NOTICE OF COMMISSIONER'S SALE CHRISTOPHER MULLIKIN, MENI-FFF COUNTY AND UNKNOWN SPOUSE OF CHRISTOPHER MULLIKIN RE-SPONDENT

LLC PETITIONER

\*\*\*\*\*\* By virtue of an Order Rescheduling Sale entered in Menifee Circuit Court on May 8, 2025, to raise the sum of \$115,947.07, plus interest, fees, and the costs of sale, I will expose for sale to the highest and best bidder at the Courthouse door, in Frenchburg, Menifee County, Kentucky, on Wednesday, June 4, 2025, at the hour of 11:00 a.m., the following described prop-

A certain tract or parcel lying and being in Menifee County, KY, and lying on the north side of Charlie Farrell Road, being +/- 1000' west of the intersection of Charlie Ferrell Road and KY 36, and more par-

Beginning at a point in the center of Charlie Farrell Road and the Barbara Lee Razor and Douglas Clay Thomas remaining property, (Deed Book 113, Page 156), Stewert Ferrell (Deed Book 44, Page 202), and Tina Johnson (Deed Book 120, Page 298); thence with Razor and center of said road, from the beginning of left curve from which the radius point bears south 36° 55' 21" east, southwesterly 31.34 feet along the curve concave to the southeast, having a radius of 550.00 feet and a central angle of 3° 15' 52", thence south 49° 48' 47" west tangent to said curve, a distance of 150.27 feet to a point; thence south 46° 50' 50" west, 87.39 feet to a point, the beginning of a curve tangent to said line; thence southwesterly and westerly a distance of 61.57 feet along the curve concave to northwest, having a radius of 170.00 feet and a central angle of 20° 45' 03", said point is witnessed by a steel pin set which bears north 07° 46' 08" west, 8.27 feet; thence south 67° 35' 53" west tangent to said curve, 290.33 feet, the end of the county road, thence north 22° 24' 07" west 8.00 feet to a steel pin set; thence south 67° 19' 45" west 151.50 feet to a steel pin set; thence north 01° 30' 04" east 96.34 to a point in the center line of Lime Kiln Branch, a tributary of Stone Quarry Fork of Salt Lick Creek; thence with said creek, north 51° 41' 43" East 137.95 feet to a point in creek; thence north 73° 34' 04" east 127.31 feet to a point in creek; thence with said creek 60' feet, thence leaving creek, north 64° 57' 27" east 123.76 (total) to a steel pin set, thence north 49° 35' 30" east, 337.39 feet to a steel pin set, corner to Tina Johnson (Deed Book 120, Page 298), the beginning of an agreed line by Barbara Razor, Douglas Thomas, and Tina Johnson; thence with Johnson, south 28° 27' 01" east, 123.73 feet to a steel pin set; thence south 28° 27 01" east, 10.33 feet to the point of

beginning. Containing 2.114 acres, more or

Based on a field survey conducted by General Surveys, LLC in December of 2020. All steel pins set this survey are a 1/2" rebar with plastic I.D. caps labeled "GSLLC The relative positional accuracy is +/- 0.10" + 100 PPM. Horizontal datum used was hereon have not been adjusted for closure. The bearings are based on state plane single zone.

Being the same property conveyed to Barbara Lee Razor. and Douglas Clay Thomas, married, from Virgial Thomas and Marjorie Thomas, his wife, by deed dated July 1, 2014 recorded in Deed Book 11, Page 156, Menifee County Clerk's Office. Thereafter Barbara Lee Razor and

Donnie Razor, her husband, and Douglas Clay Thomas and Paula Sue Thomas, his wife, conveyed said property to Christopher Mullikin, single, by deed dated December 30, 2020 recorded in Deed Book 126, Page 482, said clerk's

Parcel ID #: 29-17-01

And more commonly known as; 232 Charlie Ferrell Rd, Salt Lick, KY 40371. 232 Charlie Ferrell Road, Salt Lick,

KY 40371 This property is sold subject to all

real estate taxes, easements, and off-sales of record; and reference is hereby made to the office of the Menifee County Clerk. The terms of the sale shall be ten

(10%) percent cash or check at the time of sale and the balance on credit of thirty (30) days with privilege of the successful bidder to pay in full at the time of sale. The successful bidder requesting credit must execute bond with approved surety bearing interest at the rate of three (3%) per annum from date of sale until paid, which bond shall have the full force and effect of a Judgment and should execution be issued thereon, no replevy shall be allowed. A lien shall exist and shall be retained by the Commissioner on theproperty sold as security for the purchase price.

Respectfully submitted: /s/ Howard D. Stone Hon. Howard D. Stone Master Commissioner, P.O. Box 712 Owingsville, Kentucky 40360 606-674-9233 howardstonelaw@gmail.com



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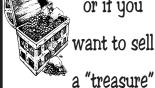
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