I, Shelia Brennan, office manager of The Times Leader, a newspaper of general circulation, published in the City of Princeton, County of Caldwell, State of Kentucky, do hereby affirm the legal advertisement emailed electronically to your company was published in the Nov. 18, 2023 edition of The Times Leader per electronic tear sheets attached to this email.

Shelia Brennan

Stelia Brennan 11/29/23



NOVEMBER 27, 2023

MARK L. ASHBURN, COMMISSIONER

There is a web site available with the sales listings and general information about Master Commissioner Sales. You can access the information on the first Friday that it appears in the Paducah Sun Classified Ads (which is the TWO Fridays prior to the sale) at: MC-CLISTINGS.NET. You must enter the year and month in order to view only the sales for this month.

On MONDAY, NOVEMBER 27, 2023 at or about 1:30 p.m. pursuant to terms of various Judgments in the McCracken Circuit Court, the Commissioner will sell the properties listed below at public auction to the highest bidder at the McCracken County Courthouse, Paducah, Kentucky, as described in the following actions. The auction for this month will be held inside the courthouse on the steps in the old section of the courthouse (on the Washington Street side or the left side of the courthouse.)

THE NEXT SALE WILL BE ON JANUARY 29, 2024.

You do not need to register to bid on properties, but be sure to have access to sufficient funds to buy property for the purchase price or pay at least 10% of the price ON THE DAY OF THE SALE, AT THE SALE LOCATION. You must also meet the requirements if you plan on paying the 10% deposit, instead of the full amount. You must have someone present at the sale to sign a surety bond and have a letter from the bank saying that you have sufficient funds or credit to buy the property. These are listed below under the Terms of Sale on this document, please read carefully all the terms.

1135 NORTH 12TH ST, PADUCAH, KY; CITY OF PADUCAH, KENTUCKY VS HEIRS OF MICHAEL PAGE ALLEN, SR, ET AL; 20-CI-0018

Sale is made to recover the following: Judgment for the Plaintiff in the amount of \$755.73 for delinquent taxes; Citation Liens of

\$678.21; Plaintiff's fees, costs of \$6,806.00 and attorney fees of \$6,568.75 (for 3 properties); and the costs of the sale. Part of Block 44, Harris, Flournoy, Trimble and Norton's Addition on west side N. 12th St measuring 175' x 40' x 175' x 40'; Deed Book 1379, p. 247

PIDN: 104-31-03-009

1605 NORTH 11th ST, PADUCAH, KY; CITY OF PADUCAH, KENTUCKY VS HEIRS OF MICHAEL PAGE ALLEN, SR, ET AL; 20-CI-00186

Sale is made to recover the following: Judgment for the Plaintiff in the amount of \$60.49 for delinquent taxes; Plaintiff's fees, costs of \$6,806.00 and attorney fees of \$6,568.75 (for 3 properties); and the costs of the sale.

Lot 10, Block 4, William Rottgering Addition in Plat Book A, p. 91, on southerly line of 11th St 100' from intersection with Fern (Olive), measuring 50' x 180' x 50' x 180'. PIDN: 103-24-13-006

1258 & 1260 FLOURNOY ST, PADUCAH, KY; CITY OF PADUCAH, KENTUCKY VS HEIRS OF MICHAEL PAGE ALLEN, SR, ET AL; 20-CI-0018

Sale is made to recover the following: Judgment for the Plaintiff in the amount of \$7,267.44 for delinquent taxes; Citation Liens of \$5,335.38; Plaintiff's fees, costs of \$6,806.00 and attorney fees of \$6,568.75 (for 3 properties); and the costs of the sale. TRACT I: On the east side of Flournoy, 66' from corner with N. 13th St measuring 58.5'x 39.90' x 58.5' x 39.9'

TRACT II: On the east side of Flournoy, 124.5' from corner with N. 13th St, measuring 48' x 40' x 50.77' x 39.90'. Deed Book 1227, p. 560

PIDN: 104-31-03-028

1117 MILLER ST, PADUCAH, KY; VANDERBILT MORTGAGE AND FINANCE, INC. VS HEATHER LEIGH BUCHANAN AKA NKA HEATHER LEIGH HAMILTON; CHRISTOPHER LEE HAMILTON, ET AL; 23-CI-00600

Sale is made to recover the following: Judgment for the Plaintiff in the amount of \$56,617.19 as principal; interest at 6.50%; fees and late charges; costs of \$2,128.83 attorney fees of \$1,500.00 and the costs of the sale.

