

Legals Ads and Classifieds

COMMONWEALTH
OF KENTUCKY
26 TH JUDICIAL CIRCUIT
HARLAN CIRCUIT COURT
CIVIL ACTION
NO. 25-CI-00277

LOANDEPOT.COM, LLC,
PLAINTIFF
VS.
COMMISSIONER'S SALE

RONNIE M. THOMAS;
CHRISTAINA G. THOMAS,
DEFENDANTS.

By virtue of a JUDGMENT AND ORDER OF SALE, of the Harlan Circuit Court, rendered on December 17, 2025, in the above cause for the principal sum of \$129,398.86 (one hundred twenty nine thousand , three hundred ninety eight dollars and eighty six cents) which includes attorney fees and cost, plus interest at the rate of 6.990% until paid in full, I shall proceed to offer for sale at the front door of the old Courthouse in Harlan, Kentucky, to the highest and best bidder at Public Auction on Tuesday FEBRUARY 17, 2026 at the hour of 1:00 p.m. or thereabouts, upon the terms of cash on the date of sale or 10% down and the remainder on a credit of 30 days, and I will take from the purchaser a bond, with good and sufficient surety, for the purchase price, payable to myself, with interest at the rate of 6.990% per annum from date of sale, said bond to have the force and effect of a judgment, and I shall retain a lien upon the property so sold for further security on the payment of the purchase price, and any purchaser may pay off his bond at any time before maturity, with interest accrued up to the date of payment, on the real estate located in Harlan County, Kentucky, which is more particularly described as follows:

Property Address:
17 AGES CREEK ROAD
EVARTS, KY 40828
Parcel No: 106-40-00-098.00

In as much as the Court has found that the said real property is indivisible and cannot be divided without materially impairing its value, it will be sold as a whole. For the purchase price, the purchaser, with approved surety or securities, must execute bond, bearing legal interest from day of sale until paid, having the force and effect of a judgment. Bidders will be prepared to comply with these terms.

This the 20 th day of January, 2026.

HON. KELLIE D. WILSON
MASTER COMMISSIONER
HARLAN CIRCUIT COURT

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Public Notice
Local Board Public Hearing

The Harlan County Board of Education has scheduled a local board public hearing on the proposed District Facility Plan for Thursday, February 12, 2026 at the Harlan Board of Education Office at 5:30 p.m. The District Facility Plan lists the pending capital construction and/or renovation projects that the school district may undertake, and the priority order, if applicable, that projects will be initiated. Copies of the proposed District Facility Plan are available for examination by interested individuals at the Central Office, 251 Ball Park Road, Harlan, KY 40831, between 8 a.m. and 4 p.m. Questions may be directed to Mr. Scott Pace at 606-573-4330. Those individuals

who would like to comment on the proposed District Facility Plan may present oral or written documents at the local Board public hearing. The local Board of Education, after due process, will forward the approved District Facility Plan to the Kentucky Department of Education for review before final approval by the Kentucky Board of Education.

The local Board public hearing is being scheduled in accordance with KRS 157.620 and regulated by 702 KAR 1:001.

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COMMONWEALTH
OF KENTUCKY
26 TH JUDICIAL CIRCUIT
HARLAN CIRCUIT COURT
CIVIL ACTION
NO. 25-CI-00166

FAFO TAX HOLDINGS,
LLC, PLAINTIFF
VS. COMMISSIONER'S
SALE
SEASIDE HOLDINGS, INC.;
COMM. OF KENTUCKY,
COUNTY OF HARLAN;
AND MID SOUTH CAPITAL
PARTNERS, LP,
DEFENDANTS.

By virtue of a DEFAULT JUDGMENT, SUMMARY JUDGMENT AND ORDER OF SALE, of the Harlan Circuit Court, rendered on February 17, 2026, in the above cause for the principal sum of \$19,320.05 (nineteen thousand three hundred twenty dollars and five cents) which includes attorney fees and cost, plus interest at the rate of 12% until paid in full, I shall proceed to offer for sale at the front door of the old Courthouse in Harlan, Kentucky, to the highest and best bidder at Public Auction on Tuesday FEBRUARY 24, 2026 at the hour of 1:00 p.m. or thereabouts, upon the terms of cash on the date of sale or 10% down and the remainder on a credit of 30 days, and I will take from the purchaser a bond, with good and sufficient surety, for the purchase price, payable to myself, with interest at the rate of 12% per annum from date of sale, said bond to have the force and effect of a judgment, and I shall retain a lien upon the property so sold for further security on the payment of the purchase price, and any purchaser may pay off his bond at any time before maturity, with interest accrued up to the date of payment, on the real estate located in Harlan County, Kentucky, which is more particularly described as follows:

Property Address:
344 POPLAR STREET
BENHAM, KY 40807
Parcel Number:
214-20-10-005.00

In as much as the Court has found that the said real property is indivisible and cannot be divided without materially impairing its value, it will be sold as a whole. For the purchase price, the purchaser, with approved surety or securities, must execute bond, bearing legal interest from day of sale until paid, having the force and effect of a judgment. Bidders will be prepared to comply with these terms.

