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COMMONWEALTH OF KENTUCKY
UNIFIED COURT OF JUSTICE
GRANT CIRCUIT COURT
CASE NO. 18-CI-00123

Wells Fargo Bank, NA

PLAINTIFF

VS.

NOTICE OF COMMISSIONER'S SALE

Steve Carmichael, AKA Stevie J. Carmichael, et al.

DEFENDANTS

** ** *

By virtue of a Judgment and Order of Sale entered in the Grant Circuit Court on November 19, 2018, I will sell at public auction at the **Judicial Center Lobby**, 224 South Main Street, Williamstown, Kentucky, the property described herein located in Grant County, Kentucky, on **Wednesday, December 12, 2018**, at the hour of **9:30 a.m.**, prevailing time, and more particularly described as follows:
Being the same property conveyed to Stevie J. Carmichael and Loretta C. Carmichael, husband and wife who acquired title, with rights of survivorship, by virtue of a deed from Stevie J. Carmichael and Loretta C. Carmichael, husband and wife, dated September 20, 2016, recorded September 20, 2016, at Deed Book D385, Page 691, Grant County, Kentucky records
More Commonly Known As: 1965 Turner Road, Williamstown, KY 41097
Map ID #: 071-00-00-077.00
There is a 1995 FLEM 28x68, VIN# Serial Number: FK46751 mobile home, doublewide and/or manufactured home included in the sale.
Announcements made on the day of sale take precedence over printed material.
The amount of money to be raised by this sale is the principal sum of \$86,874.88, and interest in the amount of \$2,312.12 as of September 18, 2018 which shall continue to accrue at the Note rate until paid; plus late fees, costs, attorney's fees, and other advances made pursuant to the terms of the Note and Agreement and Mortgage as Plaintiff is hereby permitted to demonstrate by Affidavit and Motion for Supplemental Judgment at any time prior to distribution of the proceeds from the sale.
The real estate shall be sold on the terms of 10% cash at the time of the sale, except that said deposit shall be waived if the Plaintiff is the successful bidder at the sale, and the balance on a credit of thirty (30) days bearing interest at the rate of 4.25% per annum for the date of sale. When the purchase price is paid in full, the deed will be delivered to the purchaser. It is further provided that the property sold includes insurable improvements and the successful bidder at said sale shall, at bidder's own expense, carry fire and extended insurance coverage on said improvements from the date of sale until the purchase price is fully paid in the amount of the Court appraised value of said improvements or the amount of the unpaid balance of the purchase price, whichever is less, at minimum, with a loss payable clause to the Commissioner of the Grant Circuit Court and the Plaintiff herein. Failure of the purchasers to obtain such insurance shall not affect the validity of the sale or the purchaser's liability thereunder, but shall entitle, but not require, the Plaintiff to obtain said insurance and furnish the policy or premium thereon or the proper portion thereof shall be charged to the purchaser as purchaser's costs.
The aforesaid property shall be sold free and clear of all liens and encumbrances, except the following:
a. All unpaid state, county and city real estate taxes for the year 2019;
b. Easements, restrictions, and stipulations of record;
c. Assessments for public improvements levied against the property;
d. Any facts which an inspection and/or accurate survey of the property may disclose.
For further information, see the Final Judgment and Order of Sale and pleadings of record in the Office of the Circuit Court of Grant County.

/s/ EDWARD M. BOURNE
MASTER COMMISSIONER
GRANT CIRCUIT COURT
N11223C E12/06/18

Copies to all parties

COMMONWEALTH OF KENTUCKY
UNIFIED COURT OF JUSTICE
GRANT CIRCUIT COURT
CASE NO. 17-CI-00138

FEDERAL NATIONAL MORTGAGE ASSOCIATION

Plaintiff

VS.

NOTICE OF COMMISSIONER'S SALE

EDWARD HORNSBY AKA EDWARD J. HORNSBY, et al.