TRACT I: Lot 23, Block 2, Miller Owen and Bradshaws Oak Park Addition in Plat Book A, p. 217, fronting 50' and running back a uniform width for 160' to an alley. TRACT II: Lot 24, Block 2, Miller Owen and Bradshaws Oak Park Addition in Plat Book A, p. 217, fronting 50' running back a

uniform with for 150' to an alley;

Deed Book 849, p 412 for Tract I; also Deed Book 1046, p. 393 for Tract II. PIDN: 105-13-10-009

Includes a 2007 Clayton manufactured home VIN: CS2009107TNAB, which was converted to real estate in June, 2008

4225 METROPOLIS LAKE RD, WEST PADUCAH, KY; VANDERBILT MORTGAGE AND FINANCE, INC. vs THOMAS D. DAVIS, MELISSA S. DAVIS: 23-CI-00566

Sale is made to recover the following: Judgment for the Plaintiff in the amount of \$90,382.71 as principal; interest rate of 9.76%; fees and costs; attorney fees which total \$91,2247.91 and the costs of the sale.

On the west line of Metropolis Lake Rd, 104.3' from the Bynum private road; measuring 104.35' x 208.7' x 104.35' x 208.7' containing ½ acre; The sale shall include a 2012 Clayton Manufactured Home, Serial No. FLE250TN1236243AB Deed Book 10758. p. 757. PIDN: 045-00-00-012

8525 SMOKEY LANE, MELBER, KY; U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE VS ANGELA HARDING AND TERRY HARDING, ET AL; 22-CI-00719

Sale is made to recover the following: Judgment for the Plaintiff in the amount of \$72,176.55 as principal; interest at 11.32000%; costs, fees: and the costs of the sale.

Lot 10, in the back division of Village of Melber containing one acre, more or less in the southeast corner of Section 35, Township 6, Range 1, west. Deed Book 1298 p. 309, also Deed Book 615, p. 757. PIDN: 072-30-00-014

1024 NORTH 10TH ST, 1026 N. 10TH ST, 1030 NORTH 10TH ST, PADUCAH, KY; CITY OF PADUCAH, KENTUCKY VS UNKNOWN HFIRS OF SAM J. KING. ET AL; 23-CI-00588

Sale is made to recover the following: Judgment for the Plaintiff in the amount of \$55.32 for taxes; Citations in the amount of \$40,406.17; City's costs and fees of \$1,133.69 and attorney fees of \$3,141.06; and the costs of the sale. Three Lots known as Lots 126, 127, and 128, Block 31, Addition F of Harris, Flournoy Trimble and Norton Addition; said lots

being 48' wide and 198' deep. Except property previously conveyed to George L. Payne in Deed Book 853, p. 645 and in Deed Book 876, p. 716.

Deed Book 182, p. 172. PIDN: 1024 N. 10th St: 103-44-09-018 1026 N. 10th St: 103-44-09-019 1030 N. 10th St: 103-44-09-020

3270 MAYFIELD METROPOLIS LAKE RD, PADUCAH, KY; CITIZENS BANK NA FKA RBS CITIZENS NA VS JACOB WILLIAM LANE, ET AL: 23-CI-00386

Sale is made to recover the following: Judgment for the Plaintiff in the amount of \$303,594.54 as principal; interest at 2.375%; costs, late charges and fees; attorney fees of \$3,015.00 and the costs of the sale.

