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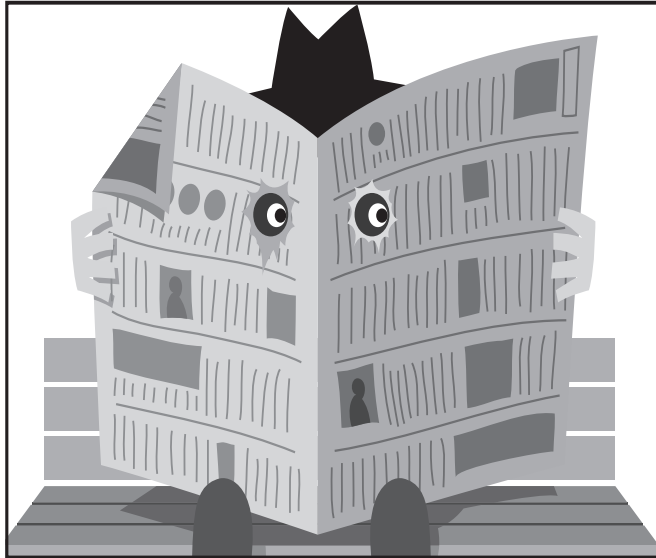
News-Democrat & LEADER

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0900 LEGALS

NOTICE OF SALE OF SURPLUS PROPERTY
NOTICE IS HEREBY GIVEN that the City of Auburn, Kentucky, is accepting sealed bids for offers to purchase real property on Caldwell Street, previously designated as surplus property by the City Council of Auburn and conveyed to the City as shown in Deed Book 243, Page 358 in the records of the Logan County Clerk. The real property consists of a vacant lot.

Bids should include the name(s) of all individuals and/or entities proposing to have an interest in the real property upon sale thereof and must include a statement of the prospective purchaser agreeing to be responsible for all expenses associated with the purchase, including but not limited to any survey, appraisal, and/or closing costs. Sealed Bids are to be delivered to Auburn City Hall, 103 East Main Street, Auburn, Kentucky, before 5:00 p.m., C.S.T. On April 11, 2022. The City Council for Auburn will on April 11, 2022, at 6:00 p.m. at City Hall, Auburn, Kentucky, consider all properly submitted and qualified bids.

The City of Auburn reserves the right to accept any bid, to reject any and all bids, to waive any irregularities or informalities in selecting a bid and to accept what, in its opinion, is the best responsive and responsible bid. The City of Auburn reserves the right to give preference to a resident bidder pursuant to KRS 45A.494.

PUBLIC NOTICE
BUDGET HEARING REGARDING PROPOSED USE OF COUNTY ROAD AID AND LOCAL GOVERNMENT ECONOMIC ASSISTANCE FUNDS
A public hearing will be held by Logan County Fiscal Court at the Courthouse on April 12, 2022 at 9:00 a.m. for the purpose of obtaining citizens comments regarding the possible uses of the

0900 LEGALS

County Road Aid (CRA) and Local Government Economic Assistance (LGEA) Funds. All interested persons in Logan County are invited to the hearing to submit verbal or written comments on possible uses of the CRA and LGEA Funds. Any person(s) who cannot submit written comments or attend the public hearing but wish to submit comments, should call the Office of the County Judge/Executive at (270)726-3116 by April 11, 2022 so that arrangements can be made to secure their comments.
---Logan Chick
Logan County Judge/Executive

STORAGE SALE
A1 Self-Storage
633 North Main Street
Russellville, KY
Friday April 8 at 10AM
Storage Units to sell:
175, 205,230,261, 282, 283, 295, 325, 343, 349, 394, 396, 409, 446, 466, 496, 524, 568, 583, 634, 747, 755, 758, 763, 775, 802, 821, 824, 834, 860

STORAGE SALE
A1 Self-Storage
870 Nashville Street
Russellville, KY
Friday April 8 at 10:30AM
Storage units to sell:
34, 51, 58A, 63, 68, 75, 128, 130

The Logan County Board of Education is soliciting architectural services for the renovation of Logan County High School. Interested architectural firms shall submit a one page "Letter of Interest" to the Logan County Board of Education, Attention: Paul Mullins, paul.mullins@logan.kyschools.us by 5pm on Thursday April 14, 2022.

