

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;
CHRISTAINE 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:

Parcel No: 180-00-00-022.00

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 28th day of January, 2026.

HON. KELLIE D. WILSON
MASTER COMMISSIONER
HARLAN CIRCUIT COURT

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

LAKEVIEW LOAN SERV-
ING 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
CORRINNIA 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 4.50000% 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 COMMISSION-
ER
HARLAN CIRCUIT
COURT

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 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

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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 Court-

house 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, 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

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PUBLIC NOTICE

This notice is intended to inform the residents of Harlan County, Kentucky that the Harlan County Fiscal Court is in the process of closing out the Cumberland Hope Community (Recovery KY) Project, CDBG-24-009. The project was funded in part by the Kentucky Community Development Block Grant Program. A public hearing will be held on Friday, February 27, 2026, at 2:00 p.m. in the old Circuit Court Room of the Harlan County Courthouse. The purpose of this hearing is to review past use of funds and program performance. If there are any questions or comments about the project, please direct them to the following:

Honorable Dan Mosley
Harlan County Judge/Executive
P.O. Box 956
Harlan, Kentucky 40831
TDD# 1/800-648-6057

Discrimination Clause

The Harlan County Fiscal Court does not discriminate on the basis of race, color, national origin, sex, age, religion or disability, and provides, upon request, reasonable accommodation, including auxiliary aids and services, to afford an individual with a disability an equal opportunity to participate in all services, programs and activities. Any persons requiring special needs assistance should contact Dan Mosley, County Judge Executive, at 606-573-2600 at least five days prior to the meeting. The TDD number for the hearing impaired is 1-800-648-6057.

Written comments will be received until the date of the hearing.

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PUBLIC NOTICE

The Harlan County School District’s audited financial report for school year 2024-2025 is available online by visiting www.Harlan.k12.ky.us. Go to Menu and select heading F-O. Then click on financial reports.

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STATEWIDE CLASSIFIEDS

BATHROOM REMODEL
BATH & SHOWER UPDATES in as little as ONE DAY! Affordable prices - No payments for 18 months! Lifetime warranty & professional installs. Senior & Military Discounts available. Call: 1-833-770-0957

Jacuzzi Bath Remodel can install a new, custom bath or shower in as little as one day. For a limited time, waiving ALL installation costs! (Additional terms apply. Subject to change and vary by dealer. (Offer ends 12/27/26.) Call 1-866-837-5986

Safe Step. North America’s #1 Walk-In Tub. Comprehensive lifetime warranty. Top-of-the-line installation and service. Now featuring our FREE shower package and \$1600 Off for a limited time! Call today! Financing available. Call Safe Step 1-888-302-4539

BUSINESS SPACE FOR RENT

Frankfort Office Space for rent: Second floor with four large office areas, restroom. Office desks furnished. Located ½ mile from I-64 Lawrenceburg exit 53A. Electric, water, gas, utilities and internet included. \$2,200 per month. Call Bonnie Howard, Kentucky Press Association, 502-223-8821.

BUYING CARS

We buy 8,000 cars a week. Sell your old, busted or junk car with no hoops, haggles or headaches. Sell your car to Peddle. Easy three step process. Instant offer. Free pick-up. Fast payment. Call 1-844-440-0399

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We Buy Houses for Cash AS IS! No repairs. No fuss. Any condition. Easy three step process: Call, get cash offer and get paid. Get your fair cash offer today by calling Liz Buys Houses: 1-888-287-5615

CABLE/UTILITIES

DIRECTV OVER INTERNET - Get your favorite live TV, sports and local channels. 99% signal reliability! CHOICE Package, \$84.99/mo for 12 months. HBO Max and Premium Channels included for 3 mos (w/CHOICE Package or higher.) No annual contract, no hidden fees! Some restrictions apply. Call IVS 1-888-340-6138

AFFORDABLE TV & INTERNET. If you are overpaying for your service, call now for a free quote and see how much you can save! 1-877-548-7494

Get DISH Satellite TV + Internet! Free Install, Free HD-DVR Upgrade, 80,000 On-Demand Movies, Plus Limited Time Up To \$600 In Gift Cards. Call Today! 1-855-633-4574

DIRECTV- All your entertainment. Nothing on your roof! Sign up for Directv and get your first three months of Max, Paramount+, Showtime, Starz, MGM+ and Cinemax included. Choice package \$84.99/mo. Some restrictions apply. Call DIRECTV 1-866-292-5435