

**0900 LEGALS**

ad valorem taxes due in the year 2026 and future years. The property will be sold subject to easements and restrictions of record and, if applicable, the right of redemption of the Defendant property owner(s) or the United States of America. The sale may be canceled and any announcements made at the sale take precedence over printed matter contained herein. The successful bidder has 10 days after the sale to examine title and file exceptions, if appropriate. The Master Commissioner does not have a key to or access to the inside of any property, does not have authority to grant anyone access to the property and does not warrant title.

**0900 LEGALS**

This 14th day of May, 2026.  
**TOM BLANKENSHIP**  
**MASTER COMMISSIONER**  
909 Main Street, PO Box 571  
BENTON, KY 42025  
270-527-1444

Case No. 26-CI-00018  
Plaintiff: Everett Lake Holdings, LLC  
Defendants: 6G Properties, LLC, et al  
Property Address: 11 Cope Road, Benton, KY  
PVA Map No.: 0B-10-01-028.00C00  
Approximate Judgment Amount: \$8,298.06

Case No. 25-CI-00108  
Plaintiff: Planet Home Lending, LLC

**0900 LEGALS**

Defendants: Mohamed A. Mohamed aka Mohamed Alaa Mohamed, et al  
Property Address: 736 Chestnut Street, Calvert City, KY  
PVA Map No.: 0C-05-05-025  
Approximate Judgment Amount: \$226,559.02

Case No. 25-CI-00374  
Plaintiff: KY Lien Holdings, LLC  
Defendants: Eric Sams, et al  
Property Address: 4 lots in Cambridge Shores  
PVA Map No. 69-0B-01-130; 69-0B-01-137; 69-0B-01-138; 69-0B-01-139  
Approximate Judgment Amount: \$5,074.44

**ORDINANCE 2026-03**  
**AN ORDINANCE RELATING TO THE ANNUAL BUDGET AND AMENDMENT THEREOF:**

WHEREAS the County of Marshall has received additional funds

NOW BE IT ORDAINED BY THE FISCAL COURT OF MARSHALL COUNTY THAT:

**SECTION ONE:** The annual budget for fiscal year 2025 - 2026 is amended to:

**a) Increase/(Decrease) Revenue Account (s)**

31-0000-41380	Transient Tax Revenue	\$87,000.00
01-0000-47270	Payroll Reimbursements	\$29,686.00
01-0000-47600	Court Settlements	\$3,600.00
01-0000-45610	Process Fees	\$25,000.00
<b>Total</b>		<b>\$145,286.00</b>

**b) Increase Expenditure Account (s)**

31-9500-90300	Transient Tax to Visitors Bureau	\$87,000.00
01-5005-10300	CO ATTORNEY ASSISTANT SALARY	\$23,600.00
01-5005-20100	County Attorney FICA	\$1,731.00
01-5005-20200	County Attorney Retirement	\$4,355.00
01-5005-53700	Judgment Distributions	\$3,600.00
01-5081-33300	Judicial Maint. Bldg. & Grounds	\$25,000.00
<b>Total</b>		<b>\$145,286.00</b>

**SECTION TWO:** The amounts added to the revenue and expenditure accounts in Section One are for governmental purposes.

Approved by the MARSHALL COUNTY FISCAL COURT the 21st day of April, 2026.

Kevin Spraggs, County Judge/Executive  
Approved as to form and classification this 22nd day of April, 2026.

*Robert O. Brown*  
State Local Finance Officer

This amendment to the budget ordinance was adopted by the Marshall County Fiscal Court, Kentucky, on this the 7th day of May, 2026.

*Kevin Spraggs*  
Kevin Spraggs, County Judge/Executive

**ABSOLUTE REAL ESTATE AUCTION**  
663 Steamboat Road • Gilbertsville, KY 42044  
**SATURDAY, MAY 23<sup>RD</sup>, 2026 at 10:00 AM**



**PREVIEW: Sunday, May 17th | 12:00 - 1:00 PM**



**KENTUCKY LAKE WATERFRONT**

Don't miss this opportunity to own a 3 bedroom, 2 bath manufactured home on 1.77± acres in the heart of Kentucky Lake country. Ideal as a primary residence, weekend getaway, investment, or future building site.

The home offers an open living and dining area, a private primary suite, and a bright sunroom addition perfect for year-round enjoyment.

