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Classifieds



DEADLINE: TUESDAY NOON

Classified line ads: \$7.50 per week, 30 words or less-\$0.10 ea. after 30
Display ads: \$7.25 per column inch

Public Notices

**NOTICE OF
MASTER COMMISSIONER
SALES
for June 9, 2025**

By virtue of the judgment and order of sale rendered in the following action, I will on June 9, 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. 22-CI-00321**

KLAS Properties, LLC,
PLAINTIFF vs. Render, Inc., et
al, DEFENDANTS; Judgment:
\$4,895.61

Property Description: A certain tract of land lying in Ohio County, Kentucky, on the waters of Horse Branch Creek, bounded as follows, viz: Beginning at a stone in Keown's line on E. side of Horse Branch Creek; thence 9 poles and 5 feet to Ed Sorrels corner; thence E. with Sorrels line to his corner; thence N. E. about 600 yards to a stone in the Leach's line; thence N.W. 677 yards and 10 feet to the beginning, containing 37 acres, more or less.

Parcel Numbers: 109-1A

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 2025 and following years.

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

Public Notices

**NOTICE OF
MASTER COMMISSIONER
SALES
for June 9, 2025**

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**COMMONWEALTH OF
KENTUCKY
OHIO CIRCUIT COURT
CIVIL ACTION NO. 20-CI-00335**

Hazel Enterprises, LLC,
PLAINTIFF vs. Britney Sanders,
et al, DEFENDANTS; Judgment:
\$5,855.29

**Property Address: 11916
US Hwy 62 E, Horse Branch,
Kentucky 42349
Parcel Number: 84-A-4A**

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 2025 and following years.

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

Public Notices

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 9th day of June, 2025, at 9:00am.

Exceptions must be filed prior to the hearing.

Estate of Sandra Faye Vincent, 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:

Carl E. Sutherland, deceased, 1638 Barnetts Creek Road, Utica, KY 42376 – Richard Sutherland, 11510 Highway 231, Utica, KY 42376, was appointed Executor on May 19, 2025. Hon. Meghan P. Johnson, P.O. Box 698, Owensboro, KY 42302, is the attorney for the estate.

Stanley Lee Huff, Sr., deceased, 6976 State Route 69 North, Hartford, KY 42343 – Heather Michelle Curtis, 10046 Bell Chapel Road, Pembroke, KY 42266, and Danielle Lea Coffman, 6986 State Route 69 N., Hartford, Ky 42347, were appointed Co-Executrices on May 19, 2025. Hon. Hollie B. Lindsey, Foreman Watson Holtrey, LLP, 127 East Washington St., Hartford, KY 42347, is the attorney for the estate.

Laurel Simmons Davis, deceased, 119 Kronos Loop, Centertown, KY 42328 – Michael Lynn Davis, 6026 Spencer Parrish Road, Parrish, FL 34219, was appointed Administrator on May 19, 2025. Hon. Justin S. Keown, P.O. Box 25, Hartford, KY 42347, is the attorney for the estate.

Norma June Greenwell, deceased, 298 Nineteen School Road, Beaver Dam, KY 42320 – Debra Lynne Rone, 295 Nineteen School Road, Beaver Dam, KY 42320, and Ronald Lee Greenwell, Jr., 2095 Highland Drive, Beaver Dam, KY 42320, were appointed Co-Administrators on May 22, 2025. Hon. Hollie B. Lindsey, Foreman Watson Holtrey, LLP, 127 East Washington St., Hartford, KY 42347, is the attorney for the estate.

Orville Baize, deceased, 285 Hwy 505 S., Horse Branch, KY 42349 – Richard David Baize, 285 Hwy 505 S., Horse Branch, KY 42349, and Kenneth Kyler Baize, 5486 Ruidoso Loop, Owensboro, KY 42303, were appointed Co-Administrators on May 22, 2025. Hon. Tara N. Ward, P.O. Box 151, Hartford, KY 42347, is the attorney for the estate.

