

COMMUNITY

Property Transfers

CORRECTION – Courtney Sibert to Andrew Brinegar, for and in consideration of the sum of \$175,000.00, property located on Mockingbird Street in the Alexander Subdivision in Nicholas County, Kentucky.

Ricky Dale Crump and Linda Crump and Jackie K. Crump to Jesse Michael Emerick and Alyson Michelle Emerick, for and in consideration of the sum of \$240,000.00, property located on Saltwell – Headquarters Road in Nicholas County, Kentucky.

Nicholas County, Kentucky, a body politic by and through Steve Hamilton, Nicholas County Judge Executive to Nicholas County Cooperative Extension Service, for and in consideration of the sum of \$1.00, property located on Mathers Lane in Nicholas County, Kentucky.

Gary Dale Cantrell and Carol Renee Cantrell to Clover Hill Farm, Ky., LLC, for and in consideration of the sum of \$45,000.00, property located on the waters of Scrub Creek in Nicholas County, Kentucky.

Lyle B. Anderson and Wisby Anderson to Lyle B. Anderson, Jr., for and in consideration of the love and affection between the parties, property formerly known as the “Brayfield Tollgate House” located on the Carlisle and Sharpsburg Turnpike Road now known as State HWY 32 in Nicholas County, Kentucky.

Lyle B. Anderson, Jr. and Tara Anderson to Tristan K. Burchell and Lakyn Jully Burchell, for and in consideration of the sum of \$285,000.00, property formerly known as the “Brayfield Tollgate House” located on the Carlisle and Sharpsburg Turnpike Road now known as State HWY 32 in Nicholas County, Kentucky.

Mark Kendrick to Charles D. McCord and Mary Dotson McCord, for and in consideration of the sum of \$250,000.00, property located on Short Stoney Creek Road in Nicholas County, Kentucky.

DGS Development, Ltd to Lenora A. Provancher, for and in consideration of the sum of \$49,500.00, property located on Flora Ridge Farms in Nicholas

County, Kentucky.

Carol Hayworth Beams (fka Carol S. Johnson) and Gary S. Beams to Craig Caplinger and Jessica Caplinger, for and in consideration of the sum of \$379,900.00, property located on KY HWY 1198 in Nicholas County, Kentucky.

DGS Development, Ltd to Perry M. Foster and Mary E. Foster, for and in consideration of the sum of \$45,500.00, property located on Flora Ridge Farms in Nicholas County, Kentucky.

Buel Richardson to Austin Cox, for and in consideration of the sum of \$15,000.00, property located on Mint Ridge Road in Nicholas County, Kentucky.

Ricardo Salazar to Dillon Doyle and Hannah Doyle, for and in consideration of the sum of \$200,000.00, located on Main Street in the City of Carlisle in Nicholas County, Kentucky.

Keith E. Leet and Mavis M. Leet to Daniel Lee Wright and Julie Marie Wright, for a valuable consideration of \$403,750.00, property located on North Street in the City of Carlisle in Nicholas County, Kentucky.

Roy A. Humphries to Michael G. Bowles and Amy Ecton Bowles, for and in consideration of the sum of \$160,000.00, property located on the Headquarters Turnpike Road in Nicholas County, Kentucky.

Charles Ray Sparks and Lisa Fay Anderson and Bobby T. Anderson to Double Barrel Holdings, LLC, for and in consideration of the sum of \$75,500.00, property located on US HWY 13 in Nicholas County, Kentucky.

Charles Ray Sparks to Double Barrel Holdings, LLC, for and in consideration of the sum of \$5,000.00, property located on Lower Jackstown Road (KY 13) in Nicholas County, Kentucky.

Flagstar Bank, N.A. and Zachary A. Carson, by and through John Lair, Special Master Commissioner of the Nicholas Circuit Court to Rocket Mortgage, LLC, sold in accordance with said order for the sum of \$72,000.00, property located in Lake Carnico Estates in Nicholas County, Kentucky.

Chris McGeehee, LLC to Jacob Wiggins

and Hannah Jolly, for and in consideration of the sum of \$59,500.00, property located in Walnut Grove #2 Farm Division in Nicholas County, Kentucky.

Simon B. Eicher and Mattie Eicher and Daniel S. Eicher and Marie E. Eicher to Dawn Curran Letcher, Trustee to Simon B. Eicher and Mattie Eicher and Daniel S. Eicher and Marie E. Eicher, for and in consideration of the immediate reconveyance, property located in Nicholas County, Kentucky.

William R. Coblentz and Donna Coblentz (by and through William R. Coblentz, her attorney-in-fact) to Enos E.K. Schwartz and Mary D.K. Schwartz, for and in consideration of the sum of \$262,318.00, property located on Whetstone Road in Nicholas County, Kentucky.

William R. Coblentz and Donna Coblentz (by and through William R. Coblentz, her attorney-in-fact) to Samuel Schwarz, for and in consideration of the sum of \$242,098.00, property located on KY HWY1285 (East Union Road) and Whetstone Road in Nicholas County, Kentucky.