NOTICE OF PROPOSED RATE CHANGE

In accordance with the requirements of the Kentucky Public Service Commission ("PSC") as set out in 807 KAR 5:069, Section 3, notice is hereby given to the customers of the South Logan Water Association ("Association") of a change in water rates for users of the Association's water system. The changes in water rates are required by the U.S. Department of Agriculture, acting through Rural Development ("RD") in connection with a loan by RD to the Association in the principal amount of \$798,000 to be evidenced by the issuance by the Association of its promissory notes in such amount, which RD has agreed to purchase provided the Association meets certain conditions of RD, including revising the water rates as set forth below:

Current Monthly Water Rates			
Meter Size 5/8x3/4 Inch:	First 2,000 Gallons @ \$22.39	Minimum per 1,000 Gallons	
	Next 8,000 Gallons @ \$7.77	per 1,000 Gallons	
	Next 40,000 Gallons @ \$7.50	per 1,000 Gallons	
	Next 50,000 Gallons @ \$7.22	per 1,000 Gallons	
	All Over 100,000 Gallons @ \$6.95	per 1,000 Gallons	
Meter Size 1-Inch:	First 2,000 Gallons @ \$42.40	Minimum per 1,000 Gallons	
	Next 8,000 Gallons @ \$7.77	per 1,000 Gallons	
	Next 40,000 Gallons @ \$7.50	per 1,000 Gallons	
	Next 50,000 Gallons @ \$7.22	per 1,000 Gallons	
	All Over 100,000 Gallons @ \$6.95	per 1,000 Gallons	
Meter Size 1-1/2 Inch:	First 2,000 Gallons @ \$60.38	Minimum per 1,000 Gallons	
	Next 8,000 Gallons @ \$7.77	per 1,000 Gallons	
	Next 40,000 Gallons @ \$7.50	per 1,000 Gallons	
	Next 50,000 Gallons @ \$7.22	per 1,000 Gallons	
	All Over 100,000 Gallons @ \$6.95	per 1,000 Gallons	
Meter Size 2-Inch:	First 2,000 Gallons @ \$92.91	Minimum per 1,000 Gallons	
	Next 8,000 Gallons @ \$7.77	per 1,000 Gallons	
	Next 40,000 Gallons @ \$7.50	per 1,000 Gallons	
	Next 50,000 Gallons @ \$7.22	per 1,000 Gallons	
	All Over 100,000 Gallons @ \$6.95	per 1,000 Gallons	
Meter Size 3-Inch:	First 2,000 Gallons @ \$125.01	Minimum per 1,000 Gallons	
	Next 8,000 Gallons @ \$7.77	per 1,000 Gallons	
	Next 40,000 Gallons @ \$7.50	per 1,000 Gallons	
	Next 50,000 Gallons @ \$7.22	per 1,000 Gallons	
	All Over 100,000 Gallons @ \$6.95	per 1,000 Gallons	
Meter Size 4-Inch:	First 2,000 Gallons @ \$161.71	Minimum per 1,000 Gallons	
	Next 8,000 Gallons @ \$7.77	per 1,000 Gallons	
	Next 40,000 Gallons @ \$7.50	per 1,000 Gallons	
	Next 50,000 Gallons @ \$7.22	per 1,000 Gallons	
	All Over 100,000 Gallons @ \$6.95	per 1,000 Gallons	

