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PUBLIC NOTICES

Public Notices

NOTICE OF JUDICIAL SALE
Henderson Circuit Court,
Civil Action No. 25-CI-255

THE BANK OF NEW YORK MELLON fka THE BANK OF NEW YORK, as Trustee for the Certificate Holders of the cwabs Inc., asset-backed certificates, Series 2006-1

PLAINTIFF

vs.

GINA L. MILLER; NOPPON DEAN MILLER; and MARINER FINANCE LLC;

DEFENDANTS

Pursuant to a Judgment and Order for Sale entered on December 22, 2025, the undersigned Master Commissioner, shall proceed to offer for sale the property described below on **WEDNESDAY, FEBRUARY 11, 2026 at 10:30 a.m. CST, at the HENDERSON COUNTY COURTHOUSE, FISCAL COURTROOM, 3RD FLOOR, 20 N. MAIN STREET, HENDERSON, KY**, to the highest and best bidder.

Property Address: 1743 Turnagain Drive, Henderson KY 42420
Parcel ID/PVA #: 56H-11

Said property is to be sold as a whole for the purpose of satisfying the judgment in the amount of \$122,258.05, with interest at a rate of 3.875% from the date referenced in the Judgment, October 31, 2025, until the date paid. Said property shall be sold subject to all existing restrictions and utility easements not of record affecting same. The highest bidder may pay the purchase price in full by check at the conclusion of the sale OR a 10% deposit, with the balance upon a credit of thirty (30) days, said balance bearing interest at the rate of 3.875% per annum from the date until paid, having the full force and effect of a judgment and retaining a lien on the property. If the highest bidder chooses to pay 10% down then they must execute a bond with a pre-approved surety (or the surety must be

Public Notices

present at the sale) as soon as the sale is over or the property will be immediately resold. Bidders must be prepared to comply with these terms.

Witness my hand, this 9th day of January, 2026.

/s/ ALLISON B. RUST
Allison B. Rust
Master Commissioner,
(270) 830-7881
allison@hendersonkymc.com

WARNING: REMOVAL OF THIS NOTICE PRIOR TO THE SALE DATE WILL RESULT IN FINE AND IMPRISONMENT FOR THE OFFENDER.

PUBLIC NOTICE

The Henderson County Board of Zoning Adjustment will hold a Public Hearing Meeting on Monday, February 9, 2026 at 6:00 p.m. in the Henderson County Courthouse, Fiscal Courtroom. At this time, the following will be heard:

APPEAL #1568 Submitted by Mark Springer for the property located in Henderson County at 9008 Tillman-Bethel Rd (PID# 74-19.1). The applicant is requesting a conditional use permit allow a garage to extend 29' beyond the front of the dwelling in an Agricultural (AG) zone.

APPEAL #1413 Review of Conditional Use Permit to operate an outdoor haunted trail/outdoor recreational facility in an Agricultural (AG) zone. Approved 3/17/2020, submitted by Matt Gibson for the property located in Henderson County at 1467 Hwy 416 E.

NOTICE OF JUDICIAL SALE
Henderson Circuit Court, Civil Action No. 23-CI-831

NEWREZ LLC D/B/A SHELL-POINT MORTGAGE SERVICE, PLAINTIFF

vs. DWIGHT AARON DENO; JESSICA R. DENO; UNKNOWN SPOUSE OF DWIGHT AARON DENO, IF ANY; UNKNOWN SPOUSE OF JESSICA R. DENO, IF ANY
DEFENDANTS

Pursuant to a Judgment and Order for Sale entered on April 4, 2025 and subsequent Order entered on December 22, 2025, the undersigned Master

Public Notices

Commissioner shall proceed to offer for sale the property described below on **WEDNESDAY, FEBRUARY 11, 2026 at 10:30 a.m. CST, at the HENDERSON COUNTY COURTHOUSE, FISCAL COURTROOM, 3RD FLOOR, 20 N. MAIN STREET, HENDERSON, KY**, to the highest and best bidder.

Property Address: 2271 Spring Street, Spottsville KY 42458
Parcel ID/PVA #: 104A-91

Said property is to be sold as a whole for the purpose of satisfying the judgment in the amount of \$103,459.13, with interest at a rate of 3.7500% (\$8.88 per diem) from the date referenced in the Judgment, October 1, 2024, until the date paid. Said property shall be sold subject to all existing restrictions and utility easements not of record affecting same. The highest bidder may pay the purchase price in full by check at the conclusion of the sale OR a 10% deposit, with the balance upon a credit of thirty (30) days, said balance bearing interest at the rate of 3.7500% per annum from the date until paid, having the full force and effect of a judgment and retaining a lien on the property. If the highest bidder chooses to pay 10% down then he/she must execute a bond with a pre-approved surety (or the surety may be present at the sale) as soon as the sale is over or the property will be immediately resold. Bidders must be prepared to comply with these terms.

Witness my hand, this 9th day of January 2026.

Allison B. Rust
Master Commissioner,
(270) 830-7881
allison@hendersonkymc.com

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Public Notices

TO UNKNOWN HEIRS, DEVISEES OR LEGATEES, AND THEIR SPOUSES, IF ANY, OF PRISCILLA JOLLY;

Please take notice that an action has been filed against you in the Henderson Circuit Court, Civil Action No. 26-CI-00051, GITSIT Solutions, LLC, not in its individual capacity by solely in its capacity as Separate Trustee of GV Trust 2025-1 v Tina Alle a/k/a Tina Steele, et al. The Henderson Circuit Court has appointed Eric Shappell as Warning Order Attorney for the purpose of notifying you of the nature and pendency of this civil action. This is a foreclosure action regarding real property located at 6274 State Route 136 W, Waverly, KY 42462, in Henderson County, Kentucky. This is to inform the above-referenced defendant that they have fifty (50) days from January 13, 2026, to file an Answer to the Complaint filed in the above-referenced action. The purpose of this notice is to warn and notify the aforesaid defendants that this action has been filed, that they are party defendants, and that they may need to take action to protect their rights in this matter. If you know or have information concerning the whereabouts of any of the aforesaid defendants, please contact Eric Shappell at (270) 827-1852.