All of Tract V, Parcel 1, a portion of Tract V, Parcel 2 and a portion of Tract IV (Deed to Billy Harper in Deed Book 932, p. 278). On the east line of KY Rt 786 (Mayfield Metropolis Lake Rd) Measuring 278.81' x 346.51' x 322.96' x 232.99' x 33.83' x 71.23' x 87' containing 2.648 acres, more or less; EXCEPT any interest in minerals rights that have been heretofore conveyed; Deed Book 1443 n

## 0900 LEGALS

are on file at the office of the Engineer, Marcum Engineering, IIC. 500 South 17th Street, Paducah, Kentucky. Electronic copies of the documents will be available November 21, 2023. and may be obtained at Paducah Blueprint. A Pre-Bid meeting will not be held, but Contractors are required to make a site visit prior to Bid. All site visits shall be coordinated with the Owner (Robert Kieffer (270) 887-0767) for time and date. Bids shall be submitted with a bid bond, payable to the Hopkinsville Electric System, in an amount equal to five percent (5%) of the total bid. A certified check or bank draft will be allowed in lieu of the Bid Bond. The successful bidder will be required to furnish and pay all



fees for satisfactory Performance and Payment Bonds per the Contract Documents, No proposal shall be withdrawn for a period of thirty (30) days. Hopkinsville Electric System re-serves the right to reject any or all proposals, and to waive any informalities. More information regarding this project may be found at the Hopkinsville Electric System's website: Hopkinsville Electric System - EnergyNet Internet Services - Hopkinsville, KY (hop-electric.com).



ADVERTISEMENT FOR REQUEST FOR QUALIFICATIONS

Caldwell County Schools located in Princeton KY, is seeking a highly qualified environmental consultant to implement and over-see our recently awarded USEPA Brownfield Cleanup grant at the former Butler Annex. Qualified firms must have completed recent, similar work in Kentucky and be able to document under the Davis-Bacon Act: and be able to start work within three weeks of award

An RFQ packet containing information about the project and cri-teria that will be used to select the consulting firm may be obtained by contacting the project director, Mr. Dustin Cash at 270 365-8000 or email dustin.cash@caldwell.kyschools.us

Statements of Qualifications from interested environmental con sultant firms will be accepted only until 1:00 p.m., Tuesday December 19, 2023. Statements of Qualifications must be submitted to: Caldwell County Board of Education Attn: Dustin Cash 612 W. Washington St. Princeton, KY 42445.

The solicitation for Statements of Qualifications is being conduc ted to fulfill state/federal funding agency procurement require-ments. Caldwell County Schools is an Equal Opportunity Employer and encourages responses from all qualified firms. Large Small, and Disadvantaged firms, including but not limited to Wo-men Owned Business and Minority Owned Business, are encouraged to apply.

## **BUS GARAGE EV BUS CHARGERS** CALDWELL COUNTY SCHOOLS PRINCETON, KY

INVITATION FOR BIDS

The Caldwell County Board of Education will receive bids for the construction of the referenced project as described herein and per the Contract Documents.

Generally, the project consists of installation of the electrical infrastructure to support EV chargers for (6) six electric buses.

Major divisions of work include but are not limited to: Electrical.

Sealed bids will be received at 2:30 PM CST, Thursday December 12, 2023, in the Board Room at the Caldwell County Board of Education, 612 W. Washington Street, Princeton, Ky, at which time and place bids will be publicly opened and read aloud.

Contract Documents are on file at the office of the Engineer, Marcum Engineering, LLC, 500 South 17th Street, Paducah, Ky and the Caldwell County Board of Education office. Copies of the documents will be available November 13, 2023, and may be obtained at Paducah Blueprint by depositing \$50.00 (per complete set) made payable to Paducah Blueprint. The deposit will be refunded for the return of complete sets (in usable condition) within fourteen (14) days after the bid opening. NO REFUNDS WILL BE MADE AFTER THE FOURTEEN (14) DAY RETURN PERIOD.

