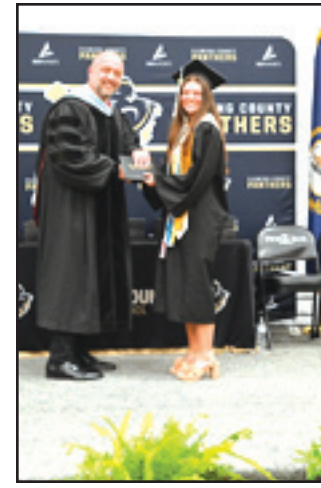


COMMUNITY



COMMONWEALTH OF KENTUCKY
FLEMING CIRCUIT COURT
CIVIL ACTION NO. 24-CI-00094
ELECTRONICALLY FILED

THE CITIZENS BANK (MOREHEAD, KY.)
VS.

NOTICE OF
MASTER COMMISSIONER SALE

PLAINTIFF

LESLIE M. WRIGHT a/k/a LESLIE WRIGHT;
UNKNOWN SPOUSE OF LESLIE M. WRIGHT; and
CREDIT ACCEPTANCE CORPORATION

DEFENDANTS

In obedience to Orders of sale entered on October 7, 2024 and May 4, 2026, in the above action, I will, as Master Commissioner proceed on:

THURSDAY, JUNE 11, 2026
FAMILY COURT ROOM
FLEMING COUNTY JUSTICE CENTER
FLEMINGSBURG, FLEMING COUNTY, KENTUCKY
AT 10:00 A.M.

to sell the real estate located at 325 Lambert Lane, Hillsboro, Fleming County, Kentucky 41049. This property is described in a Deed of record at Deed Book 285, Page 776, Fleming County Clerk's Office, calling for 1.078 acres, including a 2000 Clayton Heartland doublewide mobile home, serial number CAP008512TN, Title No: 133230350008, which has been permanently affixed to the subject property and is classified as real property. Parcel Mapping number: 087-00-00-008.01.

This sale is to satisfy Judgment in the sum of \$30,047.28, plus interest, taxes, court costs and attorney fees. The purchaser may pay in full at the sale if he/she chooses to do so. Otherwise, the purchaser immediately after the sale shall pay not less than 10% of the purchase price, and execute bond with surety, who is a Kentucky resident with net worth of greater or equal to the amount of the bond and who is approved by the Master Commissioner, and who must be present at the sale and execute the sale bond and affidavit of surety at the sale, for the balance of the purchase price, payable to the Fleming Circuit Court Clerk within thirty days with interest at 7.49% per annum on the balance from date of sale until paid in full. The bond shall have the force of a judgment and a first lien shall be retained on the property as security for the payment of said bond and interest. The purchaser shall at his/her own expense carry fire and extended coverage insurance on all insurable improvements located on the real property from the date of sale until the purchase price is paid in full, with loss payable to the Master Commissioner. The purchaser shall be required to assume and pay all taxes assessed against the property for 2024 and all subsequent years. The title interest of the parties to this lawsuit will be conveyed without warranty by the Master Commissioner to the purchaser and the purchaser shall be entitled to possession upon payment of the purchase price in full after confirmation of the sale by Fleming Circuit Court, subject to any equity of redemption if the property does not sell for two-thirds of its appraised value.

Buyer is advised to have a title search completed on the property and must file any exceptions to the sale within ten (10) days. The purchasers will be required to have any persons evicted or property removed from the premises. The sale is subject to any terms and conditions that may be announced on the day of sale.

DARRELL K. RUARK
MASTER COMMISSIONER
FLEMING CIRCUIT COURT

Published in the Flemingsburg Gazette 05.27.26, 06.03.26 and 06.10.26



ABSOLUTE ESTATE AUCTION

SATURDAY JUNE 6TH @ 10:00 AM

Located At 89 Egan Lane In Hillsboro, KY. At The Caution Light Turn East On KY 158 Go 2/10ths Mile. Turn Right On Egan Lane Proceed To Sale.

HOUSE • SHOP • OUTBUILDINGS

.988 ACRE LOT, TRUCK AND PERSONAL PROPERTY

- REAL ESTATE SELLS AT NOON-

Real Estate Consists Of A 2009 Fleetwood Meadowbrook Sectional Home On A Block Foundation With New Roof In November 2025. 3 Bedrooms, 2 Baths, Kitchen, Dining, Living Room and Utility Room. Built-in Dishwasher, Microwave, Cookstove & Refrigerator. City Water, Central Heat and Air. Wood Frame 24'x36' Shop With Attached Shed. Has Electricity and Concrete Floor. 8'x10' Outbuilding, TRU-BUILT 12x16 High Barn Storage Building Selling Separately.

PERSONAL PROPERTY CONSISTS OF:

1988 Chevrolet 1500 Pickup, 2WD, 69,733 miles, Needs Work.

FURNITURE: Kitchen Table and (6) Chairs, Primitive PieSafe/Cupboard, (2) 3 Piece Bedroom Suites (Full Bed, Dresser w/ Mirror, Chest of Drawers), Iron Bed, Library Table, Washstand, Sugar Chest, Blanket Chest, Desk w/Matching Chair, Curio Cabinet, Corner Shelf, 4 and 5 Drawer Chests, (3) Book Cases, Trunk, Console Sewing Machine, (3) Porch Rockers and Bench, (2) EastLake Tables.

Banjo Clock, Mantle Clock, Crocks, Stone Jars, Misc. Lamps, Oil Lamps, Misc. Pictures and Mirrors, Iron Skillets, Baskets, Flatware, Cookware, Baking Dishes, and Sets of Dishes.

A Large Doll Collection. Collector Items Include Barbies, Lee Middleton, Cabbage Patch, Porcelain and Many More. Doll Furniture (Some Vintage).

Quilts, Blankets, Towels, Sheets, Rugs, Books, Record Albums, Cookbooks.

Electric Clothes Dryer, Small Appliances, Kerosene Heaters, Blue Mason Jars, Canning Jars, Flower Pots, Ky Explorer and National Geographic Magazines, Wood Storage Cabinets, Metal Shelves, (2) Dog Houses, 10'x10' Dog Kennel, Pitchforks, Shovels, Misc. Tools and Much More!

This property would make a great starter home or ideal investment property. Move in Ready!
Come spend the day with us. We look forward to seeing you on Sale day!

OWNER: CORA SUE EGAN ESTATE

REAL ESTATE TERMS: Buyers Premium: 10% Will Be Added To The Final Real Estate Bid To Determine The Purchase Price. 10% of Purchase Price (Non-Refundable) Due On Day Of Auction. Balance Due On Or Before 30 Days. Possession At Close Of Escrow. 2026 Property Taxes Paid By The Buyer. SELLING AS-IS, WHERE IS. NO WARRANTIES EXPRESSED OR IMPLIED. PERSONAL PROPERTY: Cash, Check Or Credit Card (With 4% Convenience Fee) Day Of Auction. 10% Buyers Premium Added To ALL Final Bids To Determine Final Sale Price. Contact Selling Agents For More Information.

ANNOUNCEMENTS DAY OF SALE TAKE PRECEDENCE OVER ANY PREVIOUS ADVERTISEMENTS.

Sale Conducted By:

LISA ROGERS REALTY

Lisa Rogers
Principal Broker

1261 West Highway 60
Owingsville, KY 40360
(606) 674-2599

Bobby Rogers - Principal Auctioneer
L.W. Patton - Auctioneer
Vernon Stamper - Auctioneer

