

PROPERTY TRANSFERS

Aaron David Bastin to Ber-net Merideth Plummer, prop-erty in Harrison County. For and in consideration of the Decree of Dissolution of Mar-riage.

King Assets LLC, a Kentucky Limited Liability Company, to Madison Elam, 114 Southland Drive, Cynthiana, KY 41031. \$252,759.45

Iran Hayden to Ricardo Salazar, 125 N. Walnut St., Cynthiana, KY 41031. \$32,000.

Nevia M. Garrison and Eugenia L. Soard through Mary Kay Hendricks, Trustee, to Nevia M. Garrison and Austin Chase Garrison, 4756 Oddville Sunrise Road, Cyn-thiana, KY 41031. For and in consideration of the premises, with no monetary consideration having been exchanged.

Marc Massie, Karalee Massie, Ashley Reeed, Steve Reed, Brandi Massie, Amber Massie to Marc Massie, Trus-tee of the Barbara Massie Irre-vocable Trust and Jana Lemons, 6164 US 27 N., Cyn-thiana, KY 41031. The trustee of the trust purchasing 32% (39,637.57), the trust is pur-

chasing 57% (\$71,473.54) and Calix Massie will retain 11% ownership.

Randy Northcutt and Ernestine Northcutt to Janet Marlene Hall, 430 E. Bridge St., Cynthiana, KY 41031. \$40,000.

Mary Elaine Grable to Tay-lor Renae Hunt and Justin D. Gaunce, 216 Battle Grove Ave., Cynthiana, KY 41031. \$245,000.

Brenda J. Hawkins to Thomas Austin Kiskaden and Crystal Gail Kiskaden, 11028 KY HWY 392, Cynthiana, KY 41031. For the love and affec-tion for the parties.

Brenda J. Hawkins to Anita Lee Spencer, 111 Smith Avenue, Cynthiana, KY 41031. For the love and affection for the parties.

Thomas E. Tobin and Rita Y. Tobin to Michael W. Tobin and Lori Tobin, 318 Wornall Ln., Cynthiana, KY 41031. For the love and affection of the parties.

Sherry T. Greene, Successor Trustee of the George Robert Tanner Trust, to Michael W. Tobin and Lori Tobin, 1213 US HWY 62 W., Cynthiana, KY 41031. \$725,000.

Perry Clay Walker and Kelly Walker and Doris S. Walker to Linda H. Grizzle as Trustee of the Linda H. Grizzle Family Trust, property in Harrison County. \$115,000.

Jumping Dog Properties LLC, by and through David Lipsky, Managing Member, to Jose De Jesus Gallegos Chavira and Rosales Cambray Fatima, property in Harrison County. \$60,700.

Suzette Moore Owen and Robert A. Owen, Jr., to Eliza-beth Anne Simpson as Trus-tee of the Simpson Family Dynasty Trust, 103 Fairway Drive, Cynthiana, KY 41031. \$360,000.

Blake Richard Leathers and Mackenzie Whalen Leathers to Cynthiana Investments, LLC, by and through Blake Leathers, 386 Duckworth Road, Cynthiana, KY 41031. For nominal consideration.

Douglass R. Jett to Gary Gray, 5152 Oddville Sunrise Road, Cynthiana, KY 41031. \$450,000.

Sherri Lynn Spates and Wil-liam R. Spates through John Lair as Trustee to Sherri Lynn Spates and William R. Spates,

1932 Lower Curry Road, Cyn-thiana, KY 41031. For and in consideration of the premises and the matters hereinafter set out and with the intent to create a joint tenancy with rights of survivorship.

Big Pine Land, LLC, an Ohio Limited Liability Company, to Diane Leigh Welch, 230 Creekside Farms Dr., Cynthi-ana, KY 41031. \$149,000.

Seattle Bank, Unknown Spouse, if any, of David Lee Murray, Barbara L. Murray and Unknown Heirs, Legatees, Devises, Executors, Adminis-trators and Assigns and their Spouses, if any, of David Lee Murray by and through John Lair, Master Commissioner of the Harrison County Circuit Court, to Seattle Bank, prop-erty in Harrison County. \$243,800.

Carrington Mortgage Ser-vices, LLC, Garrett W. Adams, Golden Adams and Cumber-land Financial Services, INC., through John Lair, Master Commissioner of the Harrison County Circuit Court, to Car-ington Mortgage Services, LLC., 881 New Lair Rd., Cynthi-ana, KY 41031. \$113,390.

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LEGAL NOTICE

MASTER COMMISSIONER'S SALE

The Master Commissioner of the Harrison Circuit Court will sell at public auction to the highest and best bidder(s) at the Harrison County Justice Center, in Cynthiana, Kentucky, on Friday, May 23, 2025, at 10:00 a.m., the following properties listed below:

Pursuant to a Judgment and Order of Sale entered by the Harrison Circuit Court on December 4, 2024, in Civil Action No. 24-CI-00025 styled **U.S. Bank National Association, Plaintiff, vs. Harrison County, Unknown Heirs, Devises, Legatees and Beneficiaries of Judy L. O'Donnell, AKA Judy O'Donnell, and their Unknown Creditors; Unknown Executor, Administrator, or Personal Representative for the Estate of Judy L. O'Donnell, AKA Judy O'Donnell, Defendants:**
618 Adams Lane, Sadieville, Kentucky 40370
Parcel ID# 034-0000-012-00-000
See Deed Book 308, Page 691.

