

Spring in! for Deals in our Classifieds

RATES:
CLASSIFIED: 25 words or less \$4.50.
CARD OF THANKS: 30 words or less \$5.00.
 All ads must be prepaid, yearly posted \$30.00.
 The deadline for classified advertising is 4 p.m. Monday.

Call 735-2198

Services

RW LANDSCAPING: mowing, weed eating, mulching, winter cleanup & other small jobs. Phone 859-380-5578. 4-24-p

THE HANDYMAN CAN: painting, pole barns, metal roofing, lawn mowing, junk removal, wiring, plumbing, drywall, remodeling, flooring, demolition, tree work, fence repairs, housecleaning, small engine/lawn mower repair/pick up/delivery. Senior discounts. Phone 734-216-6690 or 606-782-1034 (call or text). 5-1-p

Rentals

LENOXBURG MINI STORAGE
 Hwy. 1019 between AA Hwy. & Lenoxburg. 2 sizes for your convenience. Owners: Norm & Martha 606-747-6013. 12/25/25/p

WILLIAMS PLACE, located in Butler, KY. Modern 2 BR Apartments available; W/D hookup; laundry room on 1st floor. Apartments \$560 month, deposit & 1st month due at signing. Phone 859-472-1860. Office hours M, T, W, T 6-3 p.m. Equal Housing Opportunity. tfc

Real Estate Corner

5433 Mary Ingles Hwy., Foster, KY
 - The views on this property are absolutely breathtaking all year long! This open concept home sits on 35 acres with a 2 car detached garage on a large concrete pad. Priced to sell at **\$639,900.** Call TJ Burton 606-782-2150 to schedule your showing today!!

Thought Of The Week: Reach for that dream. It's one of the best stretches you can do!

TOP SOIL

6.5 yards delivered
Free Local Delivery
\$150
 Discounts for 3 or more loads.
Clean Fill Dirt available also
859-743-2042

25 YEARS EXPERIENCE
CJ SERVICES
Plumbing - Septic & Drain Cleaning
FULLY INSURED & LICENSED
 "Serving the Northern Kentucky Area"
Scott Mayes, Owner
859.445.5804
859.445.2745

Happy Jack
 If veterinary care is unavailable or unaffordable, use Happy Jack® treatments for allergy, yeast infection, mane dandruff and flea/tick control.
 AVAILABLE AT:
 Tractor Supply
 606-759-8500

Vehicles

CASH FOR YOUR UNWANTED CAR OR TRUCK. We can pick-up. Call Stephen at 606-584-8881 or Mason County Auto Sales Buy/Here 606-883-3340, 4694 AA Highway, Dover, KY 41034. tfc

For Sale

EZEE Flow 88, DROP FERTILIZER SPREADER; Farmall 140 **CULTIVATORS.** Phone 606-782-6336. 4-3-p

PERRY POE Real Estate

606-735-3176 • Brooksville, KY
 www.poerealty.com
 ppoe@windstream.net
 T.J. Burton 606-782-2150
 Jimmy Arthur 606-217-3132
 Andrew Jones 859-391-5499

Don't you think it's time to subscribe?
The Bracken County News
606-735-2198

TIRE WORLD

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 606-759-5302
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 www.tireworldonline.com tfc

POSTEDS \$30 per year
Must be pre-paid!

Try The Classifieds . . .
THEY SELL!
 Phone
606-735-2198

APPELMAN'S DUTCH RIDGE ROOFING

Steel Siding & Roofing
217-1101
756-2340

Tri State Land Company

Walton, KY
859-485-1330

3 acre - Johnsville area
 Mostly pasture, view, 4 miles off AA Highway, city water along road. **\$24,900.00.**
 \$1,000 Down - \$210 per month

63.5 acre - Adams Co. Ohio
 level to rolling, partly wooded, ideal for home site or hunting get-away. **\$196,900.00**

1.5 acre - Bracken Co., Perkins Ridge Rd.
 Pasture, mobiles welcome, city water & electric available.
\$18,900.00. \$1,500 Down

Owner Financing Available tfc

Bracken County News
 "Everyone's Favorite Newspaper"

Farmers STOCKYARDS

255 Helena Road • Flemingsburg, KY

CATTLE SALES
Tuesdays 10:00am
and Saturdays 11:00am
(606)845-2421



ENTREPRENEUR WANTED!