Proposed Monthly Water Rates					
Meter Size 5/8x3/4 Inch:	First 2,000 Gallons @ \$24.02	Minimum per 1,000 Gallons	+\$1.63	+7.3%	
	Next 8,000 Gallons @ \$8.35	per 1,000 Gallons	+\$0.58	+7.5%	
	Next 40,000 Gallons @ \$8.06	per 1,000 Gallons	+\$0.56	+7.5%	
	Next 50,000 Gallons @ \$7.76	per 1,000 Gallons	+\$0.54	+7.5%	
	All Over 100,000 Gallons @ \$7.47	per 1,000 Gallons	+\$0.52	+7.5%	
Meter Size 1-Inch:	First 2,000 Gallons @ \$45.43	Minimum per 1,000 Gallons	+\$3.03	+7.1%	
	Next 8,000 Gallons @ \$8.35	per 1,000 Gallons	+\$0.58	+7.5%	
	Next 40,000 Gallons @ \$8.06	per 1,000 Gallons	+\$0.56	+7.5%	
	Next 50,000 Gallons @ \$7.76	per 1,000 Gallons	+\$0.54	+7.5%	
	All Over 100,000 Gallons @ \$7.47	per 1,000 Gallons	+\$0.52	+7.5%	
Meter Size 1-1/2 Inch:	First 2,000 Gallons @ \$64.67	Minimum per 1,000 Gallons	+\$4.29	+7.1%	
	Next 8,000 Gallons @ \$8.35	per 1,000 Gallons	+\$0.58	+7.5%	
	Next 40,000 Gallons @ \$8.06	per 1,000 Gallons	+\$0.56	+7.5%	
	Next 50,000 Gallons @ \$7.76	per 1,000 Gallons	+\$0.54	+7.5%	
	All Over 100,000 Gallons @ \$7.47	per 1,000 Gallons	+\$0.52	+7.5%	
Meter Size 2-Inch:	First 2,000 Gallons @ \$99.48	Minimum per 1,000 Gallons	\$6.57	+7.1%	
	Next 8,000 Gallons @ \$8.35	per 1,000 Gallons	+\$0.58	+7.5%	
	Next 40,000 Gallons @ \$8.06	per 1,000 Gallons	+\$0.56	+7.5%	
	Next 50,000 Gallons @ \$7.76	per 1,000 Gallons	+\$0.54	+7.5%	
	All Over 100,000 Gallons @ \$7.47	per 1,000 Gallons	+\$0.52	+7.5%	
Meter Size 3-Inch:	First 2,000 Gallons @ \$133.82	Minimum per 1,000 Gallons	+\$8.81	+7.0%	
	Next 8,000 Gallons @ \$8.35	per 1,000 Gallons	+\$0.58	+7.5%	
	Next 40,000 Gallons @ \$8.06	per 1,000 Gallons	+\$0.56	+7.5%	
	Next 50,000 Gallons @ \$7.76	per 1,000 Gallons	+\$0.54	+7.5%	
	All Over 100,000 Gallons @ \$7.47	per 1,000 Gallons	+\$0.52	+7.5%	
Meter Size 4-Inch:	First 2,000 Gallons @ \$173.09	Minimum per 1,000 Gallons	+\$11.38	+7.0%	
	Next 8,000 Gallons @ \$8.35	per 1,000 Gallons	+\$0.58	+7.5%	
	Next 40,000 Gallons @ \$8.06	per 1,000 Gallons	+\$0.56	+7.5%	
	Next 50,000 Gallons @ \$7.76	per 1,000 Gallons	+\$0.54	+7.5%	
	All Over 100,000 Gallons @ \$7.47	per 1,000 Gallons	+\$0.52	+7.5%	

Customer Class	Average Monthly Usage Per Customer (Gallons)	Average Monthly Bill (Present Rates)	Average Monthly Bill (Proposed Rates)	Increase in Average Monthly Bill (\$)	Increase in Average Monthly Bill (%)
5/8" x 3/4" Meter	4,228	\$39.70	\$42.62	\$2.92	7.4%
1" Meter	12,644	\$124.39	\$133.54	\$9.15	7.4%
1-1/2" Meter	40,893	\$354.24	\$380.47	\$26.23	7.4%
2" Meter	48,946	\$447.17	\$480.18	\$33.01	7.4%
3" Meter	455,533	\$3,319.12	\$3,566.85	\$247.73	7.5%
4" Meter	375,625	\$2,800.46	\$3,009.21	\$208.75	7.5%

The proposed monthly water rates shall be effective for water sold after the date of the final approving Order of the PSC, which Order is expected to be issued no later than 30 days of the filing of the Application. The Application for approval of the rate change has been filed with the PSC and may be examined during normal business hours at the following locations: (i) South Logan Water Association, 114 South Main Street, Adairville, KY 42202; (ii) PSC, 211 Sower Boulevard, Frankfort, Kentucky, Monday through Friday, 8:00 a.m. to 4:30 p.m., E.T.; and (iii) via the PSC website at <http://psc.ky.gov>. Comments regarding the Application may be submitted to the PSC via its website or by mail to PSC, P.O. Box 615, Frankfort, Kentucky 40602.