Step outside to an elevated deck overlooking a peaceful setting with views toward Kentucky Lake. With dockable potential and close proximity to the water, this property is ready to enjoy now or develop into your ideal lake retreat.

**PROPERTY HIGHLIGHTS**

- 3 Bedrooms, 2 Full Bathrooms
- 1.77± Acre Lot
- Dockable Property
- Excellent Future Building Site Potential
- Open Living Room & Dining Area
- Primary Suite with Private Bath
- Sunroom Addition for Extra Living Space
- Rear Deck Overlooking Kentucky Lake Area
- Conveniently Located Near Moors Marina
- Peaceful, Wooded Setting






**REAL ESTATE TERMS:** The property will be offered in 3 individual tracts, any combination of tracts, or as a whole property. The property will be sold in the manner resulting in the highest total sale price. A 10% Buyer's Premium will be added to the final bid and included in the deed transaction sale price. 15% as down payment on the day of the auction with balance in cash at closing on or before 30 days. The down payment may be in the form of cashier's check, personal check, or corporate check. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING. Buyer Will Be Required To Sign A Lead Based Paint Disclosure Waiving The Opportunity To A 10 Day Post Sale Inspection. Make Inspections Prior To Date Of Sale. Closing shall take place on or before 30 days from auction date. All 2026 ad valorem taxes will be prorated at closing. The property will be sold by the deed.

**HARRIS HOMES - FARMLAND ESTATES - WATERFRONT**  
Real Estate & Auction


**MICHAEL HARRIS**  
PRINCIPAL BROKER  
PRINCIPAL AUCTIONEER  
KL# 252972 | KY Broker# 198374

Phone: 270-247-3253 Toll Free: 800-380-4318 [harrisauctions.com](http://harrisauctions.com)

**ABSOLUTE REAL ESTATE AUCTION**  
Saturday, May 23<sup>rd</sup>, 2026 at 10:00 am

**SELLING 2 Kentucky Lake Waterfront Lots!**  
533 Sherwood Drive  
Gilbertsville, KY 42044

*Buena Vista Subdivision*



**Tract 1:** Lot 38 A  
0.522± Acre with Dock

**Tract 2:** Lot 40 A  
0.544± Acre with Dock Permit

**TRACT DETAILS**

**Tract 1: Waterfront Lot with Dock – Lot 38A, 0.522 Acre Lot.**  
A BRAND NEW DOCK THAT WAS INSTALLED SUMMER OF 2025.

**Tract 2: Waterfront Lot – Lot 40A, 0.544 Acre Lot.**  
APPROVED DOCK PERMIT

Don't miss this rare opportunity to own Kentucky Lake waterfront property! These 2 beautiful lots offer outstanding views, direct water access, and the perfect setting for your dream home, vacation getaway, or investment property. Whether you're looking to build, relax, or capitalize on lakefront demand, these properties check all the boxes.

**RARE OPPORTUNITY – WATERFRONT LOTS ARE LIMITED!**  
*Be ready to bid and buy at your price on May 23<sup>rd</sup>.*  
*Properties like this don't come around often!*

**Auction will be held on site. Selling absolute to the highest bidder.**

**2 BEAUTIFUL LOTS OUTSTANDING VIEWS DIRECT WATER ACCESS**

**REAL ESTATE TERMS:** The property will be offered in 2 individual tracts, any combination of tracts, or as a whole property. The property will be sold in the manner resulting in the highest total sale price. A 10% Buyer's Premium will be added to the final bid and included in the deed transaction sale price. 15% as down payment on the day of the auction with balance in cash at closing on or before 30 days. The down payment may be in the form of cashier's check, personal check, or corporate check. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING. Buyer Will Be Required To Sign A Lead Based Paint Disclosure Waiving The Opportunity To A 10 Day Post Sale Inspection. Make Inspections Prior To Date Of Sale. Closing shall take place on or before 30 days from auction date. All 2026 ad valorem taxes will be prorated at closing. The property will be sold by a new survey. Buyer is responsible for 50%.



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**MASTER COMMISSIONER AUCTION**  
**CIVIL ACTION NO. 25-CI-00078**  
4913 Gilbertsville Highway • Calvert City, KY 42029  
**MONDAY, MAY 18<sup>TH</sup>, 2026 at 12:00 PM**



**PUBLIC PREVIEW Thursday May 14 11-12 PM**

**INDUSTRIAL PROPERTY - PRIME LOCATION - 1.25±- Acre in 2 Tracts**

Positioned in the heart of the Calvert City industrial corridor, this property offers an outstanding opportunity for investors, business owners, or operators looking to capitalize on proximity to major industrial plants directly across the street.

