

CLASSIFIEDS

PUBLIC NOTICES

COMMONWEALTH OF KENTUCKY
CARTER CIRCUIT COURT
CASE NO. 24-CI-00126

FRONTIER HOUSING INC. PLAINTIFF

VS. NOTICE OF SALE

DEREK AUSTIN CARROLL; UNKNOWN SPOUSE OF DEREK AUSTIN CARROLL; UNITED STATES OF AMERICA DEPARTMENT OF AGRICULTURE RURAL DEVELOPMENT; CARTER COUNTY, KENTUCKY DEFENDANTS

Pursuant to the Judgment and Order of Sale in the Carter Circuit Court, entered on October 17, 2024, I shall offer for sale the property described herein at public auction on the Courthouse steps of the old Carter County Courthouse, 300 West Main Street in Grayson, Kentucky, on the **28th day of May, 2025 at or near the hour of 10:10 a.m.**, to the highest bidder on the following terms:

The aforementioned real estate shall be sold as a whole. The real estate shall be sold on a credit of thirty (30) days, with the privilege of the purchaser to pay for bid in cash in full, and if not paid in full then the purchaser shall make a cash down payment of at least ten percent (10%) of the purchase price to cover the costs of the judicial sale; and the purchaser shall execute a bond for the remainder of the purchase price, with good surety thereon, to be approved by the Master Commissioner of this Court, and bearing interest at the rate of 6% per annum from the date of the sale, until paid; additionally, a lien shall be retained upon the real estate to be sold herein, to secure the payment of the balance of the purchase price within thirty (30) days of the date of sale upon which execution may be levied by the Master Commissioner of this Court.

Description of the Property: 3062 State Highway 2078, Olive Hill, KY. (For Legal Description see LSOT: Deed Book 387, Page 317, Carter County Clerk’s Office.)

Map/Parcel ID Number: 022-00-00-028.00.

NOTE: Only delinquent ad valorem taxes shall be paid from the sale proceeds. The Purchaser shall be responsible for payment of the taxes for the current year and thereafter.

Honorable John P. Thompson
Master Commissioner
Carter County, Kentucky

COMMONWEALTH OF KENTUCKY
CARTER CIRCUIT COURT
CASE NO. 18-CI-00351
C/W CASE NO. 24-CI-00142

MTAG AS C/F MGD-KY, LLC PLAINTIFF

VS. NOTICE OF SALE

MOUNTAIN VIEW PROPERTIES, LLC AND MIKE WEBB PLAINTIFFS

VS. DEFENDANTS

RICHARD ELSWICK; JUANITA ELSWICK; ARLIE COOPER; VERA COOPER; GLEN EDWARD HALL; RUSSELL VERNON HALL; SUSAN HALL; JERRIKA S. STEVENS A/K/A JERRIKA HALL; KEVIN MARBLE; MELINDA MARBLE; JOEY ROE; MELISSA ROE; UNKNOWN OCCUPANT(S) OF THE PREMISES; ASSET ACCEPTANCE LLC; COMMONWEALTH OF KENTUCKY, DIVISION OF COLLECTIONS; COMMONWEALTH OF KENTUCKY, COUNTY OF CARTER

NOTICE OF SALE

Pursuant to the Judgment and Order of Sale in the Carter Circuit Court, entered on January 25, 2025, I shall offer for sale the property described herein at public auction on the Courthouse steps of the Carter County Courthouse, 300 West Main Street in Grayson, Kentucky, on the **28th day of May, 2025 at or near the hour of 10:05 a.m.**, to the highest bidder on the following terms:

The aforementioned real estate shall be sold as a whole. The real estate shall be sold on a credit of thirty (30) days, with the privilege of the purchaser to pay for bid in cash in full, and if not paid in full then the purchaser shall make a cash down payment of at least ten percent (10%) of the purchase price to cover the costs of the judicial sale; and the purchaser shall execute a bond for the remainder of the purchase price, with good surety thereon, to be approved by the Master Commissioner of this Court, and bearing interest at the rate of 6% per annum from the date of the sale, until paid; additionally, a lien shall be retained upon the real estate to be sold herein, to secure the payment of the balance of the purchase price within thirty (30) days of the date of sale upon which execution may be levied by the Master Commissioner of this Court.