The proposed rates are required under the terms of an agreement between the Association and RD and KRS 278.023 does not grant the PSC any discretionary authority to modify or reject any portion of the agreement between the Association and RD, or to defer the issuance of all necessary orders to implement the terms of the agreement. The RD loan proceeds will be used to finance the costs of infrastructure improvements including: (i) extension of water service along the Russellville Southern Bypass from US Highway 431 to US Highway 79; and (ii) renovation of the current water office to update the building for ADA compliance and security.

Signed: George Fugate, President
South Logan Water Association.

MASTER COMMISSIONER'S SALE
BY VIRTUE OF AN ORDER OF SALE OF THE LOGAN CIRCUIT COURT, the Master Commissioner will sell at public auction the real property in the following actions on **April 13, 2022, about the hour of 10:00 a.m., on the steps of the Logan County Court of Justice Building, Russellville, Kentucky, 42276. Health and safety measures to include social distancing and the use of facial coverings over the nose and mouth will be required at sales.** Said property shall be sold to collect the amounts due in the court judgments.

A. The purchasers will be required to pay the full purchase price or a minimum of ten percent (10%) down the day of sale and post bond on the remainder with the balance due in thirty (30) days. Said bond will bear interest at the judgment rate per annum upon the unpaid balance from the date of sale until paid in full.

The Master Commissioner will retain a lien on the property sold to secure the sale price. **If the purchaser does not pay cash in full the day of the sale, he/she will be required to post bond and provide sufficient surety thereon at the sale. Please contact the Master Commissioner's office prior to the sale with questions regarding approved surety at (270) 717-1110.**

B. The property is sold subject to the following: a) State, county, city, and school taxes payable for the entire year of 2022 and all taxes due thereafter; b) easements, restrictions, and covenants of record; c) assessments for public improvements levied against the property; d) any facts which an inspection or accurate survey of the property may disclose.

C. The property shall otherwise be sold free and clear of any and all right, title, and interest of the parties to this action and of their liens and encumbrances thereon except such right of redemption as may exist in favor of the United States of America or the defendants.

D. It is further provided that when the property sold includes insurable improvements, the successful bidder at the sale, at bidder's own expense, shall carry fire and extended coverage insurance on said improvements from the date of sale until the purchase price is fully paid, to the extent of the court appraised value of said improvements or the unpaid balance of the purchase price, whichever is less, at a minimum, with a loss payable clause to the Master Commissioner of the Logan Circuit Court, or to the Plaintiff. Failure of the purchaser to effect such insurance shall not affect the validity of the sale or the purchaser's liability thereof, but shall entitle, but not require, the Plaintiff to effect said insurance and furnish the policy or evidence thereof to the Master Commissioner of the Logan Circuit Court if she so desires, and the premium thereon, or proper portion thereof shall be charged to the purchaser at purchaser's costs.

Sale No. 1: PennyMac Loan Services, LLC v. Danny Manes, et al; pending in Logan Circuit Court Civil Action No. 19-CI-00272. **2175 Orndorff Mill Road, Russellville, KY 42276**
Tax Map Number: 070-00-00-007-03
NOTE: SUCCESSFUL BIDDER TO PAY 2022 AD VALOREM TAXES
Submitted this 21st day of March, 2022.

/s/ Ami L. Brooks
AMI L. BROOKS, MASTER COMMISSIONER
CERTIFICATE OF SERVICE

This is to certify that a copy of the foregoing was this 21st day of March, 2022, mailed by U.S. Mail, faxed, e-mailed, or hand delivered to the following:
Hon. Victoria M. Kadreva Holmes
MILLSAP & SINGER, LLC
10200 Forest Green Blvd., Suite 405
Louisville, KY 40223

Hon. Alicia C. Johnson
Warning Order Attorney
P.O. Box 1654
Russellville, KY 42276

Mr. Danny Manes
2175 Orndorff Mill Road
Russellville, KY 42276

Unknown Spouse of Danny Manes
2175 Orndorff Mill Road
Russellville, KY 42276
/s/ Ami L. Brooks
AMI L. BROOKS, Master Commissioner
Logan Circuit Court

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The Master Commissioner will retain a lien on the property sold to secure the sale price. **If the purchaser does not pay cash in full the day of the sale, he/she will be required to post bond and provide sufficient surety thereon at the sale. Please contact the Master Commissioner's office prior to the sale with questions regarding approved surety at (270) 717-1110.**

B. The property is sold subject to the following: a) State, county, city, and school taxes payable for the entire year of 2022 and all taxes due thereafter; b) easements, restrictions, and covenants of record; c) assessments for public improvements levied against the property; d) any facts which an inspection or accurate survey of the property may disclose.

