

Courthouse News Continued From A - 4

ton Road, U.S. Highway 27 and being Lot No. 58 of that subdivision known as Lancashire Estates and known as 230 Royalty Drive. \$300,000.

- Jimmie Fugate and Patricia Jo Fugate, married; and Joann Turel and Benjamin S. Turel, married, 116 Biggerstaff Road, Lancaster, KY to Thomas Gable and Kathleen Gambill, married, 3288 Woodhaven Drive, Franklin, OH. Tract No. 1: Being all of Lots Nos. Seven (7) and Eight (8) of Camp Kennedy Subdivision. Tract No. 2: Adjoining Lots Nos. Seven (7) and Eight (8) of Camp Kennedy Subdivision. \$153,000.

- Special Warranty Deed: CCNR Properties, LLC, a Kentucky Limited Liability Company, 95 London Drive, Campbells-ville, KY to AutoZone Development, LLC, a Nevada Limited Liability Company, 123 S. Front Street, Memphis, TN. Tract 1: Property is located on US 27 containing 0.844 acres more or less. Property is commonly known as 624 Pleasant Retreat Drive. \$150,000.

- James K. Johnson and Sharon R. Johnson, husband and wife, dba Modern Therapy & Gas (aka Modern Therapy and Gas), 691 Cave Springs Drive, Lancaster, KY to Elleman Properties, LLC, a Kentucky Limited Liability Company, P.O. Box 796, Lancaster, KY. Tract 1: Located and being Lot 401 on Danville Street. Tract 2: Located and being at 403 Danville Street. \$150,000.

- Peggy L. Eason, an un-remarried widow, 186 Davistown Road, Lancaster, KY to Gabriel Epigmenio, married, 11 Eason Lane, Lancaster, KY. Being Lots Nos. 22 and 23 in Davistown \$15,000.

- Tony G. Carpenter and Judy K. Carpenter, husband and wife, 102 Woodland Avenue, Lancaster, KY to Bryan Douglas Voris and Kelly Jean Voris, husband and wife, 118 Pin Oak Drive, Lancaster, KY. Being Lots 12 and 13, Boones Creek Estates. \$75,000.

- Angel Tur and Angela Aniballi, husband and wife, 11617 Fox Creek Drive, Tampa, Florida to Fred Coleman and Krystal Coleman, husband and wife, 3093 Marrowbone Creek Road, Elkhorn City, KY. Being all of Lot No. 24, of Herrington Hills, and known and designated at 150 Lakeside Drive. \$72,500.

- Curtis D. Williams and Penny L. Williams, husband and wife, 604 Tanyard Branch Road, Lancaster, KY to Christine M. Anderson, married, 208 Cardinal Circle, Lancaster, KY. In consideration of love and affection for their daughter-in-law property is located and being on Tanyard Branch Road and being all of Tract 2, containing 1.000 acres. Value of the property conveyed is \$35,000.

- Nancy S. Compton, an un-remarried widow, 3461 Crab Orchard Road, Lancaster, KY to Noah B. Allen and Hannah Allen, husband and wife, 107 Pin Oak Drive, Lancaster, KY. Located and being in the Teater Brothers Subdivision and being Lot No. 30, on the North side of Pin Oak Drive. \$230,000.

- John Lewis Price and Kristen Price, his wife, 202 Pali-sades Point, Lancaster, KY to Edward Sanders Price, 708 Bryant's Camp Road, Lancaster, KY. For consideration of the sum of the Settlement of the Estate of Joe Price and other good and sufficient consideration, property being all of Lot No. 18 on the Plat of the Chenault Bridge Park. Fair market value of the interest conveyed is \$110,000.

- Joseph L. Greene (aka Joseph Lynn Greene), single, 724 Chinkapin Drive, Nicholasville, KY to Joseph L. Greene, single, 724 Chinkapin Drive, Nicholasville and Megan Jones Arvin, married, 4393 Kennedy Bridge Road, Lancaster, KY. Conveys a survivorship interest in the property to his mother and in consideration of love and affection, the property being all of Lot 110 of Hideaway Cove Estates. Fair cash value of the property conveyed is \$383,000.

