



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 posteds \$30.00.

The deadline for classified

advertising is 4 p.m. Monday.

Call 735-2198

Yard Sale

GARAGE SALE: Fri. & Sat., April 11 & 12 from 10-4 p.m. at 784 Willow-Lenoxburg Rd. (On Rt. 10. 1/2 mi past Rt. 22). Cash only! All sales final! T's Home Closet clothing closeout: Women's dresses, jeans, etc. sizes 14++. Men's items. Garage sale items: Motorcycle items/gear, tables, exercise equip, \$1 clothes, vases, curtains, etc. (Watch For In/Out Driveway Signs). 4-10-p

For Sale

Cub Cadet LT1045 RIDING MOWER, 46 inch cut, 20 HP, good cond., \$250. Phone 606-782-2165 leave message. 4-17-p

The Bracken Co News

"Your News Source"

Don't Miss a Single Issue!

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

25 YEARS EXPERIENCE

Plumbing - Septic & Drain Cleaning

FULLY INSURED & LICENSED

"Serving the Northern Kentucky Area"

Scott Mayes, Owner

859.445.5804

859.445.2745

Farmers STOCKYARDS

255 Helena Road • Flemingsburg, KY

CATTLE SALES

Tuesdays 10:00am and Saturdays 11:00am

(606)845-2421



Livestock

CUMMINS POLLED LIMOUSINS Registered Limousin bulls, red or black, 12-18 months, double polled, qualifies KY. Bull Program. David & Donald Cummins 606-747-5886. EOW

TOP SOIL

6.5 yards delivered

Free Local Delivery \$150

Discounts for 3 or more loads.

Clean Fill Dirt available also

859-743-2042

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



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

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

TIRE WORLD

See us for Quality Tire Sales & Services

Maysville, Ky., 416 US 68

606-759-5302

Vanceburg, Ky., • 606-759-5302

Flemingsburg, Ky., • 606-849-8473

www.tireworldonline.com

tfc

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. \$1,800 Down

Owner Financing Available

tfc.

Real Estate Corner

284 Locust Creek Dr., Foster, KY - Welcome home! Locust Creek is a wonderful place to live with great neighbors. This home features 3 bedrooms with a possible 4th, 2 baths, an awesome front porch, and a 2 car detached garage, all sitting on 3 Lots. This property is listed to sell at **\$225,000.** Call TJ Burton 606-782-2150 to see this property!

Thought Of The Week: Every day comes with a free fresh start.

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

Try The Classifieds . . .

THEY SELL!

Phone 606-735-2198

APPELMAN'S DUTCH RIDGE ROOFING

Steel Siding & Roofing

217-1101

756-2340

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

*** **

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

*** **

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

*** **

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