C. The property shall otherwise be sold free and clear of any and all right, title, and interest of the parties to this action and of their liens and encumbrances thereon except such right of redemption as may exist in favor of the United States of America or the defendants.

D. It is further provided that when the property sold includes insurable improvements, the successful bidder at the sale, at bidder's own expense, shall carry fire and extended coverage insurance on said improvements from the date of sale until the purchase price is fully paid, to the extent of the court appraised value of said improvements or the unpaid balance of the purchase price, whichever is less, at a minimum, with a loss payable clause to the Master Commissioner of the Logan Circuit Court, or to the Plaintiff. Failure of the purchaser to effect such insurance shall not affect the validity of the sale or the purchaser's liability thereof, but shall entitle, but not require, the Plaintiff to effect said insurance and furnish the policy or evidence thereof to the Master Commissioner of the Logan Circuit Court if she so desires, and the premium thereon, or proper portion thereof shall be charged to the purchaser at purchaser's costs.

Sale No. 1: PennyMac Loan Services, LLC v. Danny Manes, et al; pending in Logan Circuit Court Civil Action No. 19-CI-00272. **2175 Orndorff Mill Road, Russellville, KY 42276**
Tax Map Number: 070-00-00-007-03
NOTE: SUCCESSFUL BIDDER TO PAY 2022 AD VALOREM TAXES
Submitted this 21st day of March, 2022.

/s/ Ami L. Brooks
AMI L. BROOKS, MASTER COMMISSIONER
CERTIFICATE OF SERVICE

This is to certify that a copy of the foregoing was this 21st day of March, 2022, mailed by U.S. Mail, faxed, e-mailed, or hand delivered to the following:
Hon. Victoria M. Kadreva Holmes
MILLSAP & SINGER, LLC
10200 Forest Green Blvd., Suite 405
Louisville, KY 40223

Hon. Alicia C. Johnson
Warning Order Attorney
P.O. Box 1654
Russellville, KY 42276

Mr. Danny Manes
2175 Orndorff Mill Road
Russellville, KY 42276

Unknown Spouse of Danny Manes
2175 Orndorff Mill Road
Russellville, KY 42276
/s/ Ami L. Brooks
AMI L. BROOKS, Master Commissioner
Logan Circuit Court

MASTER COMMISSIONER'S SALE
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A. The purchasers will be required to pay the full purchase price or a minimum of ten percent (10%) down the day of sale and post bond on the remainder with the balance due in thirty (30) days. Said bond will bear interest at the judgment rate per annum upon the unpaid balance from the date of sale until paid in full.

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B. The property is sold subject to the following: a) State, county, city, and school taxes payable for the entire year of 2022 and all taxes due thereafter; b) easements, restrictions, and covenants of record; c) assessments for public improvements levied against the property; d) any facts which an inspection or accurate survey of the property may disclose.

C. The property shall otherwise be sold free and clear of any and all right, title, and interest of the parties to this action and of their liens and encumbrances thereon except such right of redemption as may exist in favor of the United States of America or the defendants.

D. It is further provided that when the property sold includes insurable improvements, the successful bidder at the sale, at bidder's own expense, shall carry fire and extended coverage insurance on said improvements from the date of sale until the purchase price is fully paid, to the extent of the court appraised value of said improvements or the unpaid balance of the purchase price, whichever is less, at a minimum, with a loss payable clause to the Master Commissioner of the Logan Circuit Court, or to the Plaintiff. Failure of the purchaser to effect such insurance shall not affect the validity of the sale or the purchaser's liability thereof, but shall entitle, but not require, the Plaintiff to effect said insurance and furnish the policy or evidence thereof to the Master Commissioner of the Logan Circuit Court if she so desires, and the premium thereon, or proper portion thereof shall be charged to the purchaser at purchaser's costs.