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



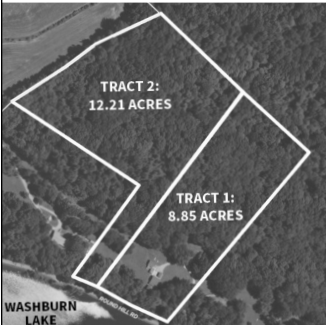
Auction

Auction

**AUCTION
Thurs., June 12 - 10 AM**

Location: 420 Round Hill Rd., Hartford, KY

LAKEVIEW MINI-BARNDOMINIUM



**21.06 ACRES IN
2 TRACTS
Equipment / Tools
Furniture / Misc.**



**FOR MORE INFORMATION VISIT KURTAUCTION.COM OR
CONTACT DAVID HAWES, AUCTIONEER.**

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Announcements made at auction take
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**The Ohio County
Times-News**
For your advertising needs...

Call Sonja Davis 270-298-7100

314 Main Street Downtown Hartford

Across from the Ohio County Courthouse

Public Notices

Public Notices

NOTICE

Main Street Towing, 4899 Hwy 69 N, Hartford, KY, 270-256-3044, is taking sealed bids on a 2000 Mercury Grand Marquis Silver VIN 2MEFM74W0YX632871 Date impounded 12/05/24. Current balance as of 5/6/25 \$10,440.00. *Balance will continue to accrue a daily charge for each additional day the vehicle is in storage. Storage Facility Address, 4899 Hwy 69 N, Hartford, KY 42347. Hours of Operation M-F 8am-5pm 270--256-3044. Notice has been given to Automobile Finance LLC.

NOTICE OF SALE OF FRANCHISE

By virtue of an ordinance heretofore passed by the City Commission of Rockport, Kentucky, directing the advertisement for bids and selling of a franchise to use certain streets, alleys, and public grounds of the City of Rockport, Kentucky for the purpose of owning, operating, equipping and maintaining a system for the transmission and distribution of electric energy. The City Clerk of Rockport will on 05-08-2025, at or about 7:00 p.m., sell at public auction to the highest bidder at the City Hall of Rockport, a franchise for the purpose set out. Said franchise is more particularly described and fully defined in a proposed ordinance granting and creating the same and said proposed ordinance defines the terms and conditions upon which said sale shall be made, the full text of which is available for inspection in the office of the Rockport City Clerk, 9133 US Highway 62 W, Rockport, Kentucky. The ordinance by title and summary is as follows: ORDINANCE # 25-00392. AN ORDINANCE ESTABLISHING A FRANCHISE AGREEMENT RELATED TO THE TRANSMISSION AND DISTRIBUTION OF ELECTRICAL ENERGY, AND THE PROVISION OF RETAIL ELECTRIC SERVICE IN AREAS HERETOFORE SERVED BY KENTUCKY UTILITIES COMPANY..

Andrea Dockery, Rockport City Clerk

Published 05-28-2025

LEGAL NOTICE:

Unknown Spouse, Heirs, Legatees, Assignees and Devises of A.T. Williams

Unknown Spouse, Heirs, Legatees, Assignees and Devises of R.O. Williams AKA Roscoe Owen Williams

Unknown Spouse, Heirs, Legatees, Assignees and Devises of Vioma Williams AKA Oma Williams

Ohio Circuit Court, Ohio County, Case No. 25-CI-150

On May 5, 2025, Janelle R. Farley was appointed as Warning Order Attorney for the above listed Unknown Defendants. The Plaintiff, Smallhouse Holdings LLC, did not know the identities of Unknown Defendants I have been tasked with locating and warning them of a pending lawsuit that has been filed against them. Plaintiff's Complaint is for the sale of jointly owned property pursuant to KRS 389A.030. Plaintiff alleges that Plaintiff and Defendants are the owners if undivided interests, as tenants-in-common, in the surface property located in Ohio County, Kentucky. "Tract 1" of the property contains 10 acres. "Tract 2" of the property contained 102.5 acres. Plaintiff has asked the Court to order the sale of the property and that the proceeds of the sale be applied to the costs of Plaintiff's lawsuit and then to the attorney's fees incurred, and then to the Plaintiff and Defendants according to their interests. Plaintiff has asked the Court to require all Defendants, including Unknown Defendants to "set up their interests in the real property" or forever be barred. Pursuant to the Kentucky Rules of Civil Procedure Rule 4.08, Unknown Defendnats are deemed summoned on the thirtieth (30th) day after entry of the Warning Order, and the action may proceed. My report to the Court on my efforts to contact Unknown Defendnats must be made no later than fifty (50) days after the date of my appointment. Please contact Janelle R. Farley for a copy of the court documents which contain the legal description of the property involved in the lawsuit. Janelle R. Farley, PO Box 12, Owensboro, Kentucky 42302. (270) 686-1518.

