

Public Notices

NOTICE OF JUDICIAL SALE
Henderson Circuit Court,
Civil Action No. 26-CI-119

CITY OF HENDERSON, KENTUCKY
PLAINTIFF

vs.

TWENTY (20) PARCELS OF REAL PROPERTY ENCUMBERED WITH DELINQUENT TAX LIENS AND/OR MECHANICS LIENS, and, ALL HOLDERS OF ANY RIGHT, TITLE OR INTEREST IN AND TO THE RESPONDENT, REAL PROPERTY WHETHER KNOWN, UNKNOWN, UNASCERTAINABLE, AND/OR INFANT OR DISABLED, AND THEIR RESPECTIVE SPOUSES, ISSUE, HEIRS, DEVEISEES, LEGATEES, LESSEES, TENANTS AND OCCUPIERS, and HENDERSON COUNTY, KENTUCKY, ET AL (Randy Keach; Unknown Spouse, Heirs and Devises of Randy Keach; Estate of Randy Keach; American General Financial Services, Inc.; and Midland Funding, LLC, and Henderson County, Kentucky- COUNT 11)
DEFENDANTS

In accordance with the Judgment and Order for Sale entered on or about April 27, 2026, the Master Commissioner of the Henderson Circuit Court hereby gives NOTICE that she will sell the property described below on **WEDNESDAY, MAY 13, 2026 at 2:00 p.m. CST, at the HENDERSON COUNTY COURTHOUSE, FISCAL COURTROOM, 3RD FLOOR, 20 N. MAIN STREET, HENDERSON, KY,** to the highest and best bidder. The judgment and costs in this case amount to approximately \$30,094.42 as of April 30, 2026.

Property Address: 918 Center Street, Henderson KY 42420 (VACANT LOT)
Parcel ID (PVA #) 2-16-4-24

Terms of Sale: 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 6% 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.

The PVA value of the property and improvements is \$5,000.00. If the property and improvements do not sell for at least \$5,000.00, the owners retain a right of redemption for 60 days and the property and improvements CANNOT be transferred until said time expires.

Witness my hand, this 27th day of April 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.

NOTICE OF JUDICIAL SALE
Henderson Circuit Court,
Civil Action No. 26-CI-119

CITY OF HENDERSON, KENTUCKY
PLAINTIFF

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TWENTY (20) PARCELS OF REAL PROPERTY ENCUMBERED WITH DELINQUENT TAX LIENS AND/OR MECHANICS LIENS, and, ALL HOLDERS OF ANY RIGHT, TITLE OR INTEREST IN AND TO THE RESPONDENT, REAL PROPERTY WHETHER KNOWN, UNKNOWN, UNASCERTAINABLE, AND/OR INFANT OR DISABLED, AND THEIR RESPECTIVE SPOUSES, ISSUE, HEIRS, DEVEISEES, LEGATEES, LESSEES, TENANTS AND OCCUPIERS, and HENDERSON COUNTY, KENTUCKY, ET AL (Theodore T. Roberts; Unknown Spouse, Heirs and Devises of Theodore T. Roberts, and Henderson County, Kentucky- COUNT 12)
DEFENDANTS

In accordance with the Judgment and Order for Sale entered on or about April 27, 2026, the Master Commissioner of the Henderson Circuit Court hereby gives NOTICE that she will sell the property described below on **WEDNESDAY, MAY 13, 2026 at 2:00 p.m. CST, at the HENDERSON COUNTY COURTHOUSE, FISCAL COURTROOM, 3RD FLOOR, 20 N. MAIN STREET, HENDERSON, KY,** to the highest and best bidder. The judgment and costs in this case amount to approximately \$6,615.88 as of April 30, 2026.

Property Address: 1429 Helm Street, Henderson KY 42420
Parcel ID (PVA #) 2-18-7-3

Terms of Sale: 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 6% 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.

The PVA value of the property and improvements is \$20,000.00. If the property and improvements do not sell for at least \$20,000.00, the owners retain a right of redemption for 60 days and the property and improvements CANNOT be transferred until said time expires.

Witness my hand, this 27th day of April 2026.

Public Notices

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Henderson Circuit Court,
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CITY OF HENDERSON, KENTUCKY, a municipality established by and existing under the laws of the Commonwealth of Kentucky,
PLAINTIFF

vs.

