

01 PUBLIC NOTICES

COMMONWEALTH
OF KENTUCKY
MENIFEE CIRCUIT COURT
DIVISION II
ACTION NO. 24-CI-90021
ELECTRONICALLY FILED
PENNYMAC LOAN SERVICES,
LLC PETITIONER
VS: NOTICE OF
COMMISSIONER'S SALE
CHRISTOPHER MULLIKIN, MENI-
FEE COUNTY
AND UNKNOWN SPOUSE OF
CHRISTOPHER MULLIKIN RE-
SPONDENT

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 property:

A certain tract or parcel lying and being in Menifee County, KY, and lying on the north side of Charlie Ferrell Road, being +/- 1000' west of the intersection of Charlie Ferrell Road and KY 36, and more particularly described as follows: Beginning at a point in the center of Charlie Ferrell Road and the Barbara Lee Razor and Douglas Clay Thomas remaining property, (Deed Book 113, Page 156), Stewart 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 north-west, 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 less. 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 2241". The relative positional accuracy is +/- 0.10" + 100 PPM. Horizontal datum used was NAD83. And distances shown 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, married, and Douglas Clay Thomas, married, from Virgil 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 office.

Parcel ID #: 29-17-001
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 the property sold as security for the purchase price.

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



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07 CHILD CARE

NOTE TO PARENTS: Kentucky State Law requires licensing for child care facilities providing care for four or more children not related to the licensee by blood, marriage or adoption

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INFLATION IS AT 40 year highs. Interest rates are way up. Credit cards. Medical bills. Car loans. Do you have \$10k or more in debt? Call National Debt Relief and find out how to pay off your debt for significantly less than what you owe! Free quote: Call 1-844-262-5602.

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Bill Lucas, Owner

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WARNING: YOUR HOME may need new siding, windows or roof. Save money before the hurricane drives prices back up and it's too late. Huge discounts and financing available. 800-350-0591 to learn more.

10 HELP WANTED

Full-time Maintenance Person Needed, Mon.-Fri., 8:00-5:00. Experience and truck required. Pay depends on experience. Call 606-674-6778. Application can be picked up at **Mt. View Estates 358 Slate Ave. Owingsville**

14 HEALTH AND FITNESS

DENTAL INSURANCE FROM Physicians Mutual Insurance Company. Coverage for 400 plus procedures. Real dental insurance - not just a discount plan. Do not wait! Call now! Get your free dental information kit with all the details! 1-855-900-7392 www.dental50plus.com/26#6258

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STROKE AND CARDIOVASCULAR disease are leading causes of death, according to the American Heart Association. Screenings can provide peace of mind or early detection! Contact Life Line Screening to schedule your screening. Special offer - five screenings for just \$149. Call 1-877-465-1309.

YOU MAY QUALIFY for disability benefits if you are between 52-63 years old and under a doctor's care for a health condition that prevents you from working for a year or more. Call now! 1-833-641-6772

16 APARTMENTS FOR RENT

ACCEPTING APPLICATIONS
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For more information call **606-674-6778**

Classifieds
Get Results!

Auction
Rt. 52 Ripley, Oh 45167
Sunday, June 1st - 10:00 a.m.
Early List to Some of Items Already In For Auction. Call Today if You Have Items To Add
Many Items From Washington Twp. Trustees-
Special Interest Items:- '21 Jeep Wrangler Unlimited (Rebuilt Title) - Kubota RTV w/Cab Heat & Air (Snowplow Attachment) - 1 Owner 340 Hours - '21 Club Car Gas 4 Seater 1 Owner Only 21 Hours - 11 Ford F350 4x4 1 Owner - '99 Crownline 202 Boat w/350 Magnum - '91 Ranger 197 Fish & Ski w/225 Merc. - '74 Sting Ray 19' 351 Cleveland.
Implementations - Frontier RC2048 Rotary Cutter - GM1072E Finish Mower - 3 pt. Post Hole Digger - Sub Soiler- 7' Rotary Cutter - 2 Bottom Plus - 2.6' Scraper Blades - Vermeer 505 Round Bailer - 4 Wheeler - Small Trailer - Large Tent 30 x 40? - 5 Small Tents - Pond Water Fountain - 9 Bus Tires & Others - 20+ Moving Pads -
19 Guns From Private Collection (Sale at 10:30) - Including Remington & Winchester - Must Be an Ohio Resident or have FFL Shop - Hand & Power Tools (Tables Full) - 9,500 lb. USA Tool Lift - Derek Weaver Wheel Balancer & Tire Changer - IR Air Compressor - Nexxus 56V Power Pack - Paint Sprayer - CC Chipper - Mig Welder - Power Pack Wood Working Tools- 2 Rolls of Steel Cable- New Cub Cadet XT1 Lithium ion Ion Riding Mower - & CC 30E Mower - Edger - Push Mower - Cub Cadet Zero Turn
Coins & old Money - Silver Dollars & Others -
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Towlersauctioninc.com

16 APARTMENTS FOR RENT

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PUBLISHER'S NOTICE
All real estate advertising in this newspaper is subject to the Fair Housing Act which makes it illegal to advertise "any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin, or an intention, to make any such preference, limitation or discrimination." Familial status includes children under the age of 18 living with parents or legal custodians, pregnant women and people securing custody of children under 18.
This newspaper will not knowingly accept any advertising for real estate which is in violation of the law. Our readers are hereby informed that all dwellings advertised in this newspaper are available on an equal opportunity basis. To complain of discrimination call HUD toll-free at 1-800-669-9777. The toll-free telephone number for the hearing impaired is 1-800-927-9275.
Equal Housing Opportunity

17 HOUSES FOR RENT

3 BEDROOM, 2 full bath, Derby Drive, \$1000/mo., \$1200 dep. 859-585-9430

21 BUSINESS PROPERTY FOR RENT

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33 GARAGE / RUMMAGE SALES

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GOT AN UNWANTED car??? Donate it to Patriotic Hearts. Fast free pick up. Patriotic Hearts' programs help veterans find work or start their own business. Call 24/7, 1-833-485-3141.

Go Treasure Hunting in the Classifieds!

or if you want to sell a "treasure"
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