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Legal Notice

NOTICE

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:

Reta Sue Perdew James, deceased, 6650 State Route 1414, Hartford, KY 42347 - Dallas K. James, Sr., 6650 State Route 1414, Hartford, KY 42347, was appointed Executor on November 10, 2025. Hon. Vickie A. Davis, 22 Willow Loop, Sturgis, KY 42459, is the attorney for the estate. #25-P-208

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

Notice

CASE STORAGE is enforcing the lein on the following occupant: Hannah Nicols and Jacob Whitaker, A19. The auction is Nov. 22, 2025, at 11 am., located at 622 S. U.S. Hwy. 231, Beaver Dam. We reserve the right to refuse any bid or bidder. Cash only. 11-19

CALL 270-298-7100 TO ADVERTISE

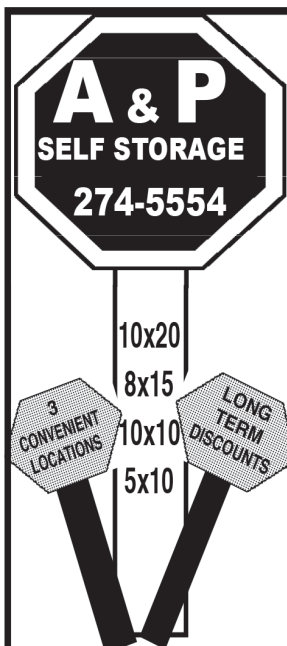
Gun Show

GUN SHOW. Guns, Knives, Ammo. Buy, Sell, Look, or Trade. Cave Area Conference Center, Cave City. Saturday, November 22, 9:00 to 5:00, Sunday, November 23, 9:00 to 4:00. Two-day admission \$10.00 or Sunday \$5.00.



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

E & B CONSTRUCTION. Pole barns, decks, roofs, remodeling, and additions. Good quality and dependable. Free estimates. 3489 or 2170 Center Three Springs Road, Horse Cave. 270-590-6073.

Services Offered

AVOID THE RUSH! Book your holiday balloon animals shows. Call for appointment: 270-535-1929. Also booking Santa visits! 11-26



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Legal Notice

NOTICE OF MASTER COMMISSIONER SALES for NOVEMBER 24TH, 2025

By virtue of the judgment and order of sale rendered in the following action, I will on **November 24, 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. 23-CI-00340

Freedom Mortgage Corporation, PLAINTIFF vs. Avery J. Blacklock, et al DEFENDANTS; Judgment: \$183,437.98

Property Address: 611 Kentucky Street, Beaver Dam, Kentucky 42320 Parcel Numbers: 140-3

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 five point two five percent (5.25%) 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

By virtue of the judgment and order of sale rendered in the following action, I will on November 24, 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-00146

PennyMac Loan Services, LLC, PLAINTIFF vs. James T. Fendel AKA James Timothy Fendel, et al DEFENDANTS; Judgment: \$69,113.64

Property Address: 111 Gillespie Street, Hartford, Kentucky 42347 Parcel Numbers: 90-28-3A

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 four point seven five zero zero percent (4.7500%) 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

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I will on November 24, 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. 25-CI-00277

Kentucky Housing Corporation, PLAINTIFF vs. Earl T. Scearse, II, et al DEFENDANTS; Judgment: \$146,973.69

Property Address: 277 Mill Run Lane, Hartford, Kentucky 42347 Parcel Number: 89-12

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 three point two five percent (3.25%) 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

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FOR SALE BY SEALED BID



House located at 535 Mulberry Street, Hartford, KY 42347

OWNER Hartford Christian Church, 122 W. Walnut Street, Hartford, Ky.

Sealed bids will be accepted at the church between 9 a.m. and 3 p.m., Monday through Thursday, where the keys will also be available if you would like to view it. Please call ahead to make an appointment to see house.

Cut off for accepting bids will be the 15th of December at noon.

The church will retain the right to refuse any or all bids after opening on the 15th.

Winning bid will be notified after opening.

Please call the church at 270-298-7222 with any questions you may have.

House sq ft. is approximately 1,300, lot size is approximately .172 acre.

Many options for interior layout.