

COMMUNITY

Property Transfers  
cont. from pg. 9

Larry Neil Hardin and Peggi Hardin to Licking River Trust, Larry Neil Hardin and Peggi Hardin, Co-Trustees, two tracts on Triplett Creek west of Morehead, no monetary consideration

Megan Harris and Edward McNeal, to Watler Littleton, Lot 3 of Buttermilk Branch Subdivision, per terms of dissolution of marriage action

Jeremy D. Mitchell and Shelby N. Mitchell to John Robert Motley and Barbara Ann Motley, property address, 115 Walnut Court, \$178,000

Elizabeth Waldner to Green Stone Farm, LLC, by and through Christopher D. Riggsby, Member, Lot 6 in Slone Estates, Section 1, Clearfield, \$160,000

Rebecca Garcia and Sheila Barber, Co-Executrix of the Estate of Gerald Marlin McDaniel, to Rebecca Garcia and Sheila Barber, two tracts in Rowan County, per terms of Last Will and Testament

Rebecca Garcia and Mark Garcia and Sheila Barber and David Barber, to Bonmar Properties, LLC, two parcel in Rowan County, no monetary consideration

Andrew Gorski to Karen Guley, two tract Ky 377, \$1 and other considerations

Morehead State University Foundation, by and through Allison Caudill, CEO, to Morehead State University, by and through Joseph “Jay” Morgan, President, property in city of Morehead, \$230,000

James Eugene McGlone and Kathy Hitch McGlone to Jonathan Bradley Blevins, tract on Conn Road, no monetary consideration

Darold Rayburn Bailey, Jr and Kimberly Jean Davis, Co-Administrators of the Norma Jean Withrow Bailey Estate, and Darold Rayburn Bailey, Jr., and Kristi Smith Bailey, and Kimberly Jean Davis, and Joe Davis, to Darold Rayburn Bailey, Jr., and Kristi Smith Bailey, Lot 11 of Timberland Subdivision, Morehead, in considerations of division of assets

Morehead Property Rentals, LLC, to Clifford Matthew Lewis and Lyndsey L. Lewis and Clifford L. Lewis and Angela Lewis, three tracts on Sugar Branch Road, \$243,900

April 14 – 18  
End Times Harvest Tabernacle, and Jeff Weaver and Jody Weaver, to Chase Lawson, property address, 250 Old Baptist Road, Morehead, \$60,000

Jorge Alberto Ortega Moody and Miescha Kay Bycura, to Bethany Salinas Hernandez and Andres Salinas Hernandez, tract on Bishop Court, \$184,000

Debra Sue Gearhart Russell to Joshua David Rymoff, Jacob Berlin Russell, Jade Rose Russell, Derrick William Russell, and Callie Brooke Perkins, tract on south side of Bath/Rowan County line on US 60, no monetary consideration

Ray Wilson, Sr., Kristi Wilson, and Preston Wilson, to City of Morehead, care of Morehead Utility Plant Board, 95 Black Lane, utility easement

Kevin Clark and Jessica Clark, to Stacy Anne Kidwell, Lot 27 of Meadow Wood Subdivision, \$250,000

Caleb D. Sullivan and Karlie Sullivan to William Benjamin Cantrell and Shoshana Seid-Green, Lots 36 and 37, Greenfield Estates, Unit 3, \$320,000

Robert J. Parker to Robert J. Parker and Carolyn Thompson, Lot 14 of Summer Woods Subdivision, no monetary consideration

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Anthony Caldwell and Tracy Caldwell to Taylor Hyatt and Misty Hyatt, parcel on Rice Loop Road, \$10,000

Guy Reynolds and Barbara Reynolds to Larry Reynolds and Trina Reynolds, tract at Morgan, Elliott, and Rowan County lines, no monetary consideration

Guy Reynolds and Barbara Reynolds to Wayne Reynolds, property in Rowan County, no monetary consideration

April 21-25  
Carl Crose and Tammy Crose to Brian Napier and Elizabeth Napier, tract on CCC Trail, \$15,000

Welte Rentals, LLC to Dylan Bjorkland and Cassie Bjorkland, Lot 49 of Park Hills Subdivision, \$175,000