Eric Shappell
King, Deep & Branaman
Warning Order Attorney
127 N. Main St.
Henderson, KY 42420
February 1 2026
LSBN0444704

TO ROSE LOVORN and the UNKNOWN SPOUSE, IF ANY, OF ROSE LOVORN;

Please take notice that an action has been filed against you in the Henderson Circuit Court, Civil Action No. 25-CI-00099, Tax Brake KY, LLC vs. Ricky Ray Combest, et al. The Henderson Circuit Court has appointed Eric Shappell as Warning Order Attorney for the purpose of notifying you of the nature and pendency of this civil action. This is a foreclosure action regarding real property located at 835 First Street in Henderson County, Kentucky. This is to inform the above-referenced defendant

Public Notices

that they have fifty (50) days from December 29, 2025, to file an Answer to the Complaint filed in the above-referenced action. The purpose of this notice is to warn and notify the aforesaid defendants that this action has been filed, that they are party defendants, and that they may need to take action to protect their rights in this matter. If you know or have information concerning the whereabouts of any of the aforesaid defendants, please contact Eric Shappell at (270) 827-1852.

Eric Shappell
King, Deep & Branaman
Warning Order Attorney
127 N. Main St.
Henderson, KY 42420
February 1 2026
LSBN0444724

NOTICE OF JUDICIAL SALE
Henderson Circuit Court, Civil Action No. 24-CI-875

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2019-RPL1 PLAINTIFF

vs. DEBORAH J. TORAIN; FIFTH THIRD BANK, NATIONAL ASSOCIATION, FKA FIFTH THIRD BANK, THE HUNTINGTON NATIONAL BANK; CAPITAL ONE, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO CAPITAL ONE AUTO FINANCE; JPMORGAN CHASE BANK, NATIONAL ASSOCIATION; MIDWEST TITLE LOANS; LIBERTY FEDERAL CREDIT UNION FKA EVANSVILLE TEACHERS FEDERAL CREDIT UNION; AND MARINER FINANCE, LLC DEFENDANTS

Pursuant to a Judgment and Order for Sale entered on April 14, 2025 and subsequent Order entered on December 1, 2025, the undersigned Master Commissioner, shall proceed to offer for sale the property described below on **WEDNESDAY, FEBRUARY 11, 2026 at 10:30 a.m. CST, at the HENDERSON COUNTY COURTHOUSE, FISCAL COURTROOM, 3RD FLOOR, 20 N. MAIN STREET, HENDERSON, KY**, to the highest and best bidder.

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Property Address: 2974 Briarcliff Trail, Henderson KY 42420

Parcel ID/PVA #: 65J-111
Said property is to be sold as a whole for the purpose of satisfying the judgment in the amount of \$18,644.69, with interest at a rate of 2.07167% from the date referenced in the Judgment, March 21, 2025, until the date paid. Said property shall be sold subject to all existing restrictions and utility easements not of record affecting same. The highest bidder may pay the purchase price in full by check at the conclusion of the sale OR a 10% deposit, with the balance upon a credit of thirty (30) days, said balance bearing interest at the rate of 2.07167% per annum from the date until paid, having the full force and effect of a judgment and retaining a lien on the property. If the highest bidder chooses to pay 10% down then he/she must execute a bond with a pre-approved surety (or the surety may be present at the sale) as soon as the sale is over or the property will be immediately resold. Bidders must be prepared to comply with these terms.

Witness my hand, this 9th day of January 2026.

Allison B. Rust
Master Commissioner,
(270) 830-7881
allison@hendersonkymc.com

WARNING: REMOVAL OF THIS NOTICE PRIOR TO THE SALE DATE WILL RESULT IN FINE AND IMPRISONMENT FOR THE OFFENDER.



THE WORLD'S LIGHTEST WHEELCHAIR

For those of us—or our loved ones—who are finding our mobility slowing down and may need the use of a wheelchair, there's a remarkable breakthrough that's changing lives. The **Featherweight Wheelchair**, weighing just **13 pounds***, is nothing like the bulky, heavy models of the past that can weigh over 35 pounds. Imagine lifting your wheelchair in and out of a car without straining your back, gliding effortlessly through your garden, joining your family at the park, or going for a medical checkup, without the worry of fatigue. Why not take the first step toward renewed independence with this ultra-lightweight innovation?

In recent years, we've seen great advancements in mobility aids—from canes and walkers to rollators and scooters—all designed to help people stay active and independent. But until now, there hasn't been a truly revolutionary wheelchair. That's changed thanks to a team of engineers who've created something extraordinary: the **world's lightest wheelchair**, weighing only **13.5 pounds**. Aptly named the **Featherweight Wheelchair**, this breakthrough has already been called a game-changer by those who use it.



The first thing you'll notice about the Featherweight is just how incredibly light it is. At only 13.5 pounds, it's easy for just about anyone to lift into a car, store at home, or take on the go. It's not only lightweight but also strong, stylish, and easy to maneuver. **The lighter the chair, the easier it is to push, propel, and lift.** With its sleek design and custom color options, the Featherweight Wheelchair isn't just practical—it's something you'll feel good about using every day.

*13lbs. Without the rear wheels, 19 lbs. all in



Jennifer F. us
Verified Buyer



Lightweight Wheelchair

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