Description of the Property: 5298 State Highway 1025, Olive Hill, KY 41164. (For Legal Description see LSOT: Deed Book 345, Page 449, Carter County Clerk’s Office.)

Map/Parcel ID Number: 040-00-00-019.03.

NOTE: Only delinquent ad valorem taxes shall be paid from the sale proceeds. The Purchaser shall be responsible for payment of the taxes for the current year and thereafter.

Honorable John P. Thompson
Master Commissioner
Carter County, Kentucky

COMMONWEALTH OF KENTUCKY
CARTER CIRCUIT COURT
CASE NO. 23-CI-00414

MID SOUTH CAPITAL PARTNERS, LP PLAINTIFF

VS. NOTICE OF SALE

UNKNOWN HEIRS, DEVISEES, LEGATEES AND BENEFICIARIES OF CHRISTOPHER CHAD TAYLOR AND THEIR UNKNOWN SPOUSES, IF ANY; CHRISTOPHER SEBASTIAN TAYLOR; UNKNOWN SPOUSE OF CHRISTOPHER SEBASTIAN TAYLOR; JACOB ANDREW TAYLOR; UNKNOWN SPOUSE OF JACOB ANDREW TAYLOR; MALLEY RAE TAYLOR; UNKNOWN SPOUSE OF MALLEY RAE TAYLOR; COMMONWEALTH OF KENTUCKY, COUNTY OF CARTER; COMMONWEALTH CD FUND; APEX FUND SERVICES C/F CERES TAX RECEIVABLES; AND DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE REGISTERED HOLDERS OF EQUIFIRST MORTGAGE LOANS DEFENDANTS

Pursuant to the Judgment and Order of Sale in the Carter Circuit Court, entered on February 18, 2025, I shall offer for sale the property described herein at public auction on the Courthouse steps of the old Carter County Courthouse, 300 West Main Street in Grayson, Kentucky, on the **28th day of May, 2025 at or near the hour of 10:00 a.m.**, to the highest bidder on the following terms:

The aforementioned real estate shall be sold as a whole. The real estate shall be sold on a credit of thirty (30) days, with the privilege of the purchaser to pay for bid in cash in full, and if not paid in full then the purchaser shall make a cash down payment of at least ten percent (10%) of the purchase price to cover the costs of the judicial sale; and the purchaser shall execute a bond for the remainder of the purchase price, with good surety thereon, to be approved by the Master Commissioner of this Court, and bearing interest at the rate of 12% per annum from the date of the sale, until paid; additionally, a lien shall be retained upon the real estate to be sold herein, to secure the payment of the balance of the purchase price within thirty (30) days of the date of sale upon which execution may be levied by the Master Commissioner of this Court.

Description of the Property: 1150 Trumbo Road, Olive Hill, KY 41164. (For Legal Description see LSOT: Deed Book 149, Page 186, Carter County Clerk’s Office.)

Map/Parcel ID Number: 008-20-00-014.00.

NOTE: Only delinquent ad valorem taxes shall be paid from the sale proceeds. The Purchaser shall be responsible for payment of the taxes for the current year and thereafter.