Aleshi J. Gregory, Executrix of Estate of Greta Bo Bennett, to Matthew Barnhart and Tara Barnhart, tract on Wells Lane, \$320,000

Robert Turner to Lorin Kyle Fannin, property on Logan Branch Road, \$17,500

CEFF II Morehead Property, LLC, to Rowan County Fiscal Court, by and through Harry Clark, Rowan County Judge/Executive, tract at intersection of Rodney Hitch Boulevard and Ky 801, quit claim

Heather R. Plank to Curtis Barker and Samantha Barker, tract on Big Perry Road, \$30,000

Glennetta Hammons to Troy Hammons and Patricia Hammons, Lot 1 of Parkside Estates, no monetary consideration

Geoffrey Crisp and Kimberly Crisp to Rhea Jennings, tract on US 60 west of Morehead, no monetary consideration

Pamela J. Moore to CCR Morehead, LLC, two tracts on Walker Branch, no monetary consideration

Pamela J. Moore to Murlyn R. Moore, tract on Walker Branch, per terms of dissolution of marriage action

Hon. Bud Salyer, Master Commissioner of the Rowan Circuit Court, for and on behalf of Frontier Housing, Inc., Feleisha Hayden, Unknown Spouse of Feleisha Hayden, and Rowan County, to Blest Properties, LLC, Lot 7 of The Community of Edgewood Subdivision, Phase I, \$101,000

Janet K. Bishop, and the Fund B of the Paul Thomas Bishop, Jr. Testamentary Trust, by Janet Kay Bishop, Trustee, to Darrell R. Alderman, parcel on KY 32 near intersection with KY 158, \$50,000

Stacie Jones to C. D. McClurg, tract on waters of Bull Fork, \$54,194

Rowan Partners, LLC, to Viking Assets, LLC, tract in Min-

nor Subdivision, \$1,350,000

Noah Keith Noble and Mac-ey Elaine Frances Noble to Dakota Haynes, property address, 8460 Hogtown Hill, \$230,000

Ronnie Jackson Brooks and Leila M. Brooks to Matthew Ray Andrews and Jennifer Lee Andrews, Lot 17 of Meadow Wood Estates Subdivision, \$218,750

City of Morehead to Damon Ballinger, two tracts on Main Street and Wilson Avenue, \$455,000

April 28 – May 2  
Michael Cornett and Freda Cornett to Nathan James Haley and Dezarae Diane Haley, tract on Jones Ridge, \$468,000

Jeff Barhorst and Judy Barhorst to Jeff Barhorst and Judy Barhorst, tract on waters of Laurel Creek, \$1 and other considerations

Perry Historic Buildings, LLC, to Bindu Bashyal, property address, 106 West Main Street, Morehead, \$240,000

Hungry Hollow Property Management, LLC, to Thomas Leroy Jones, property on waters of Hungry Branch on US 60, Farmers, no monetary consideration

Rowan County School Board to Delta Natural Gas Company, Inc., property on KY 801 and Rodney Hitch Boulevard, right of way easement, \$1 and other considerations

Garrit C. Dehart to Patricia C. Porter, tract on Bear Branch, Haldeman, no monetary consideration

Richard Mynhier to City of Morehead, care of Morehead Utility Plant Board, property address, 475 Mynhier Road, utility easement

Woodrow Jarrell, Jr. and Carrie Jarrell, to City of Morehead, care of Morehead Utility Plant Board, property address, 208 Lakebed Trail, utility easement

Scott L. Mullins and Dixie Mullins to Hope Desiree Sloan, Lot 1 of Weavers Meadow Subdivision, \$177,000

Pauline Brown and Ina Marlow to Clifford Matthew Lewis, tract on Bluebank Road, \$45,000

David J. Osborne and Stephanie L. Osborne to Madonna L. Hanshaw and Gary E. Hanshaw, parcel on Cimarron Road, \$105,050

Misti Holbrook and Charles Jason Holbrook to Harold E. Holdbrook III and Nellie Holbrook, Lot 21 of Hill-N-Dale Subdivision, \$120,000

Charles Lewis to Baylen Bailey, parcel on Rock Fork Road, no monetary consideration