Bruner Land Company, Inc. to Jeremy Gooden and Penny Lane, for and in consideration of the sum of \$283,900.00, property located on Abner’s Mill Road (CR 1010) in Nicholas County, Kentucky.

Nick Dotson aka Nicholas L. Dotson and Cristi Dotson to Nathan Brady, for and in consideration of the sum of \$70,000.00, property located on Whetstone Road in Nicholas County, Kentucky.

Bruner Land Company, Inc. to Jeffery D. St. John, Jr. and Megan R. St. John, for and in consideration of the sum of \$232,900.00, property located on Buchanan Road (CR 1014) and Abner’s Mill Road (CR 1010) in Nicholas County, Kentucky.

Estate of Cathy M. Livingood, by and through Stellana Tobin, Administratrix to Timothy Dixon and Jason Dixon, for and in consideration of the sum of \$130,000.00, property located on the Headquarters Turnpike Road and KY HWY’s 32 and 36 in Nicholas County, Kentucky.

Deborah A. Nunn

(formerly Deborah G. Wagoner) and Christopher N. Nunn to Brian Dampier and Heather Dampier, for and in consideration of the sum of \$70,000.00, property located on the Barterville and Saltwell Road in Nicholas County, Kentucky.

WCM Land, LLC, Series 12, by and through Chris McGehee, as Managing Member to Dwight Davis and Stephanie K. Holland, for and in consideration of the sum of \$128,000.00, property located on KY Route 57 (aka Upper Lick Road) east of Moorefield, Ky., known as the Vice Farm Division in Nicholas County, Kentucky.

James D. Tinchier and Elizabeth Tinchier to BWR Properties, LLC, for and in consideration of the sum of \$50,000.00, property located on Chestnut and Walnut Streets in the City of Carlilse in Nicholas County, Kentucky.

John W. Hampton to Craig Wuthrich, that in consideration of \$303,323.00, property located on Johnson Road in Nicholas County, Kentucky.

John B. Gabriel and Hannah W. Gabriel to Kelli G. Mulberry, Trustee, to John B. Gabriel and Hannah W. Gabriel, for the sole purpose of separating property that was originally separate but combined, property located in Lake Carnico Estates in Nicholas County, Kentucky.

Coulter Builders, LLC

to Austin Hunter Taylor and Mandy Shyllynn Taylor, for and in consideration of the sum of \$260,000.00, property located on Moorefield Road (KY 36) in Nicholas County, Kentucky.

Elmer M. Girod and Amy A. Girod to David A. Timm and Donna J. Timm, Trustees of the Timm Family Wealth Trust, for and in consideration of the sum of \$260,000.00, property located on the Upper Sharpsburg Road in Nicholas County, Kentucky.

DGS Development, LTD to Travis Curtis Campbell and Emily Nicole Collins Stigler, for and in consideration of the sum of \$99,500.00, property located on Flora Ridge Farms in Nicholas County, Kentucky.

Marriage Licenses

Joseph Graber, Jr., 23, woodworking to Delilah E. Wengerd, 19, housework

Chastity Michelle McClelland, 36, Toyota production to Daniel S. Calvert, 47, UUTEch

Haley Brook Myers, 30, self employed to Justin Allen Colemire, 36, self employed

Allie Elizabeth Octavae Compton, 21, unemployed to Payton Daniel Burroughs, 21, self employed

William E. Schwartz, 23, carpenter to Ruth E. Wickey, 20, house cleaning

Stephen Edward Tolson, 35, route sales representative to Lyndzee Rae Haakinson, 29, family support worker

Andrea Lynne Cox, 37, pharmacy tech to Jeffrey Allen Stamper, Jr., 29,

factory worker
Autumn Elizabeth Martin, 27, speech language pathologist to Aschten Clay Saunders, 26, TLS team member

Marion Gayle Tinchier, 78, retired to Lyndia L. Mullins, 78, retired

Haley Nicole George, 25, teacher to Samuel Duncan Hamilton, 26, insurance agent

Christina Clay Humphries, 36, paramedic to John Tyler Adams, 33, paramedic

Daniel Wayne Gaines, 37, operator to Alexis Dawn Baker, 33, unemployed

Madison Paige Morgan, 31, warehouse shipper to Justin Wayne Bowles, 37, mill worker

Michael Wayne Morris, 47, mower to Shannon Le Albright, 56, massage therapist

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* The Rowan County News * The Carlisle Mercury *
Flemingsburg Gazette * Bath County News-Outlook *

859-289-6425

Petrea Allison 859-473-2137 or email
petrea@kynewsgroup.com

Melissa Mitchell 859-473-2719 or email
melissa@kynewsgroup.com

ESTATE AUCTION +++
Rt. 52 Ripley, Oh. 45167
Sun. Oct. 11th 10:00

8 Tractors- Cat Backhoe- Excavator- Implements- Tools & More!!!

Cat 416C Backhoe 4x4- Komatsu 33 Excavator- RK 25 4x4 w/Loader & Backhoe Attachment (98 Hours Like New 1 Owner)- JD 2630- NH 1710- 5' Tiller- 5' Finish Mower- Quick Attach Post Driver- Cat 2 Quick Hitch- Woods 3pt. Backhoe Attachment Lawn Roller- '98 Blue Bird Bus w/5.9 Cummings- Used Shaver Out Door Wood Furnace- '97 Cherokee 30' Camper w/Slide Out- Honda 50R- Troy Built Snow Blower- IR 60 Air Comp (Like New)- Fork Ext.- Honda Rancher- Polaris Sportsman- JD Zero Turns & Other Mowers-