- Billy Godber and Crystal Godber, husband and wife, 5403 Buckeye Road, Lancaster,

KY; David Wright, single, 5373 Buckeye Road, Lancaster, KY; Daniel Godber, single, 5373 Buckeye Road, Lancaster, KY to Billy Godber and Crystal Godber, husband and wife, 5403 Buckeye Road, Lancaster, KY. Whereas, the parties desire to divide certain portions of the property, located and being on KY 39 (Buckeye Road), and being all of Tract B, containing 2.372 acres. Value of the property herein conveyed is \$7,500.

- Billy Godber and Crystal Godber, husband and wife, 5403 Buckeye Road, Lancaster, KY; David Wright, single, 5373 Buckeye Road, Lancaster, KY; Daniel Godber, single, 5373 Buckeye Road, Lancaster, KY to David Wright single, 5373 Buckeye Road and Daniel Godber, single, 5373 Buckeye Road, Lancaster, KY. Whereas, the parties desire to divide certain portions of the property located on the Buckeye Turnpike and lying on the North side of said pike near the village of McQueary, containing about five or six acres, more or less with exceptions. Value of the property conveyed is \$72,500.

- Robert E. Fox, unremarried widower, 1405 Meganwood Circle, Lexington, KY to Crace Farm, LLC, a Kentucky Limited Company, 118 Pleasant Valley Drive, Lancaster, KY. Property located on Locust Lane containing 77.10 acres. \$300,000.

- John Lee Crace, II, unmarried, 118 Pleasant Valley Drive, Lancaster KY to Crace Farm, LLC, a Kentucky Limited Liability Company, 118 Pleasant Valley Drive, Lancaster, KY. Tracts on Kemper Lane with exceptions. Parcel No. 1: containing 0.699, more or less acres. Parcel No. 2: Tract 1 - containing 125 acres, 2 rods and 28 poles, with exceptions. Tract 2 - containing 18.164 acres, more or less, with exception. \$1.00 and other good and valuable consideration. Full estimated fair cash value of the property conveyed is \$520,000.
- Mark Brooks and Margaret Brooks, 102 Mahogany Drive, Richmond, KY to Cundiff Rental Properties, LLC, a Kentucky Limited Liability Company, 220 Summer Breeze Drive, Somerset, KY. Being all of Lot 4A of the Lancaster - Garrard County Industrial Authority, Inc. property located on Stanford Road, containing 1.677 acres on the Final Plat Amendment of the Lancaster - Garrard County Industrial Authority, Inc. \$460,000.

- Faith Faulconer, an unmarried woman, 222 Davis Avenue, Lancaster, KY to Faith Faulconer, an unmarried woman, 222 Davis Avenue, Lancaster, KY, Laura Susan Peel, and unmarried woman, 222 Davis Avenue, Lancaster, KY. Bargained and sold in fee simple, in joint survivorship property being all of Lots 35, 36 and 37, in Block "B" Davis Heights. \$10.00. Fair cash value of the property herein conveyed is \$62,500.

- Estate of Ronald Dean Dykes, by and through its Co-Executors, Linda A. Lear, 209 Stirrup Circle, Nicholasville, KY and James D. Dykes, 4062 Fox Basin Road, Lexington, KY to Jonathan C. Zammit and Mindy J. Zammit, husband and wife, 129 Sunset Lodge Road, Lancaster, KY. Parcel No. 1 - being Lot 2-A located on Sunset Lodge Road containing 1.06 acres more or less. Parcel No. 2 - being Lot 2-B on the Sunset

Lodge Road containing 1.06 acres more or less. \$375,000.

- Tyler Oberman and Tawnya Oberman, husband and wife, 4395 Old Highway 150, Stanford, KY to Samuel L. Montgomery, Jr. and Carrie C. Montgomery, husband and wife, 693 Swope Lane, Lancaster, KY. Located and being on Swope Road and being the remaining portion of Tract 26 of the Trade-way Farms Division, containing 5.000 acres. \$700,000.

- Bobby O. Preston (aka Bobby Preston) and Mary Ann Preston, husband and wife, 261 Landyn Brooke Way, Lancaster, KY to John D. McDonald and Danita A. McDonald, husband and wife, 7705 Lebanon Road, Danville, KY. Located and being on Landyn Brooke Way and being all of Tract F, containing 10.031 acres. \$472,350.

- Crystal Lee Stanley, an unmarried woman, P.O. Box 1921, Danville, KY to Larry Lindsey and Phyllis Lindsey, his wife, 1270 Polly's Bend Road, Lancaster, KY. Property located on Fisher Ford Road and being known and designated as Lot No. 6 of the Donald S. Carter Property. \$159,000.

