

THE ELLIOTT COUNTY NEWS

EARL W. KINNER FLO WHITLEY RICK ADKINS

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Thanks For Reading The Paper!

Description of the Property: Highway 706, West Liberty, KY. (For Legal Description see SOT: Deed Book 99, Page 157, Elliott County Clerk's Office.) Map/Parcel ID Number: 047-00-00-026.00. NOTE: Only delinquent ad valorem taxes shall be paid from the sale proceeds. The Purchaser shall be responsible for payment of the taxes for the current year and thereafter. Hon. John P. Thompson Master Commissioner Elliott County, Kentucky E 3-28-3t Pub Mar. 28. Apr. 4, Apr. 11

NOTICE OF SALE COMMONWEALTH OF KENTUCKY ELLIOTT CIRCUIT COURT CASE NO. 24-CI-00015 ADS TAX LIEN COMPANY, LLC, PLAINTIFF VS. MAVIS HOWARD; DELLA HOWARD; UNKNOWN SPOUSE OF DELLA HOWARD; AND COUNTY OF ELLIOTT, KENTUCKY, DEFENDANTS Pursuant to the Judgment and Order of Sale in the Elliott Circuit Court, entered on February 18, 2025, I shall offer for sale the property described herein at public auction on the Courthouse steps of the Elliott County Courthouse in Sandy Hook, Kentucky, on the 16th day of April, 2025 at or near the hour of 10:00 a.m., to the highest bidder on the following terms: The aforementioned real estate shall be sold as a whole. The real estate shall be sold on a credit of thirty (30) days, with the privilege of the purchaser to pay for bid in cash in full, and if not paid in full then the purchaser shall make a cash down payment of at least ten percent (10%) of the purchase price to cover the costs of the judicial sale; and the purchaser shall execute a bond for the remainder of the purchase price, with good surety thereon, to be approved by the Master Commissioner of this Court, and bearing interest at the rate of 6% per annum from the date of the sale, until paid; additionally, a lien shall be retained upon the real estate to be sold herein, to secure the payment of the balance of the purchase price within thirty (30) days of the date of sale upon which execution may be levied by the Master Commissioner of this Court.

NOTICE OF SALE COMMONWEALTH OF KENTUCKY ELLIOTT CIRCUIT COURT CASE NO. 24-CI-00040 ANP TAX LIEN COMPANY, LLC, PLAINTIFF VS. LINDA OLIVER A/K/A LINDA B. DUNLAP; UNKNOWN SPOUSE OF LINDA OLIVER A/K/A LINDA B. DUNLAP; SUSAN K. BROWN; UNKNOWN SPOUSE OF SUSAN K. BROWN; DEBORAH OSBORNE; UNKNOWN SPOUSE OF DEBORAH OSBORNE; THERESA SAMMARTINO; UNKNOWN SPOUSE OF TERESA SAMMARTINO; ALICE CAROL HUMPHERY; UNKNOWN SPOUSE OF ALICE CAROL HUMPHERY; BLUEGRASS LIEN SOLUTIONS, LLC, AND COUNTY OF ELLIOTT, KENTUCKY, DEFENDANTS Pursuant to the Judgment and Order of Sale in the Elliott Circuit Court, entered on February 18, 2025, I shall offer for sale the property described herein at public auction on the Courthouse steps of the Elliott County Courthouse in Sandy Hook, Kentucky, on the 16th day of April, 2025 at or near the hour of 10:10 a.m., to the highest bidder on the following terms: The aforementioned real estate shall be sold as a whole. The real estate shall be sold on a credit of thirty (30) days, with the privilege of the purchaser to pay for bid in cash in full, and if not paid in full then the purchaser shall make a cash down payment of at least ten percent (10%) of the purchase price to cover the costs of the judicial sale; and the purchaser shall execute a bond for the remainder of the purchase price, with good surety thereon, to be approved by the Master Commissioner of this Court, and bearing interest at the rate of 6% per annum from the date of the sale, until paid; additionally, a lien shall be retained upon the real estate to be sold herein, to secure the payment of the balance of the purchase price within thirty (30) days of the date of sale upon which execution may be levied by the Master Commissioner of this Court.

The aforementioned real estate shall be sold as a whole. The real estate shall be sold on a credit of thirty (30) days, with the privilege of the purchaser to pay for bid in cash in full, and if not paid in full then the purchaser shall make a cash down payment of at least ten percent (10%) of the purchase price to cover the costs of the judicial sale; and the purchaser shall execute a bond for the remainder of the purchase price, with good surety thereon, to be approved by the Master Commissioner of this Court, and bearing interest at the rate of 6% per annum from the date of the sale, until paid; additionally, a lien shall be retained upon the real estate to be sold herein, to secure the payment of the balance of the purchase price within thirty (30) days of the date of sale upon which execution may be levied by the Master Commissioner of this Court.

