting easements and restrictions of record in the LaRue County Court Clerk's Office and such right of redemption as may exist in favor of the United States of America or the defendant(s).

THOMAS P. CLAYCOMB
Master Commissioner, LaRue Circuit Court
208 N. Lincoln Blvd., P.O. Box 288
Hodgenville, KY 42748
270-358-9620
www.claycomblawoffice.com

Advertisement For Bids

Sealed Bids for the construction of the Wastewater Treatment Plant Re-Rate consisting of installation of new floating aerators in the existing oxidation ditches, construction of a new pre-fab chemical feed and storage building, and locating an existing trailer mounted rotary press onsite together with all related work as specified and shown on the Drawings will be received by the City of Hodgenville 200 South Lincoln Boulevard, Hodgenville, KY 42748 until **10:00 AM EST (local time), March 12, 2025**, and then at said office opened and publicly read aloud.

The BIDDING DOCUMENTS, consisting of Advertisement for Bids, Instructions to Bidders, Bid, Bid Bond, Agreement, Notice of Award form, Notice to Proceed form, Construction Performance Bond, Construction Payment Bond, Sample Certificate of Insurance form, Application for Payment form, General Conditions, Supplemental General Conditions, Change Order form, Technical Specifications, Addenda, and Drawings, may be examined at the following locations: City of Hodgenville KY, 200 South Lincoln Boulevard, Hodgenville, KY 42748 or GRW Engineers, Inc., 10350 Ormsby Park Place, Suite 101, Louisville, KY 40223.

Copies of the BIDDING DOCUMENTS **MUST** be obtained from GRW Engineers Inc. (the "issuing office"), through their Digital Plan Room at <http://www.grwinc.com/plan-room> upon payment of \$250.00. Said cost includes one (1) full-size paper copy set and one (1) digital (.pdf) copy set. Suppliers, Manufacturers, and Subcontractors wanting only the digital copy of the Documents may obtain same upon payment of \$125.00 per digital download. Digital copies of the bidding documents will be transmitted with the purchase of the printed bidding documents. Payment is **not refundable**. **OVERNIGHT DELIVERY via UPS or FedEx of the Bidding Documents shall only be made using recipient's billing account number. Bids from anyone not on the Engineer's Plan Holders List will not be opened.**

A pre-bid conference will be held at **10:00 AM** local time on **February 21, 2025** at the **Hodgenville WWTP, 200 Sewer Plant Drive, Hodgenville, KY, 42748**. Attendance at the pre-bid conference is highly encouraged but is not mandatory.

Bids shall be accompanied by a bid bond or a certified check in an amount equal to **five percent (5%)** of the bid to insure the execution of the contract for which the bid is made. In case the bid is not accepted, the check or bid bond will be returned to the bidder, but if the bid is accepted and the bidder shall refuse or neglect to enter into a contract with the City of Hodgenville within ten (10) days after the time he has been notified of the acceptance of his bid, the said check or bid bond shall be forfeited to the City of Hodgenville for the failure to do so.

No bidder may withdraw his bid for a period of ninety (90) days after closing time scheduled for the receipt of bids.

Bidders must comply with Title VI of the Civil Rights Act of 1964, the Anti-Kickback Act, and the Contract Work Hours Standard Act.

The procurement and performance of this contract are subject to the requirements of the Davis-Bacon Act.

Bidders must comply with the President's Executive Order No. 11246 as amended, which prohibits discrimination in employment regarding race, creed, color, sex or national origin.

Successful Bidder shall comply with 41 CFR 60-4, in regard to affirmative action, to ensure equal opportunity to females and minorities and will apply the timetables and goal set forth in 40 CFR 60-4.

Successful Bidder shall make positive efforts to use small, minority, women owned and disadvantaged businesses.

Attention of bidders is particularly called to the conditions of employment to be observed and minimum wage rates to be paid under the contract, Section 3, Segregated Facility, Section 109 and Executive Order 11246 and Title VI. Minority Bidders are encouraged to bid.

Successful Bidder is required to employ the six "Good Faith Efforts" as listed in EPA's Disadvantaged Business Enterprise Program when soliciting subcontractors and suppliers. Documentation of these efforts will be a required submittal prior to Contract Award. See Section 007301, Page 31 of the Bid Documents.