- Kentucky Church of God, as Successor in Interest of the Paint Lick Church of God, P.O. Box 910828, Lexington, KY to Timothy Parson and Crystal Parson, husband and wife, 235 Laughlin Way, Lancaster, KY. Being and located on Paint Lick Creek in the community of Paint Lick containing 1.2 acres more or less. \$80,000.

- Danny Ayres, single, 230 Lexington Street, Suite A, Lancaster, KY to Richard Jay Ewart and Donna M. Ewart, husband and wife, 2467 Poor Ridge Pike, Lancaster, KY. Located and being on Poor Ridge Pike and being all of Tract A, containing 1.321 acres. \$150,000.

- Charles Melvin Price (aka Melvin Price) and Linda Price, husband and wife, P.O. Box 546, Lancaster, KY to Brittaney Morgan Hampton, single, and Kyle Douglas Kitchen, single, 4868 Poor Ridge Pike, Lancaster, KY. Located off of Highway 565 Poor Ridge Pike and being known as Lot No. 3 of the Melvin and Linda Price Division. \$35,500.

- Randy Jones, an unmarried man, P.O. Box 248 Moberly, MO to Patricia Ann Halstead, an unmarried woman and Brian S. Martin, an unmarried man, 296 Ridgerunner Road, Lancaster, KY. Located and being Lot No. 13 of Ridgerunner Estates and commonly known as 296 Ridge Runner Road. \$389,000.

- Matthew A. Frederick et ux, Carmen R. Frederick, P.O. Box 478, Burgin, KY to Phillip Scherzer and Michelle Gallardo, 68 Meadow Point Drive, Lancaster, KY. Being all of Lot #108 of Herrington Hills II Subdivision, \$92,000.

- Quitclaim Deed: Ryan Anthony Turner, a single person, 225 Churchill Drive, Apartment #2, Richmond, KY to Vanessa Marie Turner, a single person, in care of Rose Marie Whitaker, 3507 Willowood Road, Lexington, KY. Pursuant to the Decree of Dissolution and Separation and Property Settlement Agreement, property being all of Tract 10B-1, of the Amended Plat of the Gary Fleck Property and being all of Tract 10B-2, of the Amended Plat of the Gary Fleck Property. No fair cash value of

property listed.

- Eddie Sutton, unmarried, 2377 Drakes Creek Road, Crab Orchard, KY to James Brown and Cynthia Brown, husband and wife, 102 Laurel Lane, Nicholasville, KY. Being all of Tract "A" containing 1.30 acres on the Minor Subdivision Plat of Eddie Sutton Property. \$13,000.

- Jack Taylor and Sandra Taylor, husband and wife, 217 Helm Street, Stanford, KY to Jameson Flynn and Bethany Flynn, husband and wife, 2238 Lexington Road, Lancaster, KY. Being Lot #15 and a piece of land joining the same. \$45,000.

- Justin Calhoun and Mariah Calhoun, husband and wife, 174 Cedar Valley Road, Berea, KY to Brandon M. Shuey, a married man, 50 Ash Road, Hustonville, KY. Property being off the west side of Lexington Street. \$304,000.

- Quitclaim Deed: Ventura's Quality Remodeling & More, LLC, a Kentucky Limited Liability Company, 218 Otter Street, Danville, KY to Ventura Clavijo Vazquez, a married man, 218 Otter Street, Danville, KY. A parcel of land located and being on the South side of West Buford Street in what is known as Duncantown Addition. \$1.00. Fair market value is \$65,000.

- David Findsen and Rebecca Findsen, husband and wife, 286 Waynoka Drive, Lake Waynoka, OH to Jordan S. Newby, an unmarried man, 5854 Mount Hebron Road, Lancaster, KY. Property located and being on the waters of Herrington Lake on what is now known as Red Gate Fishing Dock to Tanyard Branch Road. \$120,000.

- Betty Parson, unmarried, 2974 Kennedy Bridge Road, Lancaster, KY to Love Construction, LLC, a Kentucky Limited Liability Company, 158 Rachel Way, Lancaster, KY. Being all of Lot No. 1 of the Tanyard Estates Subdivision. \$25,000.