Defendants

** ** *

By virtue of a Judgment and Order of Sale entered in the Grant Circuit Court on November 1, 2018, I will sell at public auction at the **Judicial Center Lobby**, 224 South Main Street, Williamstown, Kentucky, the property described herein located in Grant County, Kentucky, on **Wednesday, December 12, 2018**, at the hour of **9:30 a.m.**, prevailing time, and more particularly described as follows:
Being the same property conveyed from Stacy A. Deason and Amy E. Deason, husband and wife to Edward J. Hornsby and Danielle R. Smith, both unmarried, for their joint lives, remainder to the survivor of them by virtue of a deed dated May 16, 2005 and recorded May 18, 2005 at Deed Book 308, Page 120 of the Grant County, Kentucky real estate records.
Property Address: 180 Waller Drive, Crittenden, KY 41030
Parcel ID Number: 042-06-00-044.00
There is not a mobile home, doublewide and/or manufactured home included in the sale.
Announcements made on the day of sale take precedence over printed material.
The amount of money to be raised by this sale is the principal sum of \$106,695.83, together with accrued interest thereon to 06/14/2018, in the amount of \$7,988.94, and interest thereafter at a rate of 4.62500%; plus late charges in the amount of \$149.70, hazard insurance disbursements in the amount of \$1,553.32, property inspection costs in the amount of \$365.00, property preservation costs in the amount of \$505.00, and PMI/ MIP insurance in the amount of \$276.25; plus the Court costs of this action incurred to date in the amount of \$1,648.41 as set forth in the itemized Bill of Costs in accordance with CR 54.04 filed with Plaintiff's Motion herein.
The real estate shall be sold on the terms of 10% cash at the time of the sale, except that said deposit shall be waived if the Plaintiff is the successful bidder at the sale, and the balance on a credit of thirty (30) days bearing interest at the rate of 4.1250% per annum for the date of sale. When the purchase price is paid in full, the deed will be delivered to the purchaser. It is further provided that the property sold includes insurable improvements and the successful bidder at said sale shall, at bidder's own expense, carry fire and extended insurance coverage on said improvements from the date of sale until the purchase price is fully paid in the amount of the Court appraised value of said improvements or the amount of the unpaid balance of the purchase price, whichever is less, at minimum, with a loss payable clause to the Commissioner of the Grant Circuit Court and the Plaintiff herein. Failure of the purchasers to obtain such insurance shall not affect the validity of the sale or the purchaser's liability thereunder, but shall entitle, but not require, the Plaintiff to obtain said insurance and furnish the policy or premium thereon or the proper portion thereof shall be charged to the purchaser as purchaser's costs.
The aforesaid property shall be sold free and clear of all liens and encumbrances, except the following:
a. All unpaid state, county and city real estate taxes for the year 2019;
b. Easements, restrictions, and stipulations of record;
c. Assessments for public improvements levied against the property;
d. Any facts which an inspection and/or accurate survey of the property may disclose.
For further information, see the Final Judgment and Order of Sale and pleadings of record in the Office of the Circuit Court of Grant County.

/s/ EDWARD M. BOURNE
MASTER COMMISSIONER
GRANT CIRCUIT COURT
N11223C E12/06/18

Copies to all parties

COMMONWEALTH OF KENTUCKY
UNIFIED COURT OF JUSTICE
GRANT CIRCUIT COURT
CASE NO. 18-CI-244

THE MONEY SOURCE

PLAINTIFF

VS.