The goods and services under this Agreement are being funded with monies made available by the Clean Water State Revolving Fund that have statutory requirements commonly known as "American Iron and Steel;" that requires all of the iron and steel products used in the project to be produced in the United States ("American Iron and Steel Requirement") including iron and steel products provided by the Contractor.

The contract award will be made in writing to the lowest responsive and responsible bidder.

The City of Hodgenville reserves the right to waive informalities and to reject any and all bids. Award of the Contract will be made to the lowest, responsive, responsible Bidder.

The Bidder awarded the contract shall complete this project within **105 calendar days**. Liquidated damages will be assessed at **\$450 per calendar day**.

This project may be partially or entirely funded by the Kentucky Infrastructure Revolving Loan Fund. This project is funded with funds provided by the Kentucky Drinking Water State Revolving Fund (SRF) with federal funds provided by the Environmental Protection Agency. SRF requirements and provisions must be met by the Bidder and all subcontractors. SRF requires the higher of state or federal prevailing wage rates to be paid to all employees of the Bidder and all employees of any subcontractor.



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LEGAL NOTICE

Public Meeting Notice

Central Kentucky Community Action Transportation Services (CKCATS) is conducting a meeting to identify unmet public transportation needs in the region. Following the meeting all needs will be assessed and potential funding sources reviewed. Where possible the needs identified will be used to develop FY 25-26 Transit Grant applications, however, preparing a request does not guarantee that service will be provided. To thoroughly access the needs of the region a public Coordination meeting has been scheduled for **1:00 p.m. on February 26th, 2025**, at Central Kentucky Community Action Council, INC., 328 Hood Avenue, Lebanon, Kentucky. If you have questions regarding this public input, or would like to submit written comments to attend, please contact Kerri Taylor at (270) 692-9313.

EQUAL EMPLOYMENT OPPORTUNITY

THE LARUE COUNTY HERALD NEWS PUBLISHER'S NOTICE

All real estate advertising in this newspaper is subject to the Fair Housing Act which makes it illegal to advertise "any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin, or an intention, to make any such preference, limitation or discrimination." Familial status includes children under the age of 18 living with parents or legal custodians, pregnant women and people securing custody of children under 18. This newspaper will not knowingly accept any advertising for real estate which is in violation of the law. Our readers are hereby informed that all dwellings advertised in this newspaper are available on an equal opportunity basis. To complain of discrimination call HUD toll-free at 1-800-669-9777. The toll-free telephone number for the hearing impaired is 1-800-927-9275.



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**YOUR CUSTOMER
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County Herald News.**

Be prepared for tax season with these tips

This is the time of year when we start thinking about filing our income taxes. Even though it's an annual event, it can cause anxiety for many. By preparing now, you can ease the process for yourself or your tax preparer.

Begin by gathering the necessary forms including your social security number and that of your spouse if filing jointly, plus the numbers of any dependents. In addition to W-2

forms, you want to include information about any taxable interest you earned from savings accounts, stocks, mutual funds and virtual currency transactions. You will need to gather other 1099 forms from any earned compensation, including unemployment compensation, pension

distributions, annuity or retirement plans, or contract employment.

Additionally, have a copy of last year's federal and state tax returns accessible, and your bank account and routing number to receive any refunds by direct deposit. Depending on your circumstances, you may need to include Form 1095-A, Health Insurance Marketplace Statement, if anyone in your household enrolled in a Marketplace plan in 2024.

One of the largest deductions many can claim is mortgage interest. If you have a mortgage, you should have a 1098 form from your lender specifying how much interest you paid in the last year. Mortgage interest and



points may be tax deductible if you itemize.

If you expect a refund, different factors may impact when you receive your return. The IRS issues most direct deposit refunds within 21 days, however, certain factors may affect refund timing. Returns

that require additional review can take longer, as well as paper returns (i.e., a mailed check). Claims involving tax credits that need verification may delay processing times. Further, incomplete information, errors, or missing documentation, like W-2

and 1099 forms, may cause delays.

To receive your refund quickly, electronically file your taxes as early as possible and choose the direct deposit option. If you owe the IRS money this year, you may want to consider changing your withholding status with your employer moving forward. This will allow the employer to withhold more money from your check throughout the year, so you're not hit with a big payment next year.

If you have questions about whether certain tax laws apply to your individual circumstances, consider using the IRS Interactive Tax Assistant tool.

Contact your local LaRue County Cooperative Extension office at 270-358-3401 for more information.