

Classifieds The Crittenden Press

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The Crittenden Press

125 E. Bellville St.,
P.O. Box 191
Marion, KY 42064
(270) 965-3191
information@the-press.com

Open weekdays
9 a.m.-5 p.m.

Advertising deadline
is 5 p.m., Monday

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for sale

Honeybees, 4-6 hives, single and double deeps, \$125-\$250 Each. Andy Yoder, Windy Ridge Cabinets, 2869 S.R. 654 N., Marion, KY. 42064. (1t-15-p)

Like new Hewlett Packard printer, several new ink cartridges included, \$50. (270) 704-5047. (2t-15-c)ks

Moving - House and contents. 1998 Chevy Cargo Van, new battery/tires; 6x12 trailer with ramp/gate; Time Cutter 50" lawn mower. Package deal - House needs work, partially gutted. Everything \$52,000. (270) 704-3894 after 2:30 p.m. (4t-15-p)

Classified advertising works! Customers tell us they sell their items faster than they expect by listing in The Crittenden Press! Call (270) 965-3191 to post a classified ad.

free

5 blue heeler and boxer mix puppies are available. (270) 206-8349. (2t-16-p)

employment

Now Hiring: The Crittenden County Fiscal Court currently has two openings within our road maintenance department. 1) Currently hiring one CDL driver. 2) Currently hiring general laborer or seasonal roadside mowing operator. If you feel you have the skills or licenses to fill these positions you may pick up an application or submit a resume to the County Fiscal Court at 200 Industrial Dr., Marion, KY 42064. Jobs include great benefits, retirement plan, generous paid time off, and opportunities for skills improvement and skills education. Join a team dedicated to serving our community today! (1t-15-c)

real estate

Lots for sale, variety of sizes and locations. (812) 457-0888. (tfc)kc

services

Professional In-Home caregiving service. Call Lacey (317) 414-1954. (4t-17-p)

Do you need a job done? Big or small, give us a call: 270-704-1888. Better Built Home Solutions: Wood Decks, Pressure washing, window washing, Roofing, painting, tree trimming/cutting, seal-coating, general maintenance jobs and much more! If you need a job done, Give me a call 270-704-1888, FREE ESTIMATES! (4t-16-c) ks

CONCRETE WORK: Parking lots, garages, steel buildings, walls, sidewalks, driveways, room additions, rock driveways, clean ditches. Call for quote (270) 724-4672, Joe Mattingly Concrete Construction. (1t-12-p)

notice

Donations for the upkeep of Old Mt. Zion Cemetery may be sent to: Old Mt. Zion Cemetery may be sent to: Old Mt. Zion Cemetery, % Colleen Harbour, 246 Cotton Patch Rd., Marion, KY 42064 (1t-p)

legal notices

COMMONWEALTH OF KENTUCKY
CRITTENDEN CIRCUIT COURT
CASE NO. 25-CI-00092
MORTGAGE RESEARCH

CENTER, LLC D/B/A
PLAINTIFF
VETERANS UNITED HOME
LOANS, A MISSOURI
LIMITED LIABILITY COM-
PANY

v.
KRISTEN DONALDSON;
JARRED DONALDSON
DEFENDANTS
NOTICE OF SALE

Pursuant to a Judgment and Order of Sale and to satisfy the judgment of the Plaintiff in the above styled action, the Commissioner will offer for sale on or about the hour of 10:00 a.m., Monday April 27, 2026, at public auction to the highest bidder at the Crittenden County Office Complex at 200 Industrial Drive (the Crittenden County Courthouse being under construction), Marion, Kentucky, the following described property:

Property Address: 2140 NUNN SWITCH ROAD, MARION, KY 42064

Parcel No: 087-00-00-048.03

PARCEL II:

A PARCEL OF LAND BOUNDED ON THE NORTH BY RAYMOND AND JUANITA CLARK, BOUNDED ON THE EAST BY GEORGANATHURMOND, BOUNDED ON THE SOUTH BY LARRY TODD & FAYE TINSLEY, GUY THURMOND ROAD, AND PARCEL I (OF THIS SURVEY), AND BOUNDED ON THE WEST BY NUNN SWITCH ROAD, SAID PARCEL BEING LOCATED IN CRITTENDEN COUNTY, KENTUCKY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" IRON ROD AND CAP SET IN THE NORTHEASTERLY INTERSECTION OF NUNN SWITCH ROAD (A 30' RIGHT-OF-WAY, ASSUMED) AND GUY THURMOND ROAD, AND BEING S 76 DEG. 12' 12" E A DISTANCE OF 15.27 FEET FROM A 3/4" IN THE CENTERLINE OF TWO ROADS; THENCE, WITH THE EASTERLY RIGHT OF WAY OF NUNN SWITCH ROAD, N 02 DEG. 57' 04" E A DISTANCE OF 236.36 FEET TO A 1/2" IRON ROD AND CAP SET AT A NEW DIVISION CORNER, ALSO BEING THE NORTHWEST CORNER OF PARCEL I (OF THIS SURVEY), SAID POINT BEING THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL, AND HAVING APPROXIMATE KENTUCKY SINGLE ZONE COORDINATES OF N: 3686014, E: 427642 ; THENCE, FROM SAID POINT OF BEGINNING, AND CONTINUING WITH SAID RIGHT OF WAY THE FOLLOWING (5) COURSES; (1) THENCE, N. 06 DEG. 32' 51" E A DISTANCE OF 105.25 FEET TO A POINT; (2) THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 109.41 FEET, WITH A RADIUS OF 315.65 FEET, WITH A CHORD BEING OF N 25 DEG. 37' 30" E, WITH A CHORD LENGTH OF 108.87 FEET TO A POINT; (3) THENCE, N 35 DEG. 04' 48" E A DISTANCE OF 281.50 FEET TO A POINT; (4) THENCE, N 26 DEG. 07' 20" E A DISTANCE OF 157.94 FEET TO A POINT; (5) THENCE, N 25 DEG. 10' 52" E A DISTANCE OF 35.24 FEET TO A 1/2" IRON ROD AND CAP SET AT THE SOUTHWESTERLY CORNER OF RAYMOND & JUANITA CLARK, AS DESCRIBED IN DEED BOOK 81, PAGE 570 (SEE ALSO WILL BOOK 14, PAGE 785); THENCE WITH THE SOUTH LINE OF CLARK, S 66 DEG. 09' 59" E A DISTANCE OF 850.63 FEET TO A 1/2" IRON ROD AND CAP STAMPED "P.L.S.#3810" FOUND AT A COMMON CORNER TO CLARK AND GERGANATHURMOND, AS DESCRIBED IN DEED BOOK 200, PAGE 474; THENCE, WITH THE WESTERLY LINE OF THURMOND, S 10 DEG. 59' 23" E A DISTANCE OF 446.40 FEET TO A 1/2" IRON ROD AND CAP SET AT THE NORTHEASTERLY CORNER OF LARRY TODD & FAYE TINSLEY, AS DESCRIBED IN DEED BOOK 190, PAGE 750; THENCE, WITH THE NORTH LINE OF TODD & TINSLEY, S 80 DEG. 53' 36" W A DISTANCE OF 875.25 FEET TO A 1/2" IRON ROD AND CAP SET IN THE NORTH RIGHT OF WAY OF GUY THURMOND ROAD, ALSO BEING A COMMON COMER TO PARCEL I (OF SAID SURVEY); THENCE, WITH COMMON LINES TO PARCEL I (OF THIS SURVEY) THE FOLLOWING TWO (2) COURSES; (1) THENCE, N 28 DEG. 21' 16" E A DISTANCE OF 266.0 FEET TO A SET 1/2" IRON ROD AND CAP; (2) THENCE, N 79 DEG. 31' 51" W A DISTANCE OF 438.00 FEET BACK TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT.

THE ABOVE DESCRIBED PARCEL CONTAINS 14.90 ACRES MORE OR LESS AS SURVEYED UNDER THE SUPERVISION OF JACOB C. SELPH, KENTUCKY PROFESSIONAL LAND SURVEYOR NO. 3810, OF FOUR RIVERS ENGINEERING & SURVEYING ON MAY 16TH, 2014.

ALL BEARINGS REFERRED TO ARE BASED ON GLOBAL POSITIONING SYSTEMS (GPS), KENTUCKY SOUTH ZONE, NAD83 (2007 DATUM). DIFFERENCES IN THE BEARINGS CITED IN THE ABOVE DESCRIPTION AND THOSE CALLED FOR IN THE ORIGINAL DEED ARE DUE TO VARIATIONS BETWEEN MAGNETIC AND GRID NORTH. ALL IRON PINS REFERRED TO AS SET IN THE ABOVE DESCRIPTION ARE 24" LONG 1/2" RIBBED STEEL REBAR WITH A 1" PLASTIC CAP MARKED "FRES LS 3810". BEING THE SAME PROPERTY CONVEYED TO KRISTEN DONALDSON AND JARRED DONALDSON, WIFE AND HUSBAND BY DEED FROM JORDAN B. P'POOL AND ASHLEY G. P'POOL, HUSBAND AND WIFE OF RECORD IN DEED BOOK 245, PAGE 490, CLERK'S OFFICE FOR CRITTENDEN COUNTY, KENTUCKY, DATED APRIL 22, 2022 AND RECORDED ON APRIL 28, 2022.

