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Kentucky

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Public Notices

PUBLIC NOTICE

COMMISSIONER'S SALES COMMONWEALTH OF KENTUCKY 28TH JUDICIAL DISTRICT LINCOLN CIRCUIT COURT

Pursuant to the Judgments and Orders of Sale of the Lincoln Circuit Court, the Master Commissioner of the Lincoln Circuit Court will sell the real properties described in the following Civil Actions in the hallway on the first floor of the Lincoln County Courthouse, on JULY 14, 2026 at the hour of 10:00 AM, or as soon thereafter as said property can be sold. The purpose of these sales is to satisfy the Judgements of the Lincoln Circuit Court in the amounts hereinafter set forth, together with interest, advances for the protection of the property, costs and attorney fees as authorized and provided in said Judgements.

The hereinafter described real properties will be sold and conveyed on the following terms and conditions:

1. Subject to valid and existing easements, restrictions, reservations, conditions, covenants, and limitations apparent or of record in the chain of title.
2. The purchaser shall either pay the entire purchase price at the time of sale; or if the sale is made on credit, the purchaser shall pay a minimum deposit of 10% of the purchase price with the balance due in 30 days. If the sale is made on credit, the purchaser shall pay the required deposit at the time of sale and execute bond for the balance due bearing interest at the rate the Judgement bears from the date of sale until paid, with SURETY THEREON AND SAID SURETY MUST BE PRESENT AT THE SALE AND BE APPROVED BY THE MASTER COMMISSIONER; and the bond shall be secured by a lien upon said property sold which shall have the full force and effect of a judgement.
3. The real properties shall be sold free and clear of all liens, indebtedness, interest and claims of the parties to the proceeding, subject to any and all applicable statutory rights of redemptions, including and Right of Redemption granted to the United States of America pursuant to 28 U.S.C Sec. 2410.
4. Delinquent ad valorem taxes will be paid out of the proceeds of sale. The purchaser will be responsible for payment of the 2026 ad valorem taxes. Possession of the real property will be given to the purchaser with the delivery of the deed of conveyance thereto.

Public Notices

SALE NO. 1
ANP TAX LIEN COMPANY, LLC V JOE SANDERS ET UX ET AL; CIVIL ACTION NO. 24-CI-00048; JUDGMENT IN THE SUM OF \$8,751.29 PLUS COURT COST AND ATTORNEY FEES; INTEREST AT THE RATE OF 6%; BEING THE PROPERTY LOCATED AT 198 SHORT ACRES ROAD JUNCTION CITY, KY CONTAINING 0.263 ACRES; SEE DEED BOOK 383 PAGE 316 LINCOLN COUNTY CLERK AND PVA MAP #014-01-10-012.00

SALE NO. 2
ORCHARD TAX LIEN SERVICING, LLC V RANSOM H. YOCUM ET AL; CIVIL ACTION NO. 26-CI-00020; JUDGMENT IN THE AMOUNT OF \$7,088.96 PLUS INTEREST AT THE RATE OF 6% AND ANY APPLICABLE COURT COST AND ATTORNEY FEES; BEING THE PROPERTY LOCATED AT 2670 KY 198 STANFORD, KY; SEE DEED BOOK 415 PAGE 510; SEE PVA MAP#MC-01-002

SALE NO. 3
CHARTER GROUP, LLC V

Public Notices

NEWLAND WAYNE SIMS HEIRS ET AL; CIVIL ACTION NO. 25-CI-00251; 58.310 ACRES AT 1935 PLEASANT POINT SCHOOL ROAD WAYNESBURG, KY; SEE DEED BOOK 363 PAGE 135 LINCOLN COUNTY CLERK; SEE PVA MAP#067-00-003.00

SALE NO. 4
KENTUCKY HOUSING CORPORATION V AVONTI MCINTOSH; CIVIL ACTION NO. 26-CI-00047; JUDGMENT IN THE AMOUNT OF \$158,035.09 PLUS COST AND ATTORNEY FEES AND INTEREST AT THE RATE OF 6.75%; BEING THE PROPERTY AT 710 LANCASTER STREET STANFORD, KY; SEE DEED BOOK 483 PAGE 422; PVA MAP#051-05-95-007.00

SALE NO. 5
KAR TAX LIEN PORTFOLIO, LLC V DAVID PAUL MIKLOCZAK; CIVIL ACTION NO. 26-CI-00016; JUDGMENT IN THE AMOUNT OF \$6,906.07 PLUS INTEREST AT THE RATE OF 6.0%; BEING THE PROPERTY AT 4230 MOCCASIN ROAD

Public Notices

HUSTONVILLE, KY 40437; SEE DEED BOOK 492 PAGE 176; PVA MAP#20-027

ROBERT R. BAKER MASTER COMMISSIONER LINCOLN CIRCUIT COURT

Interior Journal: June 25, July 2 and 9, 2026 SALE 7.14.26

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