Johnny Hatfield and Ginger Hatfield, by and through their Attorney-in-Fact, Gregory N. Hatfield, to Ralph Edwin Caudill, Lot 57 of Lakewood Acres Subdivision, Phase III, \$1 and

other considerations

Austin Puckett to Kayla Waugh, real estate on Haldeman Road, no monetary consideration

Tony Gilliam and Kala Gilliam to Kayla Waugh, tract on Haldeman Road, \$55,000 as satisfaction of terms of land contract

Maryann Brown Perry to Maryann Brown, tract on Dry Branch Road, no monetary consideration

Carolyn Sue Hunter to Carolyn Sue Hunter, parcel on Porter Road, no monetary consideration

May 5 – 9  
Patrick Neal Elam to Grayson Rural Electric Cooperative Corporation, property in Rowan County, right of way easement

DAKM Property, LLC, to Thomas McClain, Lot 4 of Pleasant Valley Subdivision, \$151,000

David J. Osborne and Stephanie L. Osborne to Henry C. Chandler, parcel on Cimarron Road, \$141,350

Kevin Ryan Adams to Nathan Halliday, tract on Dry Creek, in consideration of the Grantee assuming the Grantor's portion of the debt on the property and no monetary consideration

Gary R. Coldiron to Travis Dixon and Taylor Dixon, Lot 65 of The Lakes at Hickory Pointe Subdivision, Phase II, \$300,000

Karen Littleton to City of Morehead, care of Morehead Utility Plant Board, property address, 720 Bratton Branch, utility easement

Karen Littleton to City of Morehead, care of Morehead Utility Plant Board, property address, 735 Bratton Branch, utility easement

Carly Ann Sallaz and Emily Ruth Sallaz to Robert Brian Sallaz, Lot 3 of Meadows Estates, Phase I, no monetary consideration

Braxton Caldwell and Shanae Caldwell to Austin Barker and Kenna Barker, property in City of Morehead, \$215,000

Clifford A. Porter and Ella Mae Porter to Jeffrey A. Porter, tract on Brown Ridge Road, no monetary consideration

Development Solutions, LLC, to Morgan Meredith Waddell, Lot 11 of Westwood Subdivision, Phase I, \$191,995

Development Solutions, LLC, to Melody Elizabeth Sloas, Lot 17 of Westwood Subdivision, Phase I, \$188,488

Darrell R. Martin and Rhonda K. Martin to Commonwealth of Kentucky, for the use and

benefit of the Transportation Cabinet, tract on Ky 80, \$500

Jeffrey Fannin Enterprises, Inc., to Makk Properties, LLC, property address, 750 West Main Street, Morehead, \$284,000

May 12 – 16

Thomas Fossett and Betty Fossett to Derek Lewis, 20 foot easement on McBrayer Road

Brenda Eileen Logan and Jeffrey Joe Logan to Steve Wayne Rice, Jr., parcel on Kinder Branch Road, no monetary consideration

Jerry Joe Plank and Valerie Lynn Plank, to Charla Rayanne Pennington, three tracts on Seas Branch, no monetary consideration

Phillip Joseph Cauley and Kate Elizabeth Cauley to Sidney Scott Gevedon and Erica Dawn Gevedon, property address, 27 Lake Shore Drive, Morehead, \$252,500

Development Solutions, LLC, to Tammy Lynn Barker, Lot 13 Westwood Subdivision, Phase I, \$175,773

Development Solutions, LLC, to Joshua B. Guley, Lot 18 of Westwood Subdivision, Phase I, \$188,324

Carl Stevens, Jr. and Brenda Stevens, Billy Stevens and Elizabeth Stevens, to Carl Stevens, Jr. and Brenda Stevens, tract on Holly Fork Road, no monetary consideration

May 19 – 23

Juanita Littleton to William V. Littleton and Amanda Littleton, tract on KY 377, \$72,000

Craig H. Burrows and Brenda A. Burrows to Gage Wayne Talbert, property address, 327 Flemingsburg Road, \$170,000

Connie Hall to Kerrie L. Tackett and Darrell A. Tackett, property address, 400 Woodhill Drive, Morehead, \$200,000

Rowan County Board of Education to Commonwealth of Kentucky, Transportation Cabinet, two tracts on KY 32 and Guardian Avenue and Viking Drive, \$290,100