The property is being sold to produce a sum sufficient to satisfy the judgments and liens as follows: (a) The costs of this action, including the Master Commissioner's fee, appraiser's fee and advertising costs; (b) Judgment for U.S. Bank National Association, Plaintiff, in the principal sum of \$20,626.69, interest on the principal sum at the variable rate of 11.15%, subject to adjustment; (c) Real estate taxes, plus interest and penalties, if any, for taxes assessed for the year 2024 and previous years; (d) Plaintiff's additional court costs, attorney fees and expenses incurred, including payment of ad valorem taxes, insurance premiums, assessments, weatherization and preservation of the real property; (e) Claims for late fees, costs, attorney's fees, and other advances pursuant to the terms of the Note and Mortgage by Plaintiff may be made by Plaintiff upon proper Motion and Affidavit for Supplemental Judgment at any time prior to distribution of the proceeds from the sale.

Attorney for Plaintiff: Hon. Blake Embry

Pursuant to a Judgment and Order of Sale entered by the Harrison Circuit Court on April 16, 2025, in Civil Action No. 24-CI-00220 styled **Kentucky Housing Corporation, Plaintiff, vs. Dennis S. Mabry and Discover Bank, Defendants:**
18 Spruce Drive, Cynthiana, Kentucky 41031
Parcel ID# 088-2001-008-00-000
See Deed Book 381, Page 481.

The property is being sold to produce a sum sufficient to satisfy the judgments and liens as follows: (a) The costs of this action, including the Master Commissioner's fee, appraiser's fee and advertising costs; (b) Judgment for Kentucky Housing Corporation, Plaintiff, in the principal sum of \$230,505.64, plus interest at the rate of 7.25% per annum from April 1, 2024 until paid; (c) Real estate taxes, plus interest and penalties, if any, for taxes assessed for the year 2024 and previous years; (d) any unpaid expenses for services performed in connection with the defendant's default and for the purposes of protecting Plaintiff's interest; (e) Plaintiff Court costs and attorney fees.

Attorney for Plaintiff: Hon. Septimious Taylor

Terms of Sale:
All properties shall be sold upon the following terms and conditions unless otherwise noted: (1) The property shall be sold free and clear of all liens and claims of the parties to this action; (2) The purchaser shall be required to pay the sum of 10% of the purchase price in cash, certified funds or by other immediately verifiable collectable medium of exchange acceptable to the Commissioner, on the day of sale to apply on the purchase price; (3) The balance of the purchase price shall be due and payable within thirty (30) days after the day of sale; (4) The purchaser shall be required to execute a bond with good and sufficient surety thereon as approved by the Commissioner to secure the unpaid portion of the purchase price, the bond to bear interest at the rate the judgment bears, from the day of sale until paid, the bond to have the same force and effect as a judgment and shall remain a lien on the property as additional security until the purchase price is paid in full; (5) The purchaser shall have the privilege of paying all or any part of the purchase price or paying the bond before maturity by paying the balance of the principal together with all accrued interest thereon until the date of payment; (6) The purchaser shall obtain possession of the property upon confirmation of the sale by the Court and payment of the purchase price in full; (7) All ad valorem taxes on the property for calendar year 2025 and all subsequent years shall be assumed and paid by the purchaser. All real property taxes due and owing to Harrison County or the City of Cynthiana or City of Berry, if applicable, for 2024 and prior years will be paid from the proceeds of sale. (8) The property shall be sold subject to any assessment for public improvements levied against the property and subject to all rules and regulations enforced by the Cynthiana-Harrison County-Berry Joint Planning and Zoning Commission, all applicable health and safety regulations, all restrictions and easements thereon appearing of record in the Harrison County Court Clerk's Office, governmental laws and regulations affecting the property, and shall be subject to any unrecorded easements, discrepancies or conflicts in boundary lines, shortage in area and encroachments, if any there be, which an accurate and complete survey or an inspection of the property would disclose; (9) The purchaser shall bear the risk of loss on the improvements on the property and the risk of loss shall pass to the purchaser as of the day and time of sale; (10) The property shall be sold with any improvements thereon "as is"; and (11) The property shall be sold subject to such right of redemption as may exist in favor of the United States of America pursuant to 28 USC Section 2410, and the right of redemption of the Defendants.

All bidders will be prepared to comply with these terms.

Hon. John Lair
Master Commissioner
Harrison Circuit Court

POLICE REPORTS

TRAFFIC CASES

April 30 – Off. McGlothlin responded to a collision on W. Pleasant St. where Sara Sampley allegedly struck the vehicle of Jeffrey McClanahan at an intersection.