TWENTY (20) PARCELS OF REAL PROPERTY ENCUMBERED WITH DELINQUENT TAX LIENS AND/OR MECHANICS LIENS, and, ALL HOLDERS OF ANY RIGHT, TITLE OR INTEREST IN AND TO THE RESPONDENT, REAL PROPERTY WHETHER KNOWN, UNKNOWN, UNASCERTAINABLE, AND/OR INFANT OR DISABLED, AND THEIR RESPECTIVE SPOUSES, ISSUE, HEIRS, DEVEISEES, LEGATEES, LESSEES, TENANTS AND OCCUPIERS, and HENDERSON COUNTY, KENTUCKY, (Estate of Leslie Brown; Leslie Brown; Unknown Spouse, Heirs and Devises of Leslie Brown; Rex Tax Liens, LLC; Doodah, LLC; Juniper, LLC, and Henderson County, Kentucky- COUNT 13)
DEFENDANTS

In accordance with the Judgment and Order for Sale entered on or about April 27, 2026, the Master Commissioner of the Henderson Circuit Court hereby gives NOTICE that she will sell the property described below on **WEDNESDAY, MAY 13, 2026 at 2:00 p.m. CST, at the HENDERSON COUNTY COURTHOUSE, FISCAL COURTROOM, 3RD FLOOR, 20 N. MAIN STREET, HENDERSON, KY,** to the highest and best bidder. The judgment and costs in this case amount to approximately \$196,868.83 as of April 30, 2026.

Property Address: 452 S Adams Street, Henderson KY 42420
Parcel ID (PVA #) 2-9-4-10

Terms of Sale: 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 6% 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.

The PVA value of the property and improvements is \$195,000.00. If the property and improvements do not sell for at least \$195,000.00, the owners retain a right of redemption for 60 days and the property and improvements CANNOT be transferred until said time expires.

Witness my hand, this 27th day of April 2026.

/s/ ALLISON B. RUST
Allison B. Rust
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PLAINTIFF

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DEFENDANTS

In accordance with the Judgment and Order for Sale entered on or about April 27, 2026, the Master Commissioner of the Henderson Circuit Court hereby gives NOTICE that she will sell the property described below on **WEDNESDAY, MAY 13, 2026 at 2:00 p.m. CST, at the HENDERSON COUNTY COURTHOUSE, FISCAL COURTROOM, 3RD FLOOR, 20 N. MAIN STREET, HENDERSON, KY,** to the highest and best bidder. The judgment and costs in this case amount to approximately \$11,791.26 as of April 30, 2026.

Property Address: 124 Letcher Street, Henderson KY 42420 (VACANT LOT)
Parcel ID (PVA #): 2-18-2-22

Terms of Sale: 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 6% per annum from the date until

Public Notices

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.

The PVA value of the property and improvements is \$3,000.00. If the property and improvements do not sell for at least \$3,000.00, the owners retain a right of redemption for 60 days and the property and improvements CANNOT be transferred until said time expires.

Witness my hand, this 27th day of April 2026.

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DEFENDANTS

In accordance with the Judgment and Order for Sale entered on or about April 27, 2026, the Master Commissioner of the Henderson Circuit Court hereby gives NOTICE that she will sell the property described below on **WEDNESDAY, MAY 13, 2026 at 2:00 p.m. CST, at the HENDERSON COUNTY COURTHOUSE, FISCAL COURTROOM, 3RD FLOOR, 20 N. MAIN STREET, HENDERSON, KY,** to the highest and best bidder. The judgment and costs in this case amount to approximately \$25,983.45 as of April 30, 2026.

Property Address: 828 Powell Street, Henderson, KY 42420 (VACANT LOT)
Parcel ID (PVA #): 2-15-4-27

Terms of Sale: 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 6% 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.

The PVA value of the property and improvements is \$3,000.00. If the property and improvements do not sell for at least \$3,000.00, the owners retain a right of redemption for 60 days and the property and improvements CANNOT be transferred until said time expires.

Witness my hand, this 27th day of April 2026.

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DEFENDANTS

In accordance with the Judgment and Order for Sale entered on or about April 27, 2026, the Master Commissioner of the Henderson Circuit Court hereby gives NOTICE that she will sell the property described below on **WEDNESDAY, MAY 13, 2026 at 2:00 p.m. CST, at the HENDERSON COUNTY COURTHOUSE, FISCAL COURTROOM, 3RD FLOOR, 20 N. MAIN STREET, HENDERSON, KY,** to the highest and best bidder. The judgment and costs in this case amount to approximately \$29,435.96 as of April 30, 2026.

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Property Address:
113 Thompson Street,
Henderson KY 42420 (VACANT LOT)
Parcel ID (PVA #): 2-17-7-17

Terms of Sale: 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 6% 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.

The PVA value of the property and improvements is \$5,000.00. If the property and improvements do not sell for at least \$5,000.00, the owners retain a right of redemption for 60 days and the property and improvements CANNOT be transferred until said time expires.

