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DEADLINE: TUESDAY NOON

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Public Notices Public Notices Public Notices Public Notices For Rent Services Offered

NOTICE OF MASTER COMMISSIONER SALES for FEBRUARY 10, 2025

By virtue of the judgment and order of sale rendered in the following action, I will on February 10, 2025, at 9:00 a.m. CDT., expose to sale at public auction at the Courthouse in Hartford, Ohio County, Kentucky, the following property. Buyers are responsible for reviewing the Court records and the actual Judgment and Order of Sale entered in each Court record to determine if there are other encumbrances associated with each property. The Commissioners Office, Circuit Court, and counsel do not warrant title. The official Court record may be viewed at the Ohio Circuit Court Clerk's Office.

COMMONWEALTH OF KENTUCKY OHIO CIRCUIT COURT CIVIL ACTION NO. 24-CI-00237

The Cecilian Bank, PLAINTIFF vs. Jason K. Johnson, et al, DEFENDANTS; Judgment: \$447,098.72

Property Address 1: 130 Iron Mountain Road West, Hartford, KY 42347 Parcel Number: 90-3X-49 & 50 & 51

Property Address 2: 524 West 4th Street, Beaver Dam, Kentucky 42320 Parcel Number: 118-24-3

All property is sold in accordance with the legal description in the Judgment.

The purchaser may pay the full purchase price for said property on the day of sale in cash or shall pay a ten percent (10%) deposit and execute bond, with approved surety, immediately after sale for the balance of said purchase price upon a credit of thirty (30) days, and with a lien retained on said real estate to better secure payment thereof. Said bond shall bear interest at the rate of six percent (6%) per annum from the date of said sale. The purchaser shall pay the real estate taxes for 2024 and following years.

Laura R. Eaton
Master Commissioner
P.O. Box 426
Hartford, KY 42347

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COMMONWEALTH OF KENTUCKY OHIO CIRCUIT COURT CIVIL ACTION NO. 21-CI-00347

Mid South Capital Partners, LP, PLAINTIFF vs. Cheryl L. House, et al, DEFENDANTS; Judgment: \$7,253.87

Property Address: 386 River Road, Cromwell, Kentucky 42333 Parcel Numbers: 141-A-45

All property is sold in accordance with the legal description in the Judgment.

The purchaser may pay the full purchase price for said property on the day of sale in cash or shall pay a ten percent (10%) deposit and execute bond, with approved surety, immediately after sale for the balance of said purchase price upon a credit of thirty (30) days, and with a lien retained on said real estate to better secure payment thereof. Said bond shall bear interest at the rate of twelve percent (12%) per annum from the date of said sale. The purchaser shall pay the real estate taxes for 2024 and following years.

Laura R. Eaton
Master Commissioner
P.O. Box 426
Hartford, KY 42347

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COMMONWEALTH OF KENTUCKY OHIO CIRCUIT COURT CIVIL ACTION NO. 20-CI-00047

Mid South Capital Partners, LP, PLAINTIFF vs. Cornelia Johnson, et al, DEFENDANTS; Judgment: \$5,003.08

Property Address: 404 Locust Street, Hartford, Kentucky 42347 Parcel Numbers: 90-10-20

All property is sold in accordance with the legal description in the Judgment.

The purchaser may pay the full purchase price for said property on the day of sale in cash or shall pay a ten percent (10%) deposit and execute bond, with approved surety, immediately after sale for the balance of said purchase price upon a credit of thirty (30) days, and with a lien retained on said real estate to better secure payment thereof. Said bond shall bear interest at the rate of twelve percent (12%) per annum from the date of said sale. The purchaser shall pay the real estate taxes for 2024 and following years.

Laura R. Eaton
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P.O. Box 426
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NOTICE: The following Estate(s) have had Settlement paperwork filed in the Office of the Ohio Circuit Court Clerk. A hearing will be held in the Ohio County District Court on the 27th day of February, 2025, at 9:00am. Exceptions must be filed prior to the hearing.

Estate of Edna Earl Goff, deceased
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THE OHIO COUNTY DISTRICT COURT, AFTER PROBATING THE WILL AND APPOINTMENT OF AN EXECUTOR OR AFTER THE APPOINTMENT OF AN ADMINISTRATOR/FIDUCIARY, DOES HEREBY GRANT ADMINISTRATION AND ORDER OF APPOINTMENT FOR:

Baylor Kate Millsaps, a minor child, 296 Miller Street, Beaver Dam, KY 42320 – Olivia Rhea Millsaps, 296 Miller Street, Beaver Dam, KY 42320, was appointed Guardian on December 18, 2024. Hon. Chase Ward, 408 S. Main Street, PO Box 151, Hartford, KY 42347, is the attorney for the estate.

Hayes Brian Millsaps, a minor child, 296 Miller Street, Beaver Dam, KY 42320 – Olivia Rhea Millsaps, 296 Miller Street, Beaver Dam, KY 42320, was appointed Guardian on December 18, 2024. Hon. Chase Ward, 408 S. Main Street, PO Box 151, Hartford, KY 42347, is the attorney for the estate.

Betty G. Davison, deceased, 175 E. Main Street, Fordsville, KY 42343 – Bradley D. Patton, 1204 Knighthawk Lane, Knoxville, Tn 37923, and Philip W. Patton, 281 33rd Road, Palisade, CO 81526, were appointed Co-Administrators on December 20, 2024. Hon. Justin S. Keown, P.O. Box 25, Hartford, KY 42347 is the attorney for the estate.

Argie Kessenger, deceased, 2675 Barnetts Creek Rd., Hartford, KY 42347 – Dyana Thompson, 2530 S. York St., Owensboro, KY 42301, was appointed Administrator on January 28, 2025.

Tommy Lake Singleton, deceased, 5483 Ceralvo Road, Rockport, KY 42369 – Ashley Singleton Bass, 174 Watercolor Way Suite 103 #180, Santa Rosa Beach, FL 32459, was appointed Administratrix on January 28, 2025. Hon. Deborah L. Bolt, 117 E. Center Street, Hartford, KY 42347 is the attorney for the estate and designated agent for service of process.

Joyce Ann Wilson, deceased, 4088 Greenbriar Road, Utica, KY 42376 – Vickie Lagay Gray, 4206 Greenbriar Road, Utica, KY 42376, was appointed Executrix on January 28, 2025. Hon. Deborah L. Bolt, 117 E. Center Street, Hartford, KY 42347 is the attorney for the estate.

Keith Roy Biggerstaff, deceased, 5368 Rob Roy Rd., Cromwell, KY 42333 – Janet Goins, 3679 Glen Ave., Carlsbad, CA 92010, was appointed Executrix on January 28, 2025.

ALL PERSONS OBJECTING OR HAVING CLAIMS AGAINST SAID ESTATE(S) ARE NOTIFIED TO PRESENT THEM, PROPERLY PROVEN, TO THE EXECUTOR/ADMINISTRATOR/FIDUCIARY CERTIFIED ACCORDING TO LAW WITHIN 6 MONTHS AFTER THEIR APPOINTMENT.

SHANNON KIRTLEY, OHIO CIRCUIT/DISTRICT CLERK

FOR RENT: One bedroom, one bath apartment, Dundee area. Newly remodeled and painted, stove and refrigerator provided, washer and dryer hookup only. No pets allowed. Available Feb. 1, 2025. \$550 monthly rent, \$550 security deposit. First and last months rent and security deposit is required at signing of 1 year lease. \$40 application fee is required when application is returned. Call 270-256-5011 for information and to view and get application.. pd 2/5



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15210 US Highway 62 E - Horse Branch, KY 42349

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