Terry J. Chin II and Kalya L. Chin to Adam K. Ferguson and Lisa Ferguson, Lot 1 of Woodluck Estates, \$280,000

Richard L. Duffield II and Rebecca A. Duffield, to Peter Kean Besant and Donna Marie Besant, Lots 4 and 5 of Holiday Estates Subdivision, Block B, Section II, \$250,000

Gary Marcum and Jama Marcum to Paiton Land Co., LLC. parcel on Tim Short Drive, no monetary consideration

Paiton Lane Co., LLC., to Gary Marcum, parcel on Tim

Short Drive, no monetary consideration

Frontier Housing, Inc., to Sklyer McKenna Taylor, Lot 95 of Lakeview Heights Subdivision on Circle Drive, \$278,000

Betty L. Sells and Floyd I. Sells, Jr., Rhonda L. Sells and Michael F. Falletich, and Kimberly L. Stearns to Kally Kappes Barnett and Kristian P. Barnett, parcel on waters of Licking Rivera and KY 1722, \$73,000

Development Solutions, LLC, to Jessie Rena Wallace, Lot 14 of Westwood Subdivision, Phase I, \$176,414

Development Solutions, LLC, to Chelsea Marie Berry, Lot 20 of Westwood Subdivision, Phase I, \$196,057

Phillip N. Swim and Carmen E. Swim to Hunter S. Dekarski, tract on Three Lick Creek, \$52,500

Jack N. Lewis and Jelana S. Lewis, to David Keeton and Lisa Gail Keet, Lot 12 of Meadowlark Estates, \$21,500

John G. Fraley and Joanne H. Fraley Revocable Trust to Carl Thomas Potter II and Elizabeth Potter, Carlee Elizabeth Rose Potter and Caleb Potter, Lot 19 of Hickory Pointe Subdivision, \$40,000

Donna Lynn Cassity, and Carolyn C. Sanders and Darrell Sanders, to Donna Lynn Cassity, and Carolyn C. Sanders and Darrell Sanders, two tracts on Licking River, no monetary consideration

Donna Lynn Cassity, and Carolyn C. Sanders and Darrell Sanders, to Donna Lynn Cassity, and Carolyn C. Sanders and Darrell Sanders, tract on KY 801, no monetary consideration

Donna Lynn Cassity, and Carolyn C. Sanders and Darrell Sanders, to Donna Lynn Cassity, and Carolyn C. Sanders and Darrell Sanders, tract on KY 801, no monetary consideration

Glenn C. Shackelford and Jessica A. Shackelford to Don Hardin and Patty Hardin, tract on KY 32 and two tracts on Fairview Drive, \$380,000

April D. Miller and Karen Roberts, to Amber Schueler, Lot 31, Phase I, Westwood Subdivision, \$269,500

Randall Monroe Stevens and Debra Lynn Stevens to Eric Thomas Stevens, four tracts on KY 32 and Christy Creek, no monetary consideration

Randall Monroe Stevens and Debra Lynn Stevens to Penny Ann Henderson, tract on KY 32 and Christy Creek

Family Fun Day

The 22nd Annual  
Caring Hearts of Nicholas County, Inc.  
Trail Ride, Pig Roast, Auction & Cornhole  
Saturday, June 7, 2025

Trail Ride - 10:00 am Clay Wildlife  
Management Area: Carlisle, KY  
Site to be determined.

Please follow signs.

Registration begins at 8:00 am  
\$10.00 per rider.

Bring lawn chairs, lunch 12:00 Noon  
Auction 2:00 pm

ALL DONATIONS ACCEPTED FOR  
PHYSICALLY HANDICAPPED CHILDREN  
Donations accepted at Caring Hearts  
of Nicholas County, Inc.