Honorable John P. Thompson
Master Commissioner
Carter County, Kentucky

■ Walls from A-6

land with warmth and clarity—or do they confuse, intimidate, and distance? Nearly every religion and denomination says they want to be welcoming. And I believe them to be sincere in that sentiment. Yet too often, the language of faith serves as a velvet rope. Not because of what we believe, but because of how we say it. There’s a quote attributed to George Eliot that resonates with me: “The finest language is mostly made

up of simple, unimposing words.” It’s a truth we’d do well to remember—not only in our pulpits, but in our boardrooms, classrooms, and living rooms. In times of war, speaking in code can save lives. But in times of peace—or at least, in the day-to-day moments of community and connection—we ought to aim for something else entirely. Not encryption, but invitation. Not mystery, but meaning. Maybe our challenge today isn’t to

COMMONWEALTH OF KENTUCKY
CARTER CIRCUIT COURT
CASE NO. 24-CI-00091

ADS TAX LIEN COMPANY, LLC PLAINTIFF

VS. NOTICE OF SALE

JESSICA GOULDING; UNKNOWN SPOUSE OF JESSICA GOULDING; DANIELLE GOULDING; UNKNOWN SPOUSE OF DANIELLE GOULDING; UNKNOWN SPOUSE OF DEANA RAYBURN ISAAC; TAX EASE LIEN INVESTMENTS I, LLC; GREEN TREE FINANCIAL SERVICING A/K/A DITECH FINANCIAL LLC; AND COUNTY OF CARTER, KENTUCKY DEFENDANTS

Pursuant to the Judgment and Order of Sale in the Carter Circuit Court, entered on March 25, 2025, I shall offer for sale the property described herein at public auction on the Courthouse steps of the old Carter County Courthouse, 300 West Main Street in Grayson, Kentucky, on the **14th day of May, 2025 at or near the hour of 10:05 a.m.**, to the highest bidder on the following terms:

The aforementioned real estate shall be sold as a whole. The real estate shall be sold on a credit of thirty (30) days, with the privilege of the purchaser to pay for bid in cash in full, and if not paid in full then the purchaser shall make a cash down payment of at least ten percent (10%) of the purchase price to cover the costs of the judicial sale; and the purchaser shall execute a bond for the remainder of the purchase price, with good surety thereon, to be approved by the Master Commissioner of this Court, and bearing interest at the rate of 6% per annum from the date of the sale, until paid; additionally, a lien shall be retained upon the real estate to be sold herein, to secure the payment of the balance of the purchase price within thirty (30) days of the date of sale upon which execution may be levied by the Master Commissioner of this Court.

Description of the Property: 273 Tomo Road, Olive Hill, KY. (For Legal Description see LSOT: Deed Book 228, Page 788, Carter County Clerk’s Office.)

Map/Parcel ID Number: 011-00-00-036.04.

NOTE: Only delinquent ad valorem taxes shall be paid from the sale proceeds. The Purchaser shall be responsible for payment of the taxes for the current year and thereafter.

Honorable John P. Thompson
Master Commissioner
Carter County, Kentucky

COMMONWEALTH OF KENTUCKY
CARTER CIRCUIT COURT
CASE NO. 24-CI-00460

PENNYMAC LOAN SERVICES, LLC PLAINTIFF

VS. NOTICE OF SALE

ROBERT W. LYKINS AND GLENDA LYKINS DEFENDANTS

Pursuant to the Judgment and Order of Sale in the Carter Circuit Court, entered on March 18, 2025, I shall offer for sale the property described herein at public auction on the Courthouse steps of the old Carter County Courthouse, 300 West Main Street in Grayson, Kentucky, on the **14th day of May, 2025 at or near the hour of 9:45A**, to the highest bidder on the following terms:

The aforementioned real estate shall be sold as a whole. The real estate shall be sold on a credit of thirty (30) days, with the privilege of the purchaser to pay for bid in cash in full, and if not paid in full then the purchaser shall make a cash down payment of at least ten percent (10%) of the purchase price to cover the costs of the judicial sale; and the purchaser shall execute a bond for the remainder of the purchase price, with good surety thereon, to be approved by the Master Commissioner of this Court, and bearing interest at the rate of 5.5% per annum from the date of the sale, until paid; additionally, a lien shall be retained upon the real estate to be sold herein, to secure the payment of the balance of the purchase price within thirty (30) days of the date of sale upon which execution may be levied by the Master Commissioner of this Court.