A Pre-Bid meeting will be held at the Caldwell County Bus Garage on Thursday, November 30, 2023, at 1:00 PM CST

Bids shall be submitted with a bid bond, payable to Caldwell County Board of Education, in an amount equal to five percent (5%) of the total bid. A certified check or bank draft will be allowed in lieu of the Bid Bond

The successful bidder will be required to furnish and pay all fees for satisfactory Performance and Payment Bonds per the Contract Documents

No proposal shall be withdrawn for a period of thirty (30) days. The Caldwell County Board of Education reserves the right to reject any or all proposals, and to waive any informalities.

## **ORDINANCE 10-16-2023**

AN ORDINANCE OF THE CITY OF PRINCETON, KENTUCKY, PROVIDING FOR THE CREATION AND SALE OF A FRAN-CHISE FOR THE PRIVILEGE OF CONSTRUCTING, TRANS PORTING, OPERATING, MAINTAINING AND DISTRIBUTING NATURAL GAS ALONG AND UNDER PUBLIC RIGHT OF WAY WITHIN THE CITY OF PRINCETON, KENTUCKY, FOR A TERM OF TEN YEARS IN CONSIDERATION FOR WHICH THE SUCCESSFUL FRANCHISEE SHALL PAY TO THE CITY AN ANNUAL SUM EQUAL TO ONE PERCENT (1%) OF ITS REVENUES; AND FURTHER ESTABLISHING A BID PRO-CEDURE FOR THE AWARD OF SAID FRANCHISE TO THE SUCCESSFUL BIDDER. WHEREAS, the existing natural gas franchise agreement between the City of Princeton, Kentucky and Atmos Energy Corporation expires on December 19, 2023 and, WHEREAS, the City has determined that it is in the best in terest of its citizens to create and offer for sale a new natural gas franchise. **BE IT ORDAINED BY THE CITY OF PRINCETON KENTUCKY** (hereinafter referred to as the "City") as follows The Mayor of the City, or such other person as the Mayor may designate, shall offer for sale, to the highest and best bidder, a non-exclusive franchise to enter upon, acquire, construct, oper ate, maintain and repair in the public right of way of the City, a gas distribution system within the corporate boundaries of the City, subject to the provisions of the Franchise Agreement attached hereto and incorporated herein by reference. 2. The May-or, or such other person as the Mayor may designate, shall, as soon as practicable after passage of this Ordinance, offer for sale, under sealed public bids, the franchise and privileges cre-ated herein. Such bids shall be in writing and shall be delivered to the Mayor or his designee, at City Hall, Princeton, Kentucky, by 2:00 p.m. (prevailing time) on Friday, December 15, 2023 (the "Bid Deadline"). Advertisements for such bids shall be published in accordance with the requirements of KRS Chapter 424. Al costs for such advertisements shall be borne by the successfu Franchisee. 3.Sealed bids offered for the purchase of this fran chise shall be publicly opened and read at 4: 45 p.m. (prevailing time) on December 18, 2023. All bids shall state the bidder's ac ceptance of the terms and provisions set forth in the attached franchise agreement. 4. The Mayor shall present all written bids to the City of Princeton at its first meeting scheduled after the Bid Deadline for the City's consideration and approval. The City reserves the right to accept any bid, to reject any and all bids reeived, to waive any irregularities or informalities in awarding the ranchise and to accept what, in its opinion, is the best respons ive and responsible bid. In the event all bids are rejected, the City eserves the right to direct by resolution or ordinance that the franchise created hereunder be offered again for sale until a sat-isfactory bid is received and approved. 5. The franchise created by this ordinance shall become effective when the franchise agreement is signed by the successful bidder and the City. 6. Or-dinance No. 08-21-2023-2 is hereby repealed in its entirety. IN-TRODUCED AND PUBLICLY READ ON FIRST READING, this the 16th day of October, 2023. PUBLICLY READ AND FI-NALLY APPROVED ON SECOND READING, this the 6th day of November, 2023. CITY OF PRINCETON, KENTUCKY By Brock Thomas, Mayor ATTEST: Julie Poole, City Clerk

PIDN: 068-00-00-003.01

1033-1035 NORTH 12TH ST, PADUCAH, KY; CITY OF PADUCAH VS HEIRS OF DOROTHY G. OWINGS, MELINDA SPICER, ET AL: 23-CI-00679

Sale is made to recover the following: Judgment for the Plaintiff in the amount of \$691.11 for City taxes; Citation liens of 2,815.52; costs of \$1,306.43; attorney fees of \$2,331.25 and the costs of the sale.