This thriving pallet sales and repair business is ready for a new owner. The current owner is looking to retire and is willing to keep working for a time period to ensure a smooth transition. He is also offering help with financing. Priced below appraised value at \$1,600,000.

Call:
T.J. Burton 606-782-2150

COMMONWEALTH OF KENTUCKY 19TH JUDICIAL CIRCUIT BRACKEN CIRCUIT COURT CIVIL ACTION NO. 24-CI-00029

J. P. MORGAN MORTGAGE, PLAINTIFF VS. KENNETH WADE WORK, ET. ALS. DEFENDANTS

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NOTICE OF SALE MASTER COMMISSIONER SALE

In obedience to an Order of sale entered on the 20th day of February, 2025, in the above action, I will, as Master Commissioner proceed on:

FRIDAY, APRIL 11, 2025
INSIDE THE FRONT DOOR OF THE BRACKEN COUNTY JUSTICE CENTER BROOKSVILLE, BRACKEN COUNTY, KENTUCKY AT 10:00 a.m.

to sell the real estate consisting of a 2.31 acre lot (with a house thereon) known as 1226 Powersville-Harrison County Road, Brooksville, Kentucky 41004. Legal description shown of record at (Deed Book 192, Page 394. Bracken County Clerk's Records). Parcel Mapping number: 32-31.

This sale is to satisfy Judgment in the sum of \$91,501.18, plus interest (and other fees and costs that may later be awarded by the Court). The purchaser may pay in full at the sale if he/she chooses to do so. Otherwise, the purchaser immediately after the sale shall pay not less than 10% of the purchase price, and execute bond with surety, who is a Kentucky resident and who is approved by the Master Commissioner, for the balance of the purchase price, payable to the Bracken Circuit Court Clerk within thirty days with interest at 6.00% per annum on the balance from date of sale until paid in full. The bond shall have the force of a judgment and a first lien shall be retained on the property as security for the payment of said bond and interest. The purchaser shall at his/her own expense carry fire and extended coverage insurance on all insurable improvements located on the real property from the date of sale until the purchase price is paid in full, with loss payable to the Master Commissioner. The purchaser shall be required to assume and pay all taxes assessed against the property for 2025 and all subsequent years. The title interest of the parties to this lawsuit will be conveyed without warranty by the Master Commissioner to the purchaser and the purchaser shall be entitled to possession upon payment of the purchase price in full after confirmation of the sale by Bracken Circuit Court, subject to any equity of redemption if the property does not sell for two-thirds of its appraised value.

MICHAEL A. CLARK
 MASTER COMMISSIONER
 BRACKEN CIRCUIT COURT

COMMONWEALTH OF KENTUCKY 19TH JUDICIAL CIRCUIT BRACKEN CIRCUIT COURT CIVIL ACTION NO. 24-CI-00028

ANP TAX LIEN COMPANY, LLC PLAINTIFF VS. LISA SEBASTIAN, AKA LISA BEX, ET. ALS DEFENDANTS

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NOTICE OF SALE MASTER COMMISSIONER SALE

In obedience to an Order of sale entered on the 20th day of February, 2025, in the above action, I will, as Master Commissioner proceed on:

FRIDAY, APRIL 11, 2025
INSIDE THE FRONT DOOR OF THE BRACKEN COUNTY JUSTICE CENTER BROOKSVILLE, BRACKEN COUNTY, KENTUCKY AT 10:00 a.m.

to sell the real estate consisting of a lot (with a house thereon) known as 310 E. 3RD Street, Augusta, Kentucky 41002. Legal description shown of record at (Deed Book 136, Page 528. Bracken County Clerk's Records). Parcel Mapping number: A1-24-04.