- Quitclaim Deed: Emmitt Gabbard, Jr. and Elizabeth Gabbard, husband and wife, 510 Dorton Drive, Lancaster, KY to Elizabeth Gabbard and Emmitt E. Gabbard, Jr., Co-Trustees, or their successors in Trust, under The Elizabeth and Emmitt Gabbard Revocable Living Trust, 510 Dorton Drive, Lancaster, KY. Being all of Lot 'E' containing 1.158 acres in Section 2 of the Camp Dick Acres Subdivision. Property is commonly known as 510 Dorton Drive. \$1.00 and other valuable consideration.

THE GARRARD COUNTY JUSTICE CENTER, SEPTEMBER 17, 2026 - A - 5

Estimated fair cash value of the property is \$265,000.

- Quitclaim Deed: Jo Ann Vest, widowed, 1158 Gaffney Road, Crab Orchard, KY and Frank Brown Jr., single, 55 Goshen Road, Stanford, KY to Mike Burton, single, 724 Keeneland Court, Nicholasville, KY. Property being Lot No. 15 of the addition of Dixie View Estates. \$45,000.

DISTRICT COURT JUDGE OLIVER SEPTEMBER 3, 2026

Matthew Broughton, (1) no/ expired registration plates - dismissed on proof; (2) no/expired Kentucky registration receipt - dismissed on proof; (3) failure to produce insurance card - dismissed on proof; (4) failure of non-owner operator to maintain required insurance, 1st - dismissed on proof; (5) license to be in possession - dismissed with leave to reinstate.

Matthew Neal Broughton, (1) operating on suspended/revoked operators license - plea of guilty - \$100 fine; (2) inadequate silencer (muffler) - plea of guilty - \$25 fine. To pay by September 9, 2027.

Matthew Neal Broughton, (1) operating on suspended license - plea of guilty - \$100 fine - to pay by September 9, 2027; (2) no signal - dismissed with leave to reinstate.

Joseph W. Bruner, (1) failure to wear seat belts - dismissed with leave to reinstate; (2) operating on suspended/revoked operators license - plea of guilty - \$100; (3) failure of owner to maintain required insurance/security, 1st - plea of guilty \$1,000 fine with \$900 probated. To pay by September 9, 2027.

Chase Camden, distribute obscene material to minors - 1st offense. Continued to October 1, 2026, at 1 p.m.

Dalton Carter, (1) operating a motor vehicle under the influence of alcohol .08, 1st; (2) criminal mischief 1st degree - restitution/repair, 1st offense; (3) possession of an open alcohol beverage container in a motor vehicle. Continued to October 1, 2026, at 1 p.m. Public Defender appointed.

Ryland A. Carter, operating a motor vehicle under the influence of alcohol, 1st. Continued to October 1, 2026, at 1 p.m.

Taysean D. Coleman, assault, 4th degree dating violence (minor injury). Dismissed. Travis Blanton Collins, Status

Hearing on restitution. Continued to October 29, 2026, at 1 p.m.

Gary Crowe, criminal trespassing 3rd degree. Continued to October 15, 2026, at 1 p.m.

Robert R. Daniel, (1) speeding 15 mph over limit - continue to September 17, 2026 at 1 p.m.; (2) no/expired registration plates - dismissed on proof; (3) no/expired Kentucky registration receipt - dismissed on proof; (4) operating on suspended/revoked operators license - continue to September 17, 2026 at 1 p.m.

Gabreal Tyler Foley, (1) no tail lamps; (2) one headlight; (3) rear license not illuminated; (4) operating on suspended/revoked operators license. Continued to October 1, 2026, at 1 p.m.

Seth Frazier, (1) reckless driving - dismissed with leave to reinstate; (2) failure to or improper signal - dismissed with leave to reinstate; (3) possession of an open alcohol beverage container in a motor vehicle - dismissed with leave to reinstate; (4) operating a motor vehicle under the influence of alcohol .08, 2nd - plea of guilty - \$350, \$425 plus costs, counseling and license suspension, 7 days jail (1 day credit), balance home incarceration. To pay by September 9, 2027.

Dylan French, (1A) speeding 20 mph over limit; (2) failure to wear seat belts. Failed to appear - notify Department of Transportation.

Sidney S. Hall, violation of Kentucky E.P.O./D.V.O. Continued to September 17, 2026, at 1 p.m.

Colin Burdette Hamilton, (1) speeding 18 mph over limit; (3) possession of marijuana; (4) failure to wear seat belts. Diversion revoked. Continue to September 17, 2026 at 1 p.m. Refund fines and costs.