This the 28 th day of January, 2026.

HON. KELLIE D. WILSON
MASTER COMMISSIONER
HARLAN CIRCUIT COURT

TCN - 2/4/26 - 1 of 3

COMMONWEALTH
OF KENTUCKY
26 TH JUDICIAL CIRCUIT
HARLAN CIRCUIT COURT
CIVIL ACTION
NO. 24-CI-00425

LAKEVIEW LOAN SERVICING LLC, PLAINTIFF,
VS.
COMMISSIONER'S SALE
EZEQUIEL GARZA, III;
JEN GARZA; KRIS GARZA;
CHRIS LAMBERT;

UNKNOWN HEIRS
DEVISEES AND
LEGATEES OF EZEQUIEL
GARZA, JR.;
UNKNOWN SPOUSE OF
ARTHUR GARZA;
UNKNOWN SPOUSE OF
EDNA GARZA;
UNKNOWN SPOUSE OF
EZEQUIEL GARZA, JR.;
UNKNOWN SPOUSES OF
UNKNOWN HEIRS,
DEVISEES AND
LEGATEES OF EZEQUIEL
GARZA, JR;
ARTHUR GARZA; EDNA
GARZA;
SKIP GARZA; and
CORRIANNA LAMBERT,
DEFENDANTS.

By virtue of a JUDGMENT AND ORDER OF SALE, of the Harlan Circuit Court, rendered on August 14, 2025 and ORDER RESETTING SALE, rendered on January 22, 2026, in the above cause for the principal sum of \$53,163.57 (fifty three thousand one hundred sixty three dollars and fifty seven cents) plus interest at the rate of 4.50000% from July 25, 2025, until paid in full, together with amounts for late fees, assessments, advancements, and attorney fees, I shall proceed to offer for sale at the front door of the old Courthouse in Harlan, Kentucky, to the highest and best bidder at Public Auction on Tuesday FEBRUARY 24, 2026 at the hour of 1:00 p.m. or thereabouts, upon the terms of cash on the date of sale or 10% down and the remainder on a credit of 30 days, and I will take from the purchaser a bond, with good and sufficient surety, for the purchase price, payable to myself, with interest at the rate of 6.75% per annum from date of sale, said bond to have the force and effect of a judgment, and I shall retain a lien upon the property so sold for further security on the payment of the purchase price, and any purchaser may pay off his bond at any time before maturity, with interest accrued up to the date of payment, on the real estate located in Harlan County, Kentucky, which is more particularly described as follows:

Property Address:
1209 LYNN STREET
CUMBERLAND, KY 40823
Parcel No: 206-30-10-015.00

In as much as the Court has found that the said real property is indivisible and cannot be divided without materially impairing its value, it will be sold as a whole. For the purchase price, the purchaser, with approved surety or securities, must execute bond, bearing legal interest from day of sale until paid, having the force and effect of a judgment. Bidders will be prepared to comply with these terms.

This the 28 th day of January, 2026.

HON. KELLIE D. WILSON
MASTER COMMISSIONER
HARLAN CIRCUIT COURT

TCN - 2/4/26 - 1 of 3

COMMONWEALTH OF
KENTUCKY
26 TH JUDICIAL CIRCUIT
HARLAN CIRCUIT COURT
CIVIL ACTION
NO. 23-CI-00341

LAKEVIEW LOAN SERVICING LLC, PLAINTIFF,
VS.
COMMISSIONER'S SALE
BRIAN E. CORNETT;
FREDA A. CORNETT;
UNITED STATES OF
AMERICA O/B/O THE
DEPARTMENT OF
HOUSING AND URBAN
DEVELOPMENT;
FIRST STATE BANK OF

THE SOUTHEAST, INC.
F/K/A FIRST STATE BANK
OF PINEVILLE;
COMMERCIAL BANK, INC.
COMMERCIAL BANK
(KENTUCKY);
MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS,
INC.
ACTING SOLELY AS
NOMINEE FOR
1 ST ALLIANCE LENDING,
LLC, DEFENDANTS.