This sale is to satisfy Judgment in the sum of \$3,180.02, plus interest (and other fees and costs that may later be awarded by the Court). The purchaser may pay in full at the sale if he/she chooses to do so. Otherwise, the purchaser immediately after the sale shall pay not less than 10% of the purchase price, and execute bond with surety, who is a Kentucky resident and who is approved by the Master Commissioner, for the balance of the purchase price, payable to the Bracken Circuit Court Clerk within thirty days with interest at 6.00% per annum on the balance from date of sale until paid in full. The bond shall have the force of a judgment and a first lien shall be retained on the property as security for the payment of said bond and interest. The purchaser shall at his/her own expense carry fire and extended coverage insurance on all insurable improvements located on the real property from the date of sale until the purchase price is paid in full, with loss payable to the Master Commissioner. The purchaser shall be required to assume and pay all taxes assessed against the property for 2025 and all subsequent years. The title interest of the parties to this lawsuit will be conveyed without warranty by the Master Commissioner to the purchaser and the purchaser shall be entitled to possession upon payment of the purchase price in full after confirmation of the sale by Bracken Circuit Court, subject to any equity of redemption if the property does not sell for two-thirds of its appraised value.

MICHAEL A. CLARK
 MASTER COMMISSIONER
 BRACKEN CIRCUIT COURT

COMMONWEALTH OF KENTUCKY 19TH JUDICIAL CIRCUIT BRACKEN CIRCUIT COURT CIVIL ACTION NO. 24-CI-00112

KENTUCKY HOUSING CORPORATION PLAINTIFF VS. WILLIAM THOMAS, JR. DEFENDANTS

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NOTICE OF SALE MASTER COMMISSIONER SALE

In obedience to an Order of sale entered on the 20th day of March, 2025, in the above action, I will, as Master Commissioner proceed on:

FRIDAY, APRIL 18, 2025
INSIDE THE FRONT DOOR OF THE BRACKEN COUNTY JUSTICE CENTER BROOKSVILLE, BRACKEN COUNTY, KENTUCKY AT 10:00 a.m.

to sell the real estate consisting of one lot (with a house thereon) known as 360 Bridgeville Road, Germantown, Kentucky 41044, being in Bracken County, Kentucky. Legal description shown of record at Deed Book 223, Page 60, Bracken County Clerk's Records). Parcel Mapping number: G1-03-03.

This sale is to satisfy Judgments in the sum of \$68,606.32, plus interest (and other fees and costs that may later be awarded by the Court). The purchaser may pay in full at the sale if he/she chooses to do so. Otherwise, the purchaser immediately after the sale shall pay not less than 10% of the purchase price, and execute bond with surety, who is a Kentucky resident and who is approved by the Master Commissioner, for the balance of the purchase price, payable to the Bracken Circuit Court Clerk within thirty days with interest at 6.00% per annum on the balance from date of sale until paid in full. The bond shall have the force of a judgment and a first lien shall be retained on the property as security for the payment of said bond and interest. The purchaser shall at his/her own expense carry fire and extended coverage insurance on all insurable improvements located on the real property from the date of sale until the purchase price is paid in full, with loss payable to the Master Commissioner. The purchaser shall be required to assume and pay all taxes assessed against the property for 2025 and all subsequent years. The title interest of the parties to this lawsuit will be conveyed without warranty by the Master Commissioner to the purchaser and the purchaser shall be entitled to possession upon payment of the purchase price in full after confirmation of the sale by Bracken Circuit Court, subject to any equity of redemption if the property does not sell for two-thirds of its appraised value.

MICHAEL A. CLARK
 MASTER COMMISSIONER
 BRACKEN CIRCUIT COURT