**PROPERTY OVERVIEW**

- 4,000+ Sq Ft Industrial Building
- Situated on 1.25 Acres
- Zoned I-1 (Light Industrial)
- Excellent visibility and access from multiple road frontages

**PROPERTY HIGHLIGHTS**

- Flexible layout: Offices, Shop, Manufacturing, Storage
- 5+ Offices with Reception Area
- Large Open Production Area
- Rear Shop Space

- 2 Half Bathrooms
- 3-Phase Electric Available
- City Water & Sewer
- West Kentucky Electric
- Spectrum Internet Available
- Ample Parking and Expansion Potential

**INVESTMENT OPPORTUNITY:** This is a strategic industrial location with strong upside potential. Ideal for manufacturing, warehousing, service-based businesses, or expansion near major employers.

**REAL ESTATE TERMS:** The property will be offered in 2 individual tracts, any combination of tracts, or as a whole property. The property will be sold in the manner resulting in the highest total sale price. A 10% Buyer's Premium will be added to the final bid and included in the deed transaction sale price. 15% as down payment on the day of the auction with balance in cash at closing on or before 30 days. The down payment may be in the form of cashier's check, personal check, or corporate check. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING. Buyer Will Be Required To Sign A Lead Based Paint Disclosure Waiving The Opportunity To A 10 Day Post Sale Inspection. Make Inspections Prior To Date Of Sale. Closing shall take place on or before 30 days from auction date. All 2026 ad valorem taxes will be prorated at closing. The property will be sold by the deed. This property is being sold pursuant to a Master Commissioner Auction ordered by the court in Civil Action No. 25-CI-00078. Additional terms, conditions, and court requirements will apply.

**ONLINE ONLY EQUIPMENT & TOOL AUCTION**  
**BIDDING CLOSES: MAY 18<sup>TH</sup> @ 12:00 PM**  
**PICK UP: Thurs., May 21st - 10am-4pm - LOCATION: 4913 Gilbertsville Hwy, Calvert City, KY**



**VEHICLES:** 2017 Ford F-250 XL Long Bed Truck • 2017 Ford F-250 XL Crew Cab Pickup

**TRAILERS & MOWERS:** Enclosed Trailer • Enclosed Bumper Hitch Trailer • Toro Zero-Turn Lawnmower (42" Cut)

**EQUIPMENT & WELDING:** Clark Forklift • Miller MIG, TIG, Stick & Portable Welders • Lincoln Electric LN-25 PRO Portable Welder • Miller Arc Reach & Suitcase Welders • Torch Sets with Oxygen & Acetylene Tanks • Welding Wire, Leads, and Accessories • Harrington Chain Hoists (Multiple, Up to 3 Ton) • Lever Chain Hoists, Come-Alongs, A-Frame Rack • Hydraulic Press, Climax Key Mill • Kysor Johnson Bandsaw

**POWER TOOLS & SHOP EQUIPMENT:** Milwaukee Band Saws, Rotary Hammer, Hole Shooter • Dewalt & Porter-Cable Power Tools • Metabo Angle Grinder • Bench Grinders, Sanders • Pneumatic Tools, Air Nailers, Impact Wrenches • Ladders, Industrial Fans, Shop Heaters

**HAND TOOLS & SHOP CONTENTS:** Large Selection of Sockets, Wrenches & Tool Sets • Snap-On Impact Wrenches

**STORAGE & SHOP FURNISHINGS:** Snap-On, Ridgid, Kobalt & Craftsman Tool Chests • US General Cabinets, Weather Guard Toolboxes • Metal Storage Racks, Lockers, Industrial Shelving • Tool Carts, Metal Racks, Storage Containers

**OFFICE & MISCELLANEOUS:** Office Desks, Chairs, Tables & Cabinets • Shredder, Extension Cords, Misc. Office Items • Shop & Garage Contents - Large Assortment

**ONLINE BIDDING TERMS:** A 10% Buyer's Premium will be added to all winning bids to determine the final purchase price. The credit card on file with Hibid will be automatically charged at the close of the auction unless prior arrangements are made. **FOR FULL TERMS - GO TO - harrisauctions.com.**

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