Sale No. 1: Truist Bank v. Ricky Moore, et al; pending in Logan Circuit Court Civil Action No. 21-CI-00135. **1037 North Main Street, Russellville, KY 42276**
Tax Map Number: 068-11-00-037-00
NOTE: SUCCESSFUL BIDDER TO PAY 2022 AD VALOREM TAXES
Submitted this 24th day of February, 2022.

/s/ Ami L. Brooks
AMI L. BROOKS, MASTER COMMISSIONER
CERTIFICATE OF SERVICE

This is to certify that a copy of the foregoing was this 24th day of February, 2022, mailed by U.S. Mail, faxed, e-mailed, or hand delivered to the following:
Hon. Phillip Q. Ratliff
Campbell Woods, PLLC
P.O. Box 1862
Ashland, KY 41105-1862

Hon. Joseph E. Ross
Logan County Attorney
200 W. 9th Street, P.O. Box 905
Russellville, KY 42276

Ricky Moore
17251 Greenville Road
Lewisburg, KY 42256
Sheila Biggs
Aka Sheila Rae Atkinson
4191 Coopertown Road
Russellville, KY 42276

Judy Thomas
608 N. Morgan Street
Russellville, KY 42276
Angela Denise Woods
aka Angela Denise Hyams aka Angela Denise Wright
684 Toler Bridge Road
Lewisport, KY 42351

Unknown Spouse of Ricky Moore
17251 Greenville Road
Lewisburg, KY 42256

Unknown Spouse of Judy Thomas
608 N. Morgan Street
Russellville, KY 42276

Corkey Biggs
4191 Coopertown Road
Russellville, KY 42276

Unknown Spouse of Angela Denise Wood
aka Angela Denise Hyams aka Angela Denise Wright
684 Toler Bridge Road
Lewisport, KY 42351

Unknown Defendants, who are Heirs or Deviseses or Legatees of Rayburn Atkinson & their Spouses and any Unknown Person who may have an interest in the Property
4191 Coopertown Road
Russellville, KY 42276

Unknown Defendants, who are the Heirs or Deviseses or Legatees of Anthony Atkinson & their Spouses and any Unknown Person who may have an interest in the Property
1037 North Main Street
Russellville, KY 42276
/s/ Ami L. Brooks
AMI L. BROOKS, Master Commissioner
Logan Circuit Court

AUCTION

Thursday, April 7th @ 5:00 PM

Excellent "Flipper House"

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270-726-2900

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Will Gregory, REALTOR / Principal Auctioneer

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- ◆ Central HVAC (Needs Unit)
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- ◆ Asphalt Driveway & Concrete Patio
- ◆ Hardwood & Tile Floors
- ◆ Convenient Location
- ◆ Excellent Investment

Customer Service Representative / Cashier

Bowling Green, KY Office

NCTC seeks a Customer Service Representative/Cashier for the new office in Bowling Green, Kentucky. Initial training will be conducted at our offices in Scottsville, KY, Westmoreland, TN and/or our main business office in Lafayette, TN. Length of training will vary, and will primarily depend on the candidate's existing experience level and how quickly they learn.

The position's primary responsibilities include, but are not limited to: Interact with customers in person or on the phone, in a positive and friendly manner, pro-actively handling customer inquiries in a satisfactory manner.

Position requires a high school diploma, or equivalent, plus two years of customer service, telecommunications sales or clerical experience. Post high school education and/or previous outside sales experience is a plus. Qualified applicants will possess a friendly outgoing personality with a bias for delivering exceptional customer service and continuously fostering good public relations; proficiency with MS Office suite; with exceptional verbal, listening and written communication skills.

Residency requirement: applicants must live in Warren County, KY or one of the counties adjacent to Warren County - Allen, Barren, Edmonson, Butler, Logan, or Simpson.

To be considered for this outstanding opportunity, and to view a more detailed description of the position, please apply online at: <http://www.nctc.com/about-nctc/careers/>
Application deadline: April 4, 2022

NCTC, 872 Highway 52 Bypass East, P.O. Box 70, Lafayette, TN 37083-0070

This institution is an Equal Opportunity Provider and Employer - M / F / D / V