Alan L. Herbert, assault 4th degree domestic violence no visible injury. Dismissed.

Floyd Hillard, criminal mischief 2nd degree. Plea of guilty - bond applied to restitution of \$378.44.

Jessica Honeycutt, torture of a dog or cat. Continued to September 17, 2026, at 1 p.m.

Dalton Anthony Kelley, (1) speeding 19 mph over limit - standard fee; (2) failure to wear seat belts - plea of guilty - \$25;

Courthouse News Continued On A - 6

MASTER COMMISSIONER'S SALE FRIDAY, SEPTEMBER 25, 2026 AT 10 A.M. GARRARD COUNTY JUSTICE CENTER 54 STANFORD STREET

In order to comply with judgments and orders of the Garrard Circuit Court, the Master Commissioner of the Garrard Circuit Court will sell the properties identified below in the Garrard County Justice Center, District Courtroom, 54 Stanford Street, Lancaster, Kentucky. The properties will be sold to raise funds to satisfy the amounts of judgments set forth below plus interest and other costs. The sale of said properties are subject to the following terms and conditions:

The winning bidder must pay a minimum of ten (10%) percent of the purchase price by check drawn on a recognizable bank (preferably local) at the time of sale. The balance of the purchase price is due in 30 days. **If the purchaser elects to pay less than the full purchase price, then the purchaser will be required to post bond and furnish acceptable surety thereon.** Said bond shall be for the unpaid balance of the purchase price and bear interest at the rate set forth in the judgment from the date of sale until paid.

The purchaser is responsible for all taxes levied against said property for the current tax year and all subsequent years. The sale of the real estate is subject to all zoning and building regulations, restrictions, ordinances, easements, covenants, and rights-of-way, of record, or otherwise. All properties are sold "as is", and possession shall pass to the purchaser upon delivery of deed. Risk of loss passes to the purchaser upon execution of bond of sale or payment of the purchase price whichever should occur first.

A right of redemption may exist in favor of any party.

Possession of the real property will be given to the purchaser upon confirmation of the report of sale by the Garrard Circuit Court, delivery of a Commissioner's Deed to the purchaser and full payment of the purchase price plus interest as herein before described.

IF WINNING BIDDER IS NOT ABLE TO DELIVER DEPOSIT AND SIGN BOND WITH SURETY IMMEDIATELY FOLLOWING SALE, PROPERTY WILL BE IMMEDIATELY RE-SOLD.

PROPERTIES ARE IDENTIFIED HEREIN BY PARCEL/MAP ID AND ADDRESS ONLY. COMPLETE LEGAL DESCRIPTIONS ARE FOUND IN THE COURT FILE. IF THE MAP/ID ADDRESS IS DIFFERENT IN ANY WAY FROM THE LEGAL DESCRIPTION, THE LEGAL DESCRIPTION CONTROLS.

Johnny O. Bolton, Master Commissioner
Garrard Circuit Court
(859) 792-8844

PROPERTY TO BE SOLD:

SALE NO. 1:

Case No: **19-CI-00284: LAKEVIEW LOAN SERVICING, LLC vs CHRIS MOONEY, ET AL.**; Judgment Date: December 18, 2025; Judgment Amount: **\$318,668.78**; Property Address/Description: **851 Hamilton Springs Drive**; Parcel ID: **03A-01-006**

SALE NO. 2:

Case No: **25-CI-00258: FREEDOM MORTGAGE CORPORATION vs RICHARD S. SWAN, ET AL.**; Judgment Date: **March 6, 2026**; Judgment Amount: **\$100,283.97**; Property Address/Description: **1696 Sugar Creek Road**; Parcel ID: **33-09**

SALE NO. 3:

Case No: **26-CI-00109: VANDERBILT MORTGAGE AND FINANCE, INC., ASSIGNEE OF CHASE MANHATTAN TRUST COMPANY NATIONAL ASSOCIATION, AS TRUSTEE vs UNKNOWN SPOUSE OF HOPE MCQUERRY, ET AL.**; Judgment Date: **August 3, 2026**; Judgment Amount: **\$32,462.08**; Property Address/Description: **1901 Gaffney Road**; Parcel ID: **52-58.04 (Includes 1999 Oakwood Mobile Home, VIN No. HONC01135406.)**