May 1 – Off. Hampton responded to a collision on E KY32 where Tanya Rueger allegedly rolled their vehicle off the side of the road.

May 1 – Off. Hampton responded to a collision on E. Pike St. where Shirley McClanahan allegedly struck the mirror of a parked vehicle.

May 2 – Off. Branham responded to a collision on Education Dr. where Gregory Homeister allegedly damaged a light pole while backing up.

May 2 – Off. Poynter responded to a collision on US27 where Michaela England and Chalino Rubio allegedly collided.

mart in reference to an alleged trespassing.

April 27 – Off. Hampton responded to a call on 5th St. in reference to an alleged assault.

April 27 – Off. Roysse responded to a call on E. Pleasant St. in reference to alleged fraudulent use of credit card after reported lost/stolen less < \$500.

April 27 – Off. McGlothlin responded to a call at the Cynthiana Dollar Tree in reference to an alleged shoplifter.

April 28 – Off. Balk responded to a call at the Cynthiana Go Time gas station in reference to an alleged theft.

April 30 – Off. Rathbone responded to a call at the Cynthiana Walmart in reference to alleged harassment.

May 2 – Off. Balk responded to a call on E. Pleasant St. in reference to alleged harassment.

alleged criminal trespassing in the 3rd degree and alleged TBUT or DISP all others.

April 27 – Off. McGlothlin cited Ashley Frederick at the Cynthiana Dollar Tree for alleged TBUT or DISP all others.

April 28 – Off. Rathbone cited Justice Moore on US27 for alleged no registration receipt and alleged no registration plates.

April 30 – Off. Poynter served a Jessamine County District Court warrant arresting Gayle Isaacs on the corner of Bridge and Church St. for alleged non-payment of court costs, fees or fines.

April 30 – Off. Smoot served a Harrison District Court bench warrant arresting Jonathan Houg on Fairway Dr. for alleged non-payment of court costs, fees or fines.

May 1 – Off. McGlothlin served a Harrison County Court complaint warrant arresting Tamra Clark on

N. Elmarch Ave. for alleged unlawful transaction with a minor in the 3rd degree.

May 2 – Off. Rathbone cited Ashlee Hampton on E. Pike St. for allegedly disregarding stop sign and alleged no tail lamps.

May 2 – Off. Poynter cited Rubio Chalino on Riverside Dr. for alleged no operator license - auto-cycle, alleged failure of non-owner operator to maintain required INS/SEC (1st offense) and allegedly driving without license/negligence in accident.

May 2 – Off. Poynter served a Grant County District Court warrant arresting Brian Evans on Oddville Ave. for alleged non-payment of court costs, fees or fines.

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CASE REPORTS

April 26 – Off. McGlothlin responded to a call on 2nd St. in reference to an alleged purchase of THC.

April 26 – Off. McGlothlin responded to a call at the Cynthiana Wal-

CITATIONS

April 26 – Off. McGlothlin arrested Ashley Frederick at the Cynthiana Walmart for

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BUSINESS INDEX

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How communities benefit when consumers spend local

When consumers think about which stores to patronize, locally owned businesses may be the smartest option for a number of reasons - not the least of which is the way such enterprises benefit the communities they call home.

More money kept in the community

Spending locally means that more money will stay in the community. According to recent research from Civic Economics, local eateries return nearly 79 percent of revenue to the community, compared to just over 30 percent for chain restaurants. Overall, for every \$100 spent at a local business, around \$73 remains in the community, versus roughly \$43 when shopping at a non-locally owned business.

Get a personal touch

Local business owners typically are inclined to go the extra mile for their customers and are personally invested in the services and products they are selling. As a result, shopping locally tends to be a personalized experience. Furthermore, a local business owner may be more amenable to ordering products for specific clientele. Such personalized service is typically not accessible when shopping big box stores or other shops where owners are off-site.

Lines are short

Waiting in long lines for checkout or to pick up merchandise ordered online can drain consumers' energy and contribute to stress. Local businesses tend to have short lines and small crowds, which can lead to a more pleasant shopping experience.

Generates tax revenue

Local businesses generate more tax revenue per sales dollar, according to Rubicon, a digital marketplace for waste and recycling businesses. Taxes paid by local small businesses go to support schools, parks, roads, and other programs that benefit the community as well.

Support nonprofits

Local businesses often support good work in the community, such as nonprofit groups. These can include schools and sports teams, among other groups. According to Dr. Sue Lynn Sasser, professor of economics at the University of Central Oklahoma, studies indicate nonprofits "receive 250 percent more support from small businesses than larger ones."

Support other local businesses

Local business support other local businesses by buying and selling among each other. A local, independently owned restaurant may source its ingredients from local farms, which means visitors to such eateries are supporting multiple local businesses each time they dine out.

Small businesses are a boon to the economy, particularly local economies. These enterprises help their communities in a multitude of ways.



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