By virtue of an IN REM JUDGMENT AND ORDER OF SALE of the Harlan Circuit Court, rendered on October 30, 2025, and ORDER RESCHEDULING MASTER COMMISSIONER'S SALE, rendered on January 22, 2026, in the above cause for the principal sum of \$140,063.48 (one hundred forty thousand sixty three dollars and forty eight cents), together with accrued interest at the rate of 6.75% per annum from June 30, 2025, until paid in full, plus attorney's fees, court and other costs expended, and expenses of sale, I shall proceed to offer for sale at the front door of the old Courthouse in Harlan, Kentucky, to the highest and best bidder at Public Auction on Tuesday FEBRUARY 24, 2026 at the hour of 1:00 p.m. or thereabouts, upon the terms of cash on the date of sale or 10% down and the remainder on a credit of 30 days, and I will take from the purchaser a bond, with good and sufficient surety, for the purchase price, payable to myself, with interest accrued up to the date of payment, on the real estate located in Harlan County, Kentucky, which is more particularly described as follows:

Property Address:
2244 South US Highway 119,
Baxter, Kentucky 40806
Parcel ID# 056-40-00-041.00

In as much as the Court has found that the said real property is indivisible and cannot be divided without materially impairing its value, it will be sold as a whole. For the purchase price, the purchaser, with approved surety or securities, must execute bond, with good and sufficient surety, for the purchase price, payable to myself, with interest at the rate of 6.75% per annum from date of sale, said bond to have the force and effect of a judgment, and I shall retain a lien upon the property so sold for further security on the payment of the purchase price, and any purchaser may pay off his bond at any time before maturity, with interest accrued up to the date of payment, on the real estate located in Harlan County, Kentucky, which is more particularly described as follows:

Property Address:
1209 LYNN STREET
CUMBERLAND, KY 40823
Parcel No: 206-30-10-015.00

There is not a mobile home, doublewide and/or manufactured home included in the sale and/or located on the real property.

In as much as the Court has found that the said real property is indivisible and cannot be divided without materially impairing its value, it will be sold as a whole. For the purchase price, the purchaser, with approved surety or securities, must execute bond, bearing legal interest from day of sale until paid, having the force and effect of a judgment. Bidders will be prepared to comply with these terms.

This the 28th day of January, 2026.

HON. KELLIE D. WILSON
MASTER COMMISSIONER
HARLAN CIRCUIT COURT

TCN - 2/4/26 - 1 of 3

COMMONWEALTH OF
KENTUCKY
26 TH JUDICIAL CIRCUIT
HARLAN CIRCUIT COURT
CIVIL ACTION
NO. 25-CI-00235

NEW DAY FINANCIAL, LLC,
PLAINTIFF
VS.
COMMISSIONER'S SALE
JOHN WHISMAN,
DEFENDANTS.

By virtue of a JUDGMENT AND ORDER OF SALE, of the Harlan Circuit Court, rendered on January 22, 2026, in the above cause for the principal sum of \$172,661.52 (one hundred seventy two thousand six hundred sixty one dollars and fifty two cents) which includes attorney fees and cost, plus interest at the rate of 8.49% until paid in full, I shall proceed to offer for sale at the front door of the old Courthouse in Harlan,

Kentucky, to the highest and best bidder at Public Auction on Tuesday FEBRUARY 24, 2026 at the hour of 1:00 p.m. or thereabouts, upon the terms of cash on the date of sale or 10% down and the remainder on a credit of 30 days, and I will take from the purchaser a bond, with good and sufficient surety, for the purchase price, payable to myself, with interest at the rate of 8.49% per annum from date of sale, said bond to have the force and effect of a judgment, and I shall retain a lien upon the property so sold for further security on the payment of the purchase price, and any purchaser may pay off his bond at any time before maturity, with interest accrued up to the date of payment, on the real estate located in Harlan County, Kentucky, which is more particularly described as follows:

Property Address:
2244 South US Highway 119,
Baxter, Kentucky 40806
Parcel ID# 056-40-00-041.00

In as much as the Court has found that the said real property is indivisible and cannot be divided without materially impairing its value, it will be sold as a whole. For the purchase price, the purchaser, with approved surety or securities, must execute bond, with good and sufficient surety, for the purchase price, payable to myself, with interest at the rate of 6.75% per annum from date of sale, said bond to have the force and effect of a judgment, and I shall retain a lien upon the property so sold for further security on the payment of the purchase price, and any purchaser may pay off his bond at any time before maturity, with interest accrued up to the date of payment, on the real estate located in Harlan County, Kentucky, which is more particularly described as follows:

Property Address:
1209 LYNN STREET
CUMBERLAND, KY 40823
Parcel No: 206-30-10-015.00

There is not a mobile home, doublewide and/or manufactured home included in the sale and/or located on the real property.