Description of the Property: 854 West U.S. Highway 60, Grayson, KY. (For Legal Description see LSOT: Deed Book 463, Page 319, Carter County Clerk’s Office.)

Map/Parcel ID Number: 104-50-08-013.00.

NOTE: Only delinquent ad valorem taxes shall be paid from the sale proceeds. The Purchaser shall be responsible for payment of the taxes for the current year and thereafter.

Honorable John P. Thompson
Master Commissioner
Carter County, Kentucky

COMMONWEALTH OF KENTUCKY
CARTER CIRCUIT COURT
CASE NO. 24-CI-00061

ADS TAX LIEN COMPANY, LLC PLAINTIFF

VS. NOTICE OF SALE

MARK A. MOSIER; ANITA C. MOSIER; COMMONWEALTH OF KENTUCKY, DEPARTMENT OF REVENUE, DIVISION OF COLLECTIONS; ASSET ACCEPTANCE, LLC; AND COUNTY OF CARTER, KENTUCKY DEFENDANTS

Pursuant to the Judgment and Order of Sale in the Carter Circuit Court, entered on March 20, 2025, I shall offer for sale the property described herein at public auction on the Courthouse steps of the Carter County Courthouse, 300 West Main Street in Grayson, Kentucky, on the **14th day of May, 2025 at or near the hour of 9:35A**, to the highest bidder on the following terms:

The aforementioned real estate shall be sold as a whole. The real estate shall be sold on a credit of thirty (30) days, with the privilege of the purchaser to pay for bid in cash in full, and if not paid in full then the purchaser shall make a cash down payment of at least ten percent (10%) of the purchase price to cover the costs of the judicial sale; and the purchaser shall execute a bond for the remainder of the purchase price, with good surety thereon, to be approved by the Master Commissioner of this Court, and bearing interest at the rate of 6% per annum from the date of the sale, until paid; additionally, a lien shall be retained upon the real estate to be sold herein, to secure the payment of the balance of the purchase price within thirty (30) days of the date of sale upon which execution may be levied by the Master Commissioner of this Court.

Description of the Property: Fox Hunters Road 030 KY. (For Legal Description see LSOT: Deed Book 498, Page 366, Carter County Clerk’s Office.)

Map/Parcel ID Number: 078-00-00-039.01.

NOTE: Only delinquent ad valorem taxes shall be paid from the sale proceeds. The Purchaser shall be responsible for payment of the taxes for the current year and thereafter.

Honorable John P. Thompson
Master Commissioner
Carter County, Kentucky

Help Build Your Local Democratic Party!

Please join us on May 10 at 10 AM EDT at the Carter County Courthouse for the Carter County Convention

300 W. Main St, Grayson, KY 41143

For more information please contact Travis Rice at travisrice@windstream.net

KENTUCKY DEMOCRATS



PUBLIC NOTICE

Carter County Fiscal Court will be accepting sealed bids for the purchase of a new Excavator. Sealed bids are to be turned into the Judge Executive’s Office located at 300 West Main Street, Room 227, Grayson KY 41143, no later than May 19, 2025, at 3pm. Please call the road foreman, Jason Carroll at 606-316-8096, for further information on spec requirements. Bids will be opened and awarded May 19, 2025, at 6pm at the Regular Fiscal Court meeting.

COMMONWEALTH OF KENTUCKY
CARTER CIRCUIT COURT
CASE NO. 24-CI-00061

ADS TAX LIEN COMPANY, LLC PLAINTIFF

VS. NOTICE OF SALE

JAMES DARIN ONEY; UNKNOWN SPOUSE OF JAMES DARIN ONEY; DOT CAPITAL INVESTMENTS, LLC; AND COUNTY OF CARTER, KENTUCKY DEFENDANTS

Pursuant to the Judgment and Order of Sale in the Carter Circuit Court, entered on March 20, 2025, I shall offer for sale the property described herein at public auction on the Courthouse steps of the old Carter County Courthouse, 300 West Main Street in Grayson, Kentucky, on the **14th day of May, 2025 at or near the hour of 9:40A**, to the highest bidder on the following terms:

The aforementioned real estate shall be sold as a whole. The real estate shall be sold on a credit of thirty (30) days, with the privilege of the purchaser to pay for bid in cash in full, and if not paid in full then the purchaser shall make a cash down payment of at least ten percent (10%) of the purchase price to cover the costs of the judicial sale; and the purchaser shall execute a bond for the remainder of the purchase price, with good surety thereon, to be approved by the Master Commissioner of this Court, and bearing interest at the rate of 6% per annum from the date of the sale, until paid; additionally, a lien shall be retained upon the real estate to be sold herein, to secure the payment of the balance of the purchase price within thirty (30) days of the date of sale upon which execution may be levied by the Master Commissioner of this Court.

Description of the Property: Trough Camp Road, Carter County, KY. (For Legal Description see LSOT: Deed Book 364, Page 199, Carter County Clerk’s Office.)

Map/Parcel ID Number: 021-00-00-500.01.

NOTE: Only delinquent ad valorem taxes shall be paid from the sale proceeds. The Purchaser shall be responsible for payment of the taxes for the current year and thereafter.

Honorable John P. Thompson
Master Commissioner
Carter County, Kentucky

COMMONWEALTH OF KENTUCKY
CARTER CIRCUIT COURT
CASE NO. 24-CI-00058

ADS TAX LIEN COMPANY, LLC PLAINTIFF

VS. NOTICE OF SALE

TIMOTHY WADDELL; UNKNOWN SPOUSE OF TIMOTHY WADDELL; UNKNOWN HEIRS, DEVISEES, AND LEGATEES OF DOUGLAS WADDELL; UNKNOWN SPOUSES OF THE UNKNOWN HEIRS, DEVISEES, AND LEGATEES OF DOUGLAS WADDELL; MID SOUTH CAPITAL PARTNERS, LP; KY LIEN HOLDINGS, LLC; AND COUNTY OF CARTER, KENTUCKY DEFENDANTS

Pursuant to the Judgment and Order of Sale in the Carter Circuit Court, entered on March 25, 2025, I shall offer for sale the property described herein at public auction on the Courthouse steps of the old Carter County Courthouse, 300 West Main Street in Grayson, Kentucky, on the **14th day of May, 2025 at or near the hour of 10:10 a.m.**, to the highest bidder on the following terms:

The aforementioned real estate shall be sold as a whole. The real estate shall be sold on a credit of thirty (30) days, with the privilege of the purchaser to pay for bid in cash in full, and if not paid in full then the purchaser shall make a cash down payment of at least ten percent (10%) of the purchase price to cover the costs of the judicial sale; and the purchaser shall execute a bond for the remainder of the purchase price, with good surety thereon, to be approved by the Master Commissioner of this Court, and bearing interest at the rate of 6% per annum from the date of the sale, until paid; additionally, a lien shall be retained upon the real estate to be sold herein, to secure the payment of the balance of the purchase price within thirty (30) days of the date of sale upon which execution may be levied by the Master Commissioner of this Court.

Description of the Property: 5998 State Highway 955, Carter County, KY. (For Legal Description see LSOT: Deed Book 193, Page 757, Carter County Clerk’s Office.)

Map/Parcel ID Number: 025-00-00-013.02.

NOTE: Only delinquent ad valorem taxes shall be paid from the sale proceeds. The Purchaser shall be responsible for payment of the taxes for the current year and thereafter.