NOTICE OF COMMISSIONER'S SALE

MATTHEW D. FOSTER

DEFENDANTS

** ** *

By virtue of a Judgment and Order of Sale entered in the Grant Circuit Court on November 1, 2018, I will sell at public auction at the **Judicial Center Lobby**, 224 South Main Street, Williamstown, Kentucky, the property described herein located in Grant County, Kentucky, on **Wednesday, December 12, 2018**, at the hour of **9:30 a.m.**, prevailing time, and more particularly described as follows:
Being the same property conveyed to Matthew D. Foster, married, his heirs and assigns forever, from Richard Neal Wood and Jennifer M. Wood, his wife, by Deed dated 02/28/2005, recorded 03/01/2005, Deed Book D305, page 763-764, Grant County Clerk's Records, and being known as 470 Spillman Drive, Dry Ridge, KY 41035.
Property Address: 470 Spillman Drive, Dry Ridge, KY 41035
Parcel I.D. No.: 044-02-00-124.00
There is not a mobile home, doublewide and/or manufactured home included in the sale.
Announcements made on the day of sale take precedence over printed material.
The amount of money to be raised by this sale is the principal sum of \$95,382.54, together with accrued interest thereon from June 1, 2017 to November 1, 2018 in the amount of \$6,418.52, and interest thereafter at the rate of 4.75 percent (\$12.41) per day until the entire amount has been paid in full; and together with reasonable attorney's fees and court costs in the amount of One-Thousand One-Hundred Dollars (\$1,100.00)
The real estate shall be sold on the terms of 10% cash at the time of the sale, except that said deposit shall be waived if the Plaintiff is the successful bidder at the sale, and the balance on a credit of thirty (30) days bearing interest at the rate of 4.75% per annum for the date of sale. When the purchase price is paid in full, the deed will be delivered to the purchaser. It is further provided that the property sold includes insurable improvements and the successful bidder at said sale shall, at bidder's own expense, carry fire and extended insurance coverage on said improvements from the date of sale until the purchase price is fully paid in the amount of the Court appraised value of said improvements or the amount of the unpaid balance of the purchase price, whichever is less, at minimum, with a loss payable clause to the Commissioner of the Grant Circuit Court and the Plaintiff herein. Failure of the purchasers to obtain such insurance shall not affect the validity of the sale or the purchaser's liability thereunder, but shall entitle, but not require, the Plaintiff to obtain said insurance and furnish the policy or premium thereon or the proper portion thereof shall be charged to the purchaser as purchaser's costs.
The aforesaid property shall be sold free and clear of all liens and encumbrances, except the following:
a. All unpaid state, county and city real estate taxes for the year 2019;
b. Easements, restrictions, and stipulations of record;
c. Assessments for public improvements levied against the property;
d. Any facts which an inspection and/or accurate survey of the property may disclose.
For further information, see the Final Judgment and Order of Sale and pleadings of record in the Office of the Circuit Court of Grant County.

/s/ EDWARD M. BOURNE
MASTER COMMISSIONER
GRANT CIRCUIT COURT
N11223C E12/06/18

Copies to all parties

COMMONWEALTH OF KENTUCKY
UNIFIED COURT OF JUSTICE
GRANT CIRCUIT COURT
CASE NO. 18-CI-00271

Wells Fargo Bank, N.A.

PLAINTIFF

VS.

NOTICE OF COMMISSIONER'S SALE

William Mark Anderson aka William M. Anderson, et al

DEFENDANTS

** ** *

By virtue of a Judgment and Order of Sale entered in the Grant Circuit Court on November 19, 2018, I will sell at public auction at the **Judicial Center Lobby**, 224 South Main Street, Williamstown, Kentucky, the property described herein located in Grant County, Kentucky, on **Wednesday, December 12, 2018**, at the hour of **9:30 a.m.**, prevailing time, and more particularly described as follows:
Being the same property conveyed to William M. Anderson, unmarried person, by virtue of a deed from Philip Bruce Updike and Peggy Updike, husband and wife, dated February 28, 2014, filed March 06, 2014, recorded in Deed Book 368, Page 756, County Clerk's Office, Grant County, Kentucky.
More Commonly Known As: 20 Warsaw Avenue, Dry Ridge, KY 41035
Map ID #: 046-01-00-038.00
There is not a mobile home, doublewide and/or manufactured home included in the sale.
Announcements made on the day of sale take precedence over printed material.
The amount of money to be raised by this sale is the principal sum of \$61,669.16, and interest in the amount of \$1,617.14 as of September 20, 2018 which shall continue to accrue at the Note rate until paid; plus late fees, costs, attorney's fees, and other advances made pursuant to the terms of the Note and Mortgage as Plaintiff is hereby permitted to demonstrate by Affidavit and Motion for Supplemental Judgment at any time prior to distribution of the proceeds from the sale.
The real estate shall be sold on the terms of 10% cash at the time of the sale, except that said deposit shall be waived if the Plaintiff is the successful bidder at the sale, and the balance on a credit of thirty (30) days bearing interest at the rate of 4.75% per annum for the date of sale. When the purchase price is paid in full, the deed will be delivered to the purchaser. It is further provided that the property sold includes insurable improvements and the successful bidder at said sale shall, at bidder's own expense, carry fire and extended insurance coverage on said improvements from the date of sale until the purchase price is fully paid in the amount of the Court appraised value of said improvements or the amount of the unpaid balance of the purchase price, whichever is less, at minimum, with a loss payable clause to the Commissioner of the Grant Circuit Court and the Plaintiff herein. Failure of the purchasers to obtain such insurance shall not affect the validity of the sale or the purchaser's liability thereunder, but shall entitle, but not require, the Plaintiff to obtain said insurance and furnish the policy or premium thereon or the proper portion thereof shall be charged to the purchaser as purchaser's costs.
The aforesaid property shall be sold free and clear of all liens and encumbrances, except the following:
a. All unpaid state, county and city real estate taxes for the year 2019;
b. Easements, restrictions, and stipulations of record;
c. Assessments for public improvements levied against the property;
d. Any facts which an inspection and/or accurate survey of the property may disclose.
For further information, see the Final Judgment and Order of Sale and pleadings of record in the Office of the Circuit Court of Grant County.