PO Box 334, Carlisle, KY 40311  
For more information contact:

Mike Berry 859-473-0161,  
or

Sharu Workman 606-842-0022

Rain Date Saturday, June 14th, 2025  
SIGNS WILL BE POSTED



(NOT RESPONSIBLE FOR ACCIDENTS)

Notice

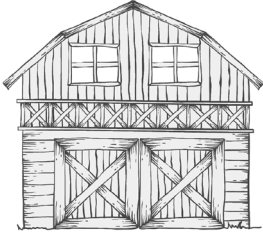
Wright's Towing, 1132 KY Hwy 519, Morehead, KY 40351 (606) 780-9556 will be placing a towing and storage lien on a 2018 Kia Forte, VIN#3KPFL4A70JE193683 registered to Gregory A. Rose (lien holder Ally Financial), a 2012 Nissan Altima, VIN#1N4AL2AP7CC247432 registered to Kari D. Kinman (lien holder Heights Finance Corp), and a 2001 Harley-Davidson Electra Glide, VIN#1HDD1FMW141Y653359 registered to John Meade. These vehicles will be for sale at auction on June 11, 2025 for unpaid expenses.

Published in the Rowan County News on 05.22, 05.29 & 06.05 of 2025

Bethel Barn Wood

Old Barn Removal

529 Berry Lane  
Carlisle, KY 40311



COMMONWEALTH OF KENTUCKY  
21st JUDICIAL DISTRICT  
ROWAN CIRCUIT COURT  
DIVISION I

File No. 23-CI-90165

FREEDOM MORTGAGE CORP

PLAINTIFF

VS:

NOTICE OF COMMISSIONER'S SALE

RONNIE D. THOMPSON

DEFENDANT

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By virtue of a Judgment and Order of Sale entered in the Rowan Circuit Court on May 27, 2025, to raise the sum of \$121,979.29, plus interest, fees and costs, I will expose for sale to the highest and best bidder, at the Rowan County Judicial Center, 700 West Main Street, Morehead, Kentucky, 40351, on Wednesday, June 18, 2025, at the hour of 10:00 a.m., the following property:

A tract of land commonly known as 214 Maher Drive, Morehead, KY, bearing PVA Parcel ID 097-00 00 003.45, being Lot 33, Phase Two, of the Morehead Estates Subdivision, and being the same land conveyed to Ronnie D. Thompson by deed dated October 10, 2019, and recorded in Deed Book 273, page 640, of the Rowan County Records.

Terms of the sale are as follows: (A) At the time of sale, the successful bidder shall either pay cash or make a deposit of 10% of the purchase price with the balance on credit for thirty (30) days. In the event the successful bidder elects to credit the balance, he shall post bond with acceptable surety for the unpaid purchase price bearing interest at the judgment rate from the date of the sale. The surety may be an individual who owns real estate in Kentucky who must be present at the sale, or an alternative type of surety. Alternative types of acceptable surety may be obtained by an email request to budsalyer4@gmail.com. A lien shall be retained by the Commissioner as security for the purchase price; (B) The purchaser shall assume and pay all taxes and assessments for the current fiscal year. (C) All other delinquent taxes and assessments for previous years shall be paid from the sale proceeds if properly claimed in writing and filed of record by the purchaser within ten (10) days from the date of sale; (D) If a successful bid is less than two-thirds of the appraised value, the defendant shall retain a right of redemption for six months from the date of sale; the purchaser shall receive an immediate writ of possession and a deed containing a lien in favor of the defendant reflecting the defendant's right of redemption. KRS 426.530; (E) The property shall otherwise be sold free and clear of any right, title and interest of all parties to the action and of their liens and encumbrances thereon, excepting easements and restrictions of record in the Rowan County Clerk's Office, and such right of redemption as may exist in favor of the United States of America or the Defendant(s); (F) For more particulars, reference is made to the records of the Rowan Circuit Clerk; (G) Bidders are advised to obtain a title examination; (H) Exceptions must be filed not later than ten (10) days following the filing of the Commissioner's Report of Sale; (I) Risk of loss for the subject property shall pass to the purchaser on the date of sale, and possession of the premises shall pass to the purchaser upon payment of the purchase price and delivery of deed; (J) Announcements made at the time of sale take precedence over any statement contained herein; (K) Purchaser is responsible for the current year's taxes.

Anyone wishing to be added to a mailing list of future sales should send a request to budsalyer4@gmail.com.

B. R. Salyer  
Rowan County Master Commissioner  
210 Big Brushy Road  
Morehead, KY, 40351  
606-776-0119  
budsalyer4@gmail.com

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