Honorable John P. Thompson
Master Commissioner
Carter County, Kentucky

COMMONWEALTH OF KENTUCKY
CARTER CIRCUIT COURT
CASE NO. 24-CI-00341

NEW REZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING PLAINTIFF

VS. NOTICE OF SALE

GRACIE JADE GILLUM, A/K/A GRACIE GILLUM RUNYON; UNKNOWN SPOUSE (IF ANY) OF GRACIE JADE GILLUM, A/K/A GRACIE GILLUM RUNYON DEFENDANTS

Pursuant to the Judgment and Order of Sale in the Carter Circuit Court, entered on March 18, 2025, I shall offer for sale the property described herein at public auction on the Courthouse steps of the old Carter County Courthouse, 300 West Main Street in Grayson, Kentucky, on the **14th day of May, 2025 at or near the hour of 9:30A**, to the highest bidder on the following terms:

The aforementioned real estate shall be sold as a whole. The real estate shall be sold on a credit of thirty (30) days, with the privilege of the purchaser to pay for bid in cash in full, and if not paid in full then the purchaser shall make a cash down payment of at least ten percent (10%) of the purchase price to cover the costs of the judicial sale; and the purchaser shall execute a bond for the remainder of the purchase price, with good surety thereon, to be approved by the Master Commissioner of this Court, and bearing interest at the rate of 6% per annum from the date of the sale, until paid; additionally, a lien shall be retained upon the real estate to be sold herein, to secure the payment of the balance of the purchase price within thirty (30) days of the date of sale upon which execution may be levied by the Master Commissioner of this Court.

Description of the Property: 680 Eastview Street, Grayson, KY 41143. (For Legal Description see LSOT: Deed Book 485, Page 685, Carter County Clerk’s Office.)

Map/Parcel ID Number: 104-40-07.028.00.

NOTE: Only delinquent ad valorem taxes shall be paid from the sale proceeds. The Purchaser shall be responsible for payment of the taxes for the current year and thereafter.

Honorable John P. Thompson
Master Commissioner
Carter County, Kentucky

COMMONWEALTH OF KENTUCKY
CARTER CIRCUIT COURT
CASE NO. 24-CI-00046

ADS TAX LIEN COMPANY, LLC PLAINTIFF

VS. NOTICE OF SALE

RTL-F KY, LLC CROSS-PLAINTIFF

VS. NOTICE OF SALE

BARBARA MADDOX; UNKNOWN SPOUSE OF BARBARA MADDOX; IAN MICHAEL MCKENZIE; UNKNOWN SPOUSE OF IAN MICHAEL MCKENZIE; TERRY LEE MCKENZIE, JR.; UNKNOWN SPOUSE OF TERRY LEE MCKENZIE, JR.; MID SOUTH CAPITAL PARTNERS, LP; AND COUNTY OF CARTER, KENTUCKY DEFENDANTS

Pursuant to the Pursuant to the Judgment and Order of Sale in the Carter Circuit Court, entered on March 25, 2025, I shall offer for sale the property described herein at public auction on the Courthouse steps of the old Carter County Courthouse, 300 West Main Street in Grayson, Kentucky, on the **14th day of May, 2025 at or near the hour of 10:00 a.m.**, to the highest bidder on the following terms:

The aforementioned real estate shall be sold as a whole. The real estate shall be sold on a credit of thirty (30) days, with the privilege of the purchaser to pay for bid in cash in full, and if not paid in full then the purchaser shall make a cash down payment of at least ten percent (10%) of the purchase price to cover the costs of the judicial sale; and the purchaser shall execute a bond for the remainder of the purchase price, with good surety thereon, to be approved by the Master Commissioner of this Court, and bearing interest at the rate of 6% per annum from the date of the sale, until paid; additionally, a lien shall be retained upon the real estate to be sold herein, to secure the payment of the balance of the purchase price within thirty (30) days of the date of sale upon which execution may be levied by the Master Commissioner of this Court.

Description of the Property: 1739 St. Hwy. 1654. (For Legal Description see LSOT: Deed Book 502, Page 337, Carter County Clerk’s Office.)

Map/Parcel ID Number: 135-00-00-100.00.

NOTE: Only delinquent ad valorem taxes shall be paid from the sale proceeds. The Purchaser shall be responsible for payment of the taxes for the current year and thereafter.

Honorable John P. Thompson
Master Commissioner
Carter County, Kentucky