TRACT I: Lot 29, I.W. Bernheim Subdivision, Block 26 and 34, and the Harris Flournoy Trimble and Norton Addition or Addition "F" in Deed Book 38 p. 62 fronting 40' on N. 12th and running back parallel lines to the line of an alley; TRACT II: On north side of 12th St, Bernheim Addition of Harris, Flournoy, Trimble and Norton Addition in Deed Book 38, p.62;

Lot 30 fronting 40'and runs back a uniform width 150' to an alley.

Deed Book 851, p. 150. PIDN: 104-33-06-002

2014 JACKSON ST, PADUCAH, KY; WILLIAM LAURAIN VS JAMES SKABO, JEROME SKABO, BRITTNEY SKABO, ET AL; 23-CI-00464

Sale is made to divide the interest in the property that is shared by 2 or more persons; and to recover costs and fees; attorney fees and the costs of the sale

On the southerly side of Jackson 100' from corner with 20th St measuring 75' x 66' x 33.7' x 79.9' x 64' x 52.86' x 147.23'; Deed Book 827. p. 344

PIDN: 104-42-09-017

660 FABER ST, PADUCAH, KY; MIDFIRST BANK VS LARRY G. STUBBLEFIELD, ET AL; 22-CI-00112

Sale is made to recover the following: Judgment for the Plaintiff in the amount of \$107,838.49 as principal; interest at 4.375%; costs and fees; attorney fees of \$5,355.07 (all totaling \$133.547.88 and the costs of the sale.

Lot 10, Block A, Riva-Dale Hill Subdivision in Plat Book G, P. 438;

PIDN: 104-42-09-017

221 ILLINOIS ST, PADUCAH, KY; PENNYMAC LOAN SERVICES, LLC VS MARK A ZEIGLER; MORGAN ZEIGLER AKA MORGAN GRAVES, ET AL; 23-CI-00104

Sale is made to recover the following: Judgment for the Plaintiff in the amount of \$171,077.07 as principal; interest at 3.3750%; costs and fees; attorney fees and the costs of the sale.

On the south line of Illinois 115.75' from Atlanta Rd corner measuring 150.0' x 50.0' x 150.0' x 50.0' EXCEPT any minerals rights that have been heretofore conveyed; Deed Book 1440, p. 162.

PIDN: 097-12-03-006

TERMS: The following terms are in effect unless otherwise mentioned above: Properties are to be sold for cash or on credit of 30 days If the purchaser does not pay the full amount on the day of the sale, he or she must provide a letter of credit and will be required to execute bond with a surety signature per KRS 426.705 and provide a deposit of 10% of the sale price. Credit sales will accrue interest at the rate per annum as designated by the Order of Sale. Any person who is buying on these terms shall provide proof of surety prior to the sale (letter of credit from a bank, etc.). Full Payment or a deposit of 10% MUST be made THE DAY OF THE SALE.

The properties are located in McCracken County, and plat and deed books referred to herein are located in the McCracken County Clerk's Office. Properties are to be sold free and clear of all liens, encumbrances, and interest of all parties that have been named in the Order, except as specifically noted or announced the day of the sale. Purchaser shall be required to pay all taxes that become due against the property in 2023 and all subsequent years. It is recommended that a Title Search be done to assure that all liens and encumbrances were listed in the law suit. It is also recommended that the purchaser consider acquiring insurance on the property as it becomes their property after the Report of Sale has been entered.

Some sales may be cancelled, and any announcements made at the sale take precedence over printed matter contained herein. The undersigned Commissioner does not have access to the inside of the above-mentioned properties. It will take approximately 30 days until the Deed can be completed and approved.

This the 14th day of November, 2023

s/\_Mark L. Ashburn MARK L. ASHBURN MASTER COMMISSIONER McCRACKEN CO.

