

CLASSIFIED ADS

**RATE: 50¢ Per Word
\$5 Minimum**

MUST BE PAID IN ADVANCE

PUBLIC NOTICES

**NOTICE OF
MASTER COMMISSIONER
SALE**

Commonwealth of Kentucky
Wolfe Circuit Court
Civil Action No. 25-CI-00041

EVERETT SPENCER, PLAINTIFF

VS.

GLENN SPARKS; EMMA SPARKS; UNKNOWN HEIRS, BENEFICIARIES OR SPOUSE OF GLENN SPARKS; UNKNOWN HEIRS, BENEFICIARIES OR SPOUSE OF EMMA SPARKS; CONTIMORTGAGE CORPORATION, and WOLFE COUNTY, KENTUCKY, DEFENDANTS

Pursuant to a Summary Judgment And Order Of Sale of the Wolfe Circuit Court entered in Civil Action No. 25-CI-00041 on January 05, 2026, and to enforce the judgment lien in order to raise the sum of \$7,536.37 plus interest and costs as provided in said Judgment, the undersigned will offer for Sale, at public auction, the following described real property and all appurtenances located thereon in Wolfe County, Kentucky and more particularly described as follows, to-wit:

A certain tract or parcel of land lying and being in Tar Ridge, Wolfe County, Kentucky and known as the Tar Ridge School Property and bounded as follows:

Bounded on the South by Releight Hollon, on the North and West by Frank King Farm and on the East by the County Road, containing one (1) acre more or less, all lines being known to the public and corners well staked. Being the same property conveyed to Glenn Sparks and Emma Sparks, by deed dated the 4th day of March, 1980, and recorded at Deed Book 72, Page 84, records of the Wolfe County Clerk's Office.

PVA ID# 022-00-00-032.00
PVA Address: 2195 Tarr Ridge Road, Rogers, Kentucky 41365

THE SALE WILL BE CONDUCTED AT 11:30 A.M. on TUESDAY, February 24, 2026 AT THE FRONT DOOR OF THE WOLFE COUNTY COURTHOUSE, 10 COURT STREET, CAMPTON, KENTUCKY.

This sale is subject to all re-

strictions, conditions, covenants and all legal highways and easements and said property shall be sold to the highest and best bidder upon the following terms:

1. At the time of sale the successful bidder shall either pay cash or make a deposit of at least ten (10%) percent of the purchase price with the balance on credit for thirty (30) days. In the event of default by the purchaser the ten percent (10%) deposit made by the purchaser shall be applied to any costs and/or expenses of this action. In the event the successful bidder elects to credit the balance, he or she will be required to post bond and furnish an acceptable surety or sureties thereon approved by the Master Commissioner. Said bond shall be for the unpaid purchase price and bear interest at the rate of 6% per annum from the date of sale until paid. Any purchaser or purchasers shall have the privilege of paying said bond before maturity by paying the principal thereof together with all accrued interest thereon. The bond shall have the force and effect of a judgment in order to secure the payment of the balance of the purchase price and said bond shall constitute a prior and superior lien on the property until paid. No bond or earnest money shall be required if the Plaintiff shall be the purchaser and the bid is less than their adjudged lien.

2. All delinquent and/or due and payable property taxes shall be paid from the proceeds of the sale. The purchaser shall be required to assume and pay all ad valorem taxes which become due and payable after the sale date. The property shall further be sold subject to any delinquent State, County and/or city real estate taxes sold pursuant to the provisions of KRS Chapter 134 to any private purchaser during the pendency of this action.

3. The property shall otherwise be sold free and clear of any right, title and interest of all parties to the action and of their liens and encumbrances thereon, and all existing liens recorded after the recording of the Plaintiff's Lis Pendens Notice, excepting and subject to however, easements, restrictions, stipulations and covenants of record in the Wolfe County Court Clerk's office, any facts which an inspection and accurate survey of the property may disclose and any assess-

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ments for public improvements levied against the property.

4. The right of possession of the real estate and any improvements thereon shall pass to the purchaser upon payment of the purchase price, confirmation of the Report of Sale by the Wolfe Circuit Court and Delivery of the Master Commissioner's Deed to said purchaser or their representative.

5. The risk of loss of the improvements of the real property shall pass to the purchaser or purchasers at the time of sale. The successful bidders may, from the date of sale until they obtain the right of possession, carry fire and extended coverage insurance on the improvements on such property in an amount no greater than any monies paid at the time of sale plus the unpaid balance of the purchase price, with a loss clause payable to the Master Commissioner of the Wolfe Circuit Court.

6. Upon default of the payment of the deposit or posting of bond by the purchaser, the Master Commissioner shall immediately re-sell the property upon the same terms and condi-

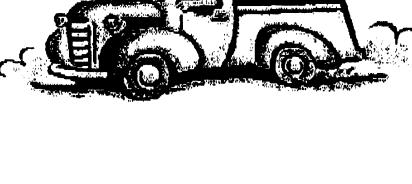
tions set out herein.

FURTHER INFORMATION REGARDING THE PROPERTY AND/OR SALE THEREOF CAN BE FOUND IN THE WOLFE CIRCUIT COURT CLERK'S OFFICE BY THE FILE NAME AND NUMBER LISTED ABOVE, THE WOLFE COUNTY PROPERTY VALUATION ADMINISTRATOR'S OFFICE AND THE WOLFE COUNTY COURT CLERK'S OFFICE. PROSPECTIVE BIDDERS ARE ADVISED AND ENCOURAGED TO REVIEW ANY AND ALL DOCUMENTS AVAILABLE AT THESE LOCATIONS FOR MORE DETAILS OF THE PROPERTY OR SALE, AS THE MASTER COMMISSIONER HAS NO ADDITIONAL INFORMATION AND DOES NOT WARRANT TITLE TO THE PROPERTY TO BE SOLD.

KENNETH R. PROFITT
MASTER COMMISSIONER
WOLFE CIRCUIT COURT
1160 BIG ANDY RIDGE
ROGERS, KY 41365
(606) 424-9661
wolfemastercommissioner@gmail.com
W-2-6-1t

LOOK OUT!

There may be a litterbug in
your truck!



Tossing trash like
cups, cans or
bottles in the bed
of your truck creates
litter when it
flies or rolls out the
back. This trashes
our community.

ROOSEVELT'S HEATING AND
COOLING — Martha, Ky. 606-
652-4972

MARTIN & SONS ROOFING
— Roofing, Siding, Decks, Home
Repairs. 743-3808.

FOR SALE — New Bush Hog and
Blade. 606-743-7086.

Little Want Ads Get
Big Results!

Around the Courthouse

Three Forks Jail

Inmates from Breathitt,
Lee, Owsley and Wolfe
Counties

Detainees: Jan. 28:-
• Brayden Tharpe, Camp-
ton, Ky. - Contempt of court

Have A News Item

To Report?
A Meeting to
Announce?

Call Us - 668-3595

or 743-3551

email:

wolfenew@mrtc.com

STORAGE UNITS — Call 743-9993 or
606-495-5821.

WOULD LIKE TO PURCHASE
— 1934 Morgan County License
Plate. Call 859-749-4225.

FOR RENT — Two and three room
mobile homes. Call 791-8620.

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