In as much as the Court has found that the said real property is indivisible and cannot be divided without materially impairing its value, it will be sold as a whole. For the purchase price, the purchaser, with approved surety or securities, must execute bond, bearing legal interest from day of sale until paid, having the force and effect of a judgment. Bidders will be prepared to comply with these terms.

This the 28th day of January, 2026.

HON. KELLIE D. WILSON
MASTER COMMISSIONER
HARLAN CIRCUIT COURT

TCN - 2/4/26 - 1 of 3

COMMONWEALTH OF
KENTUCKY
26 TH JUDICIAL CIRCUIT
HARLAN CIRCUIT COURT
CIVIL ACTION
NO. 23-CI-00341

LAKEVIEW LOAN SERVICING LLC, PLAINTIFF,
VS.
COMMISSIONER'S SALE
BRIAN E. CORNETT;
FREDA A. CORNETT;
UNITED STATES OF
AMERICA O/B/O THE
DEPARTMENT OF
HOUSING AND URBAN
DEVELOPMENT;
FIRST STATE BANK OF

By virtue of a JUDGMENT AND ORDER OF SALE, of the Harlan Circuit Court, rendered on January 22, 2026, in the above cause for the principal sum of \$172,661.52 (one hundred seventy two thousand six hundred sixty one dollars and fifty two cents) which includes attorney fees and cost, plus interest at the rate of 8.49% until paid in full, I shall proceed to offer for sale at the front door of the old Courthouse in Harlan,

before those present in the old Circuit Courtroom of the Harlan County Courthouse.

Harlan County Fiscal Court reserves the right to reject any and/or all bids and to select the bid best suited to its needs. The award shall be made on the basis of lowest and best bid.

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REQUEST FOR BIDS

Surplus Property
Western Snow Blades
Harlan County Fiscal Court

The Harlan County Fiscal Court is accepting sealed bids for property that the County has declared surplus:

- Western Snow Blade, Pro Plow Series 2 Serial # 19120210034272381
- Western Snow Blade, Pro Plow Series 2 Serial # 10122810291469750

Western Snow Blades are located at the Harlan County Road Department, 392 Highway 840, Baxter, KY 40806.

Items will be sold individually and in as-is condition. Buyer is responsible for removal within 15 days of bid acceptance. For further information, please call (606) 573-2600.

Sealed bids may be mailed to Harlan County Fiscal Court, Attn: Western Snow Blades, P. O. Box 956, Harlan, KY 40831, or submitted in person at the Office of the Harlan County Judge/Executive, 210 East Central Street, Suite 300, Harlan, KY 40831. No electronic submissions will be accepted. Sealed are to be received on or before Monday February 16, 2026 until 4:00 PM local time. Harlan County Fiscal Court reserves the right to reject any and all bids.

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INVITATION TO BID

Harlan County Fiscal Court is now accepting sealed bids for the following:

DIESEL FUEL
(a) Fuel Oil, (Diesel #2), price per gallon
(Delivered to tank at County Garage-on road fuel only)

(Delivered to tank at Martins Fork Lake-off road fuel)

Quote rack price as of day of delivery plus profit, freight, and applicable taxes. Must submit a notarized statement of the rack price for the day of delivery.

GASOLINE
(a) Regular Unleaded, price per gallon
(Delivered to tank at County Garage, Detention Center and tank used by Sheriff's Department located near County Garage)

Quote rack price as of day of delivery plus profit, freight, and applicable taxes. Must submit a notarized statement of the rack price for the day of delivery.

Bids shall be valid for one year from date of acceptance. All noncomplying bids will be disqualified.

Each Bid must be submitted in a sealed envelope. Each sealed envelope containing a Bid must be plainly marked on the outside "Diesel Fuel/Gasoline." The envelope should bear on the outside the Bidder's name and address. Bids may be mailed to:

Harlan County Fiscal Court,
P.O. Box 956
Harlan, KY 40831