THE DESCRIPTION OF THE PROPERTY CONVEYED HEREIN WAS PROVIDED TO THE DRAFTSMAN BY THE PLAINTIFF AND THE DRAFTSMAN DOES NOT CERTIFY THE ACCURACY OF THE SAME NOR ANY EXISTING EASEMENTS

Terms: The following terms are in effect unless otherwise mentioned above: At the time of sale, the successful bidder shall either pay full cash or make a deposit of ten percent (10%) of the purchase price with the balance on credit for sixty (30) days. If the purchase price is not paid in full, the successful bidder shall execute a bond at the time of sale with sufficient surety to secure the unpaid balance of the purchase price. The bond shall bear interest at the rate of 12% from the date of sale until paid. In the event the successful bidder is one of the parties, they shall be allowed a credit against the purchase price of their pro rata interest and pay over to the Master Commissioner the balance and any costs of sale apportioned to their interest in the property. The purchaser shall be responsible for ad valorem taxes for the year 2026 and subsequent years. No written bids are allowed and any announcements made at the sale take precedence over printed matter contained herein. To the extent applicable, the property will be sold subject to the statutory right of redemption.

The Master Commissioner does not warrant a title. The Master Commissioner only conveys pursuant to the Judgment and Order of Sale. The successful bidder has 10 days after the sale to examine title and file exceptions. Dated this the 31st day of March, 2026.

REBECCA J. JOHNSON
MASTER COMMISSIONER
217 WEST BELLVILLE STREET
P.O. BOX 415
MARION, KENTUCKY 42064
270-965-2222 (2t-15-c)

COMMONWEALTH OF KENTUCKY
CRITTENDEN CIRCUIT COURT
CASE NO. 23-CI-00098
MID SOUTH CAPITAL PARTNERS, LP
PLAINTIFF

vs.
LARRY SIMPKINS
DEFENDANTS
COMMONWEALTH OF KENTUCKY, COUNTY OF CRITTENDEN
ANP TAX LIEN COMPANY, LLC

THE PEOPLES BANK
UNKNOWN SPOUSE, IF ANY, OF LARRY SIMPKINS;
NOTICE OF SALE

Pursuant to a Judgment and Order of Sale and to satisfy the judgment of the Plaintiff Mid South Capitol Partners, LP in the above styled action, the Commissioner will offer for sale on or about the hour of 10:10 a.m., Monday April 27, 2026, at public auction to the highest bidder at the Crittenden County Office Complex at 200 Industrial Drive (the Crittenden County Courthouse being under construction), Marion, Kentucky, the following described property:

Property Address: 802 North Weldon Street, Marion KY 42064

MAP ID: 057-50-03-002.00

Beginning at a point in the E. right-of-way line of N Weldon Street; also a corner with Franklin Hazard; thence with right-of-way line N 32° 00' W., 175.0 ft. to a corner with the Roger Steward property;

thence N 51° 30' E., 145.0 ft.; thence S 32° 00' E., 175.0 ft.; thence S 51° 30' W., 145.0 back to the point of beginning, containing 0.58 acres more or less.

Being the same property conveyed to Larry Simpkins, from Billy J. Myrick and Sandra L. Myrick, by Deed dated April 12, 1990, recorded in Deed Book 157, Page 284, and Office of the Crittenden County Clerk.

THE DESCRIPTION OF THE PROPERTY CONVEYED HEREIN WAS PROVIDED TO THE DRAFTSMAN BY THE PLAINTIFF AND THE DRAFTSMAN DOES NOT CERTIFY THE ACCURACY OF THE SAME NOR ANY EXISTING EASEMENTS

Terms: The following terms are in effect unless otherwise mentioned above: At the time of sale, the successful bidder shall either pay full cash or make a deposit of ten percent (10%) of the purchase price with the balance on credit for thirty (30) days. If the purchase price is not paid in full, the successful bidder shall execute a bond at the time of sale with sufficient surety to secure the unpaid balance of the purchase price. The bond shall bear interest at the rate of 6% per annum from the date of sale until paid. In the event the successful bidder is one of the parties, they shall be allowed a credit against the purchase price of their pro rata interest and pay over to the Master Commissioner the balance and any costs of sale apportioned to their in-

M & G

- plumbing
- septic tanks
- dirt work

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terest in the property. To the extent applicable, the property will be sold subject to the statutory right of redemption. The purchaser shall be responsible for ad valorem taxes for the year 2026 and subsequent years. No written bids are allowed and any announcements made at the sale take precedence over printed matter contained herein. The Master Commissioner does not warrant title. The Master Commissioner only conveys pursuant to the Judgment and Order of Sale. The successful bidder has 10 days after the sale to examine title and file exceptions. Dated this the 31st day of March, 2026.

REBECCA J. JOHNSON
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★ **ESTATE AUCTION** ★

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Marion, KY

SATURDAY, MAY 9
PERSONAL PROPERTY 9 A.M.
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247 Guess Dr. - \$249,000
4 BR, 2 Bath

117 Broadway St. - \$299,000
3 BR, 1 Bath

122 West Lake St., Madisonville - \$239,900
3 BR, 3 Bath

4025 Aunt Jane Tabernacle Rd. - \$595,000
5 BR, 3 Bath on 101 AC

ACREAGE
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