Description of the Property: Henderson Ridge, Elliott County, KY. (For Legal Description see LSOT: Deed Book 90, Page 724, Elliott County Clerk's Office.) Map/Parcel ID Number: 011-00-00-021.00. NOTE: Only delinquent ad valorem taxes shall be paid from the sale proceeds. The Purchaser shall be responsible for payment of the taxes for the current year and thereafter. Hon. John P. Thompson Master Commissioner Elliott County, Kentucky E 3-28-3t Pub Mar. 28. Apr. 4, Apr. 11

NOTICE OF SALE COMMONWEALTH OF KENTUCKY ELLIOTT CIRCUIT COURT CASE NO. 24-CI-00026 ANP TAX LIEN COMPANY, LLC, PLAINTIFF VS. CAROLYN SPARKS; UNKNOWN SPOUSE OF CAROLYN SPARKS; CHESTER GREENTREE INVESTMENTS, LLC, AND COUNTY OF ELLIOTT, KENTUCKY, DEFENDANTS Pursuant to the Judgment and Order of Sale in the Elliott Circuit Court, entered on February 18, 2025, I shall offer for sale the property described herein at public auction on the Courthouse steps of the Elliott County Courthouse in Sandy Hook, Kentucky, on the 16th day of April, 2025 at or near the hour of 10:10 a.m., to the highest bidder on the following terms: The aforementioned real estate shall be sold as a whole. The real estate shall be sold on a credit of thirty (30) days, with the privilege of the purchaser to pay for bid in cash in full, and if not paid in full then the purchaser shall make a cash down payment of at least ten percent (10%) of the purchase price to cover the costs of the judicial sale; and the purchaser shall execute a bond for the remainder of the purchase price, with good surety thereon, to be approved by the Master Commissioner of this Court, and bearing interest at the rate of 6% per annum from the date of the sale, until paid; additionally, a lien shall be retained upon the real estate to be sold herein, to secure the payment of the balance of the purchase price within thirty (30) days of the date of sale upon which execution may be levied by the Master Commissioner of this Court.

Description of the Property: Highway 755, Elliott County, KY. (For Legal Description see LSOT: Deed Book 123, Page 282, Elliott County Clerk's Office.) Map/Parcel ID Number: 024-00-00-047.01. NOTE: Only delinquent ad valorem taxes shall be paid from the sale proceeds. The Purchaser shall be responsible for payment of the taxes for the current year and thereafter. Hon. John P. Thompson Master Commissioner Elliott County, Kentucky E 3-28-3t Pub Mar. 28. Apr. 4, Apr. 11

Advertising Info: 606-743-3551 courier@mrctc.com

PUBLIC NOTICES

NOTICE OF SALE COMMONWEALTH OF KENTUCKY ELLIOTT CIRCUIT COURT CASE NO. 22-CI-00023 MID SOUTH CAPITAL PARTNERS, LP, PLAINTIFF VS. PATRICK J. MCLAUGHLIN; DEANNA J. MCLAUGHLIN A/K/A DEANNA JO VANOVER; TIM CANTRELL; CRYSTAL CANTRELL; VIRGIE FANNIN; MIDLAND FUNDING, LLC; DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE UNDER POOLING AND SERVICING AGREEMENT; UNKNOWN SPOUSE, IF ANY, OF PATRICK J. MCLAUGHLIN; UNKNOWN SPOUSE, IF ANY, OF DEANNA J. MCLAUGHLIN A/K/A DEANNA JO VANOVER; COMMONWEALTH OF KENTUCKY, COUNTY OF ELLIOTT, DEFENDANTS Pursuant to the Judgment and Order of Sale in the Elliott Circuit Court, entered on June 10, 2024, I shall offer for sale the property described herein at public auction on the Courthouse steps of the Elliott County Courthouse in Sandy Hook, Kentucky, on the 16th day of April, 2025 at or near the hour of 10:05 a.m., to the highest bidder on the following terms: The aforementioned real estate shall be sold as a whole. The real estate shall be sold on a credit of thirty (30) days, with the privilege of the purchaser to pay for bid in cash in full, and if not paid in full then the purchaser shall make a cash down payment of at least ten percent (10%) of the purchase price to cover the costs of the judicial sale; and the purchaser shall execute a bond for the remainder of the purchase price, with good surety thereon, to be approved by the Master Commissioner of this Court, and bearing interest at the rate of 12% per annum from the date of the sale, until paid; additionally, a lien shall be retained upon the real estate to be sold herein, to secure the payment of the balance of the purchase price within thirty (30) days of the date of sale upon which execution may be levied by the Master Commissioner of this Court.

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