Auction

Auction

Auction

LAND AUCTION

THURSDAY, JUNE 26TH @ 6:00 PM CST

**ONLINE BIDDING ONLY at: AREAAuctioneers.com
SMALL HOUSE LN, CENTERTOWN, KY 42328**



**82.45 ACRES OF WOODED LAND LOCATED ON SMALL HOUSE LN IN
CENTERTOWN, OHIO COUNTY, KY**

An online auction opportunity will be held for this 82.45 acre wooded hunting oasis located in Ohio County, KY. Property is situated on a dead-end road that ends at the Green River. This area has an abundance of white-tail deer, turkey, and squirrel making it desirable for hunting and nature enthusiasts. Ohio County is one of the top 7 counties in the state for white-tail deer in the 2023-2024 hunting season and top 10 for spring turkey hunting. The property has been recently logged using a low impact, responsible process. No mineral rights convey with this property.

Go to AREAAuctioneers.com to register to bid.

Terms and Conditions: Real Estate will require 10% down payment within 2 business days of sale. Balance is due on or within 30 days of the auction date. Payment will be in the form of cash, cashier's check, or verified funds. Real estate taxes will be prorated. No contingencies. Property will be sold in "AS IS" condition. A 10% buyers premium will be added to the winning bid. The sum of the winning bid plus the buyer's premium will be the sales price.

For a complete list of terms and conditions, please visit AREAAuctioneers.com.

Dwight Butler, Principal Broker/Auctioneer
270-668-2432

Todd Akridge, Associate Broker/Auctioneer
270-668-3047

68 S Hwy 259, Harned, KY 40144
605 W Main St, Suite 4, Campbellsville, KY 42718



**www.AREAAuctioneers.com
800-540-0686**

Garage Sale

GARAGE SALE: May 30 and 31, 7-4, rain or shine, 8668 Hwy 62 W, Rockport, KY. Lots of baskets, glassware, antique mixing bowls, quilt items, tools, antiques, Dale Earnhardt memorabilia, baseball caps, too much to list. pd. 5/28

Yard Sale

YARD SALE: Thursday, 7-?, 219 Gillespie Street, Hartford. Clothes, miscellaneous items, dresser, antique water pail, glass power line insulators. pd 5/28

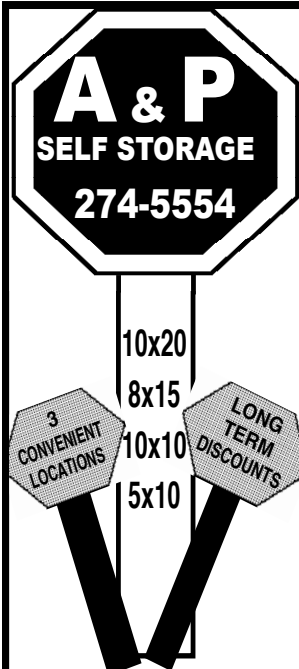
YARD SALE: 338 Duvall Road, Beaver Dam, May 29, 30 and 31, 7-4. pd 5/28

Moving Sale

MOVING SALE: 2997 Halls Creek Road, Olaton, KY, Friday and Saturday. Retired construction worker, a lot of tools. pd 5/28

Services Offered

**SMILEY'S UPHOLSTERY
SHOP:** 318 Oakwood Drive, Hartford. Custom upholstery. Serving Ohio County since 1961. Call 270-298-3460. tfn



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Ohio County
TIMES-NEWS