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DEFENDANTS

In accordance with the Judgment and Order for Sale entered on or about April 27, 2026, the Master Commissioner of the Henderson Circuit Court hereby gives NOTICE that she will sell the property described below on **WEDNESDAY, MAY 13, 2026 at 2:00 p.m. CST, at the HENDERSON COUNTY COURTHOUSE, FISCAL COURTROOM, 3RD FLOOR, 20 N. MAIN STREET, HENDERSON, KY,** to the highest and best bidder. The judgment and costs in this case amount to approximately \$29,147.96 as of April 30, 2026.

Property Address:
329 - 335 N Adams Street,
Henderson, KY 42420
(VACANT LOT)
Parcel ID (PVA #): 3-1-2-3

Terms of Sale: 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 6% 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.

The PVA value of the property and improvements is \$10,000.00. If the property and improvements do not sell for at least \$10,000.00, the owners retain a right of redemption for 60 days and the property and improvements CANNOT be transferred until said time expires.

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Public Notices

of Martha Reeves; William Trainer; Unknown Spouse, Heirs and Devises of William Trainer; and Capital One Bank (USA), NA - COUNT 4).
DEFENDANTS

In accordance with the Judgment and Order for Sale entered on or about April 27, 2026, the Master Commissioner of the Henderson Circuit Court hereby gives NOTICE that she will sell the property described below on **WEDNESDAY, MAY 13, 2026 at 2:00 p.m. CST, at the HENDERSON COUNTY COURTHOUSE, FISCAL COURTROOM, 3RD FLOOR, 20 N. MAIN STREET, HENDERSON, KY,** to the highest and best bidder. The judgment and costs in this case amount to approximately \$38,474.23 as of April 30, 2026.

Property Address:
1418 Helm Street, Henderson, KY 42420 (VACANT LOT)
Parcel ID (PVA #): 2-18-6-9

Terms of Sale: 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 6% 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.

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Public Notices

RIGHT, TITLE OR INTEREST IN AND TO THE RESPONDENT, REAL PROPERTY WHETHER KNOWN, UNKNOWN, UNASCERTAINABLE, AND/OR INFANT OR DISABLED, AND THEIR RESPECTIVE SPOUSES, ISSUE, HEIRS, DEVEISEES, LEGATEES, LESSEES, TENANTS AND OCCUPIERS, and HENDERSON COUNTY, KENTUCKY, ET AL., (The Cole Group, LLC a/k/a Cole Group, LLC - COUNT 6).
DEFENDANTS

In accordance with the Judgment and Order for Sale entered on or about April 27, 2026, the Master Commissioner of the Henderson Circuit Court hereby gives NOTICE that she will sell the property described below on **WEDNESDAY, MAY 13, 2026 at 2:00 p.m. CST, at the HENDERSON COUNTY COURTHOUSE, FISCAL COURTROOM, 3RD FLOOR, 20 N. MAIN STREET, HENDERSON, KY,** to the highest and best bidder. The judgment and costs in this case amount to approximately \$11,548.99 as of April 30, 2026.

Property Address:
727 Sixth Street, Henderson, KY 42420 (VACANT LOT)
Parcel ID (PVA #): 3-8-6-16

Terms of Sale: 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 6% 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.

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REQUEST AN ABSENTEE BALLOT BY MAIL
(EXCUSE REQUIRED)
BEGINNING APRIL 4, 2026 – MAY 5, 2026

Go to the online portal at www.GoVote.Ky.gov

The applicant must meet one of the following requirements:

- Voter will be absent from the county of his or her residence during early voting on May 14, 2026- May 16, 2026, during the hours of 8am-4pm and on Election Day May 19, 2026, from 6am-6pm.
- Voter who is unable due to age, disability or illness.
- Voter is a caregiver who is providing assistance to a voter that is qualified to cast a ballot due to age, disability or illness.
- Voter or spouse of voter, who has surgery scheduled that will require hospitalization.
- Member of the Armed Forces confined to a military base.
- Spouse OR dependent of a member of the Armed Forces.
- Voter who is in her last trimester of pregnancy.
- Student or person who temporarily resides outside of the county of which they are registered.
- Person who is incarcerated and charged but not yet convicted of the crime.
- Voter who is employed in an occupation that is scheduled to work during all in person voting options.
- Voter who is an election officer and will be working at a Vote Center on Election Day.

Ballot Return Options:

1. Deposit in Drop Boxes located at the Courthouse-
 - Outside-Elm Street Entrance
 - Inside on the 2nd Floor beside elevator
2. Mail to: Henderson County Clerk
PO BOX 374
Henderson, KY 42419
Please note that postage of \$2.00 is required.

You must sign all highlighted areas before returning.

For Information Call:
The County Clerk's office
270-826-3906

Renesa Abner,
Henderson County Clerk

EC-43612208 HSPAXLP