4 IH Farmall Tractor Collection Incl. Super M-TA- Super H- Super C- IH 140- 314 IH Pull Type 3 Plows W/Hyd & Rear Wheel-

Tables Full of Hand & Power Tools- Generators- Air Compressors- Elec. Grease Gun- Hitches- Skid Full of Hyd. Tools-

New Building Material & More!!!

Decorative Gates & Various Steel & Aluim. Fence Panes- Vinyl Picket- Treated Privacy- Kitchen Cabinet Sets- Tons of Water Proof Vinyl Flooring- Int. Knotty Pine Doors- Huge Load of Trim Direct From Manufacture- Stair Parts- Rolls & Sheets of Insulation- Pallets of Nails & Screws- Way to Much To List- Come out Mon- Sat. 10:00-2:00 For Preview-

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Case# 2026 1121

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LEGAL NOTICE
SPECIAL MASTER COMMISSIONER'S SALE

The Special Master Commissioner of the Nicholas Circuit Court will sell at public auction to the highest and best bidder(s) at the Nicholas County Justice Center, in Carlisle, Kentucky, on Thursday, October 22, 2026, at 10:00 a.m., the following property listed below:

1. Pursuant to a Judgment and Order of Sale entered by the Nicholas Circuit Court on September 21, 2026, in Civil Action No. 26-CI-00042 styled **NewRez LLC, Plaintiff, vs. Garrett Austin Campbell and Kelley Campbell, Defendants:**
352 West Main Street, Carlisle, KY 40311
Parcel ID# C03-03-016.00
See Deed Book 146, Page 470.

The property is being sold to produce a sum sufficient to satisfy the judgments and liens as follows: (a) The costs of this action, including the Special Master Commissioner's fee, appraiser's fee and advertising costs; (b) Judgment for NewRez LLC, Plaintiff, in the amount of \$147,506.51, plus interest at the rate of 3.25% per annum from April 30, 2026 until paid, (c) Real estate taxes, plus interest and penalties, if any, for taxes assessed for the year 2025 and previous years. (d) Plaintiff Court costs and attorney fees.

Attorney for Plaintiff: Hon. Blake E. Embry

Terms of Sale:

All properties shall be sold upon the following terms and conditions unless otherwise noted: (1) The property shall be sold free and clear of all liens and claims of the parties to this action; (2) The purchaser shall be required to pay the sum of 10% of the purchase price in cash, certified funds or by other immediately verifiable collectable medium of exchange acceptable to the Commissioner, on the day of sale to apply on the purchase price; (3) The balance of the purchase price shall be due and payable within thirty (30) days after the day of sale; (4) The purchaser shall be required to execute a bond with good and sufficient surety thereon as approved by the Commissioner to secure the unpaid portion of the purchase price, the bond to bear interest at the rate the judgment bears, from the day of sale until paid, the bond to have the same force and effect as a judgment and shall remain a lien on the property as additional security until the purchase price is paid in full; (5) The purchaser shall have the privilege of paying all or any part of the purchase price or paying the bond before maturity by paying the balance of the principal together with all accrued interest thereon until the date of payment; (6) The purchaser shall obtain possession of the property upon confirmation of the sale by the Court and payment of the purchase price in full; (7) All ad valorem taxes on the property for calendar year 2026 and all subsequent years shall be assumed and paid by the purchaser. All real property taxes due and owing to Nicholas County or the City of Carlisle, if applicable, for 2025 and prior years will be paid from the proceeds of sale. (8) The property shall be sold subject to any assessment for public improvements levied against the property and subject to all rules and regulations enforced by the Nicholas County Planning and Zoning Commission, all applicable health and safety regulations, all restrictions and easements thereon appearing of record in the Nicholas County Court Clerk's Office, governmental laws and regulations affecting the property, and shall be subject to any unrecorded easements, discrepancies or conflicts in boundary lines, shortage in area and encroachments, if any there be, which an accurate and complete survey or an inspection of the property would disclose; (9) The purchaser shall bear the risk of loss on the improvements on the property and the risk of loss shall pass to the purchaser as of the day and time of sale; (10) The property shall be sold with any improvements thereon "as is"; and (11) The property shall be sold subject to such right of redemption as may exist in favor of the United States of America pursuant to 28 USC Section 2410, and the right of redemption of the Defendants, if applicable, and any rights or requirements imposed by Civil Rule 4.11, if applicable.

All bidders will be prepared to comply with these terms.

Hon. John Lair
Special Master Commissioner
Nicholas Circuit Court

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