/s/ EDWARD M. BOURNE
MASTER COMMISSIONER
GRANT CIRCUIT COURT
N11223C E12/06/18

Copies to all parties

COMMONWEALTH OF KENTUCKY
UNIFIED COURT OF JUSTICE
GRANT CIRCUIT COURT
CIVIL ACTION NO. 18-CI-238

WESBANCO BANK, INC.

PLAINTIFF

VS.

NOTICE OF COMMISSIONER'S SALE

CHRIS JONES, ET AL

DEFENDANTS

** ** *

By virtue of a Judgment and Order of Sale entered in the Grant Circuit Court on November 19, 2018, I will sell at public auction at the **Judicial Center Lobby**, 224 South Main Street, Williamstown, Kentucky, the property described herein located in Grant County, Kentucky, on **Wednesday, December 12, 2018**, at the hour of **9:30 a.m.**, prevailing time, and more particularly described as follows:
Parcel One
Being the same property conveyed to Chris Jones and Kadee Jones, husband and wife, by deed from Deborah Cozine, a single person, dated December 1, 2004 and recorded on December 15, 2004, in Deed Book 304, Page 373 in the office of the Grant County Clerk.
Parcel Two
Being the same property conveyed to Chris Jones and Kadee Jones, husband and wife, by deed from Deborah Cozine, a single person, dated August 19, 2005, and recorded on August 22, 2005, in Deed Book 310, Page 691 in the office of the Grant County Clerk.
Property Address: 1720 Blanchet Road, Corinth, Kentucky
Parcel No. 062-00-00-124.00
There is not a mobile home, doublewide and/or manufactured home included in the sale or located on the property.
Announcements made on the day of sale take precedence over printed material.
The amount of money to be raised by this sale is the principal sum of \$96,815.58, together with accrued interest thereon to July 23, 2018, in the amount of \$3,851.72 and interest thereafter at the rate of 4.00% per annum (or \$10.33 per diem), plus late charges in the amount of \$1,819.28, and attorney's fees and costs in the amount of \$1,932.00 as of October 31, 2018, plus any additional attorney's fees and costs incurred by the plaintiff after October 31, 2018.
The real estate shall be sold on the terms of 10% cash at the time of the sale, except that said deposit shall be waived if the Plaintiff is the successful bidder at the sale, and the balance on a credit of thirty (30) days bearing interest at the rate of 4.00% per annum for the date of sale. When the purchase price is paid in full, the deed will be delivered to the purchaser. It is further provided that the property sold includes insurable improvements and the successful bidder at said sale shall, at bidder's own expense, carry fire and extended insurance coverage on said improvements from the date of sale until the purchase price is fully paid in the amount of the Court appraised value of said improvements or the amount of the unpaid balance of the purchase price, whichever is less, at minimum, with a loss payable clause to the Commissioner of the Grant Circuit Court and the Plaintiff herein. Failure of the purchasers to obtain such insurance shall not affect the validity of the sale or the purchaser's liability thereunder, but shall entitle, but not require, the Plaintiff to obtain said insurance and furnish the policy or premium thereon or the proper portion thereof shall be charged to the purchaser as purchaser's costs.
The aforesaid property shall be sold free and clear of all liens and encumbrances, except the following:
a. All unpaid state, county and city real estate taxes for the year 2018;
b. Easements, restrictions, and stipulations of record;
c. Assessments for public improvements levied against the property;
d. Any facts which an inspection and/or accurate survey of the property may disclose.
For further information, see the Final Judgment and Order of Sale and pleadings of record in the Office of the Circuit Court of Grant County.

/s/ EDWARD M. BOURNE
MASTER COMMISSIONER
GRANT CIRCUIT COURT
N11223C E12/06/18

Copies to all parties