

COMMUNITY

Court News
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expired ops lic, pass 9/28 at 9am.

Patrick Wade Oldham, fail to wear seat belts, no/exp reg plates, no/exp Ky reg recpt, fail to produce ins card, pass to 8/26 at 9am.

Andrew Owens, alc intox in a public place 1st and 2nd, \$25 plus cc.

Chelsea Prater, assault 4th degree, anger management and alc abuse assessment and comply with commendations, 24 mos div, nvl, assault 4th degree domestic violence, 24 mos div, nvl.

Michelle M Richardson,

thbut or disp shoplifting, 30 days prob \$100 plus cc, criminal trespassing 3rd degree, \$200 prob 2 yrs, nvl.

Kelly Jo Rowley, speeding 10mph over, \$5 plus cc, fail to produce ins card, dismissed.

Patrick Justin Simon, no/exp reg plates, no/exp other state reg recpt of plate, pass 8/17 at 9am.

Evan Sizemore, op on susp/rev ops lic, dismissed.

Shannon M Smith, fail of owner to maintain req ins/sec 1st, dismissed.

Thomas David White, one headlight, \$25, op on susp/rev ops lic, 90 days prob 2 yrs, nvl, no/exp reg plates, \$20, no

recpt, no/exp reg plates, fail of owner to maintain req ins, cont 10/5 at 10am, def is not to op a mv.

Dwight, Barnett, assault 4th degree domestic violence minor injury, pass to 8/17/26 at 10am.

Ronnie Cole, no/exp reg plates, no/exp Ky reg recpt, fail of owner to maintain req ins/sec 1st , reckless driving, op mv u/infl cont sub 1st, disorderly conduct 1st degree, resisting arrest, cont 8/24/26 10am.

Heather M Jenkins, no/exp reg plates, no/exp Ky reg rep, fail to register transfer of a mv, cont 10/26/26 at 10am.

William Thompson, vi

olation of Ky EPO/DVO pc 9/28 AT 10AM.

Amanda Vancleave, theft by decept-incl cld checks, 90 days prob 2 yrs, nvl, pay restitution, \$50 a month starting 9/1 until pd in full.

Dustin L Wallace, speeding 15mph over limit, driving too fast for traffic cont 11/30 at 10am.

Brian Wilson, pretrial conference, def stipulated to violation, prob revoked 12 mos to serve, def can be released unto inpatient treat.

Charles Callihan, resisting order to stop mv, all terrain veh violation s, poss cont sub 1st degree 1st off – drug – un-

COMMONWEALTH OF KENTUCKY
21st JUDICIAL DISTRICT
ROWAN CIRCUIT COURT
DIVISION II

File No. 26-CI-90099

KENTUCKY HOUSING CORPORATION

PLAINTIFF

VS:

NOTICE OF COMMISSIONER'S SALE

KELLIE MAGGARD, ET AL

DEFENDANT

By virtue of a Judgment and Order of Sale entered in the Rowan Circuit Court on July 24, 2026, to raise the sum of \$57,354.84, plus interest, fees and costs, I will expose for sale to the highest and best bidder, at Rowan County Judicial Center, 700 West Main Street, Morehead, Kentucky, 40351, on Wednesday, August 19, 2026, at the hour of 10:00 a.m., the following described property:

A tract of land consisting of Lots 1, 2 and 3 to be sold as one tract, commonly known as 6830 U. S. Highway 60 E. Morehead, KY, bearing PVA Parcel No. 123-20 00 050.00 and being the same land conveyed to Kellie D. Maggard, et ux, by deed dated June 2, 2016, and recorded in Deed Book 260, Page 213, of the Rowan County Records, but excluding an off-sale described in Deed Book 246, Page 216, of the Rowan County Records.

Terms of the sale are as follows: (A) At the time of sale, the successful bidder shall either pay cash or make a deposit of 10% of the purchase price with the balance on credit for thirty (30) days. In the event the successful bidder elects to credit the balance, he shall post bond with acceptable surety for the unpaid purchase price bearing interest at the judgment rate from the date of the sale. The surety may be a person who owns real estate in Kentucky who must be present at the sale, or an alternative type of surety. Alternative types of acceptable surety may be obtained by an email request to budsalyer4@gmail.com. A lien shall be retained by the Commissioner as security for the purchase price; (B) The purchaser shall assume and pay all taxes and assessments for the current fiscal year. (C) All other delinquent taxes and assessments for previous years shall be paid from the sale proceeds if properly claimed in writing and filed of record by the purchaser within ten (10) days from the date of sale; (D) If a successful bid is less than two-thirds of the appraised value, the defendant shall retain a right of redemption for six months from the date of sale; the purchaser shall receive an immediate writ of possession and a deed containing a lien in favor of the defendant reflecting the defendant's right of redemption. KRS 426.530; (E) 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, excepting easements and restrictions of record in the Rowan County Clerk's Office, and such right of redemption as may exist in favor of the United States of America or the Defendant(s); (F) For more particulars, reference is made to the records of the Rowan Circuit Clerk; (G) Bidders are advised to obtain a title examination; (H) Exceptions must be filed not later than ten (10) days following the filing of the Commissioner's Report of Sale; (I) Risk of loss for the subject property shall pass to the purchaser on the date of sale, and possession of the premises shall pass to the purchaser upon payment of the purchase price and delivery of deed; (J) Announcements made at the time of sale take precedence over any statement contained herein; (K) Purchaser is responsible for the current year's taxes.

Anyone wanting to be added to a mailing list of future sales should send a request to budsalyer4@gmail.com.

B. R. Salyer
Rowan County Master Commissioner
210 Big Brushy Road
Morehead, KY, 40351
606-776-0119
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COMMONWEALTH OF KENTUCKY
21st JUDICIAL DISTRICT
ROWAN CIRCUIT COURT
DIVISION I

File No. 26-CI-90048

U.S. BANK

PLAINTIFF

VS:

NOTICE OF COMMISSIONER'S SALE

DOUGLAS STONE, ET AL

DEFENDANT

By virtue of a Judgment and Order of Sale entered in the Rowan Circuit Court on June 16, 2026, to raise the sum of \$90,809.63, plus interest, fees and costs, I will expose for sale to the highest and best bidder, at the Rowan County Judicial Center, 700 West Main Street, Morehead, Kentucky, 40351, on Wednesday, August 26, 2026, at the hour of 10:00 a.m., the following property:

A tract of land commonly known as 275 Campbell Branch, Morehead, KY, 40351, bearing PVA ID NO. 121-00 00 015.01, containing an estimated 2.0 acres, more or less, and being the same land conveyed to Douglas Stone by deed dated September 16, 2021, and recorded in Deed Book 215, Page 592, of the Rowan County Records.

Terms of the sale are as follows: (A) At the time of sale, the successful bidder shall either pay cash or make a deposit of 10% of the purchase price with the balance on credit for thirty (30) days. In the event the successful bidder elects to credit the balance, he shall post bond with acceptable surety for the unpaid purchase price bearing interest at the judgment rate from the date of the sale. The surety may be an individual who owns real estate in Kentucky who must be present at the sale, or an alternative type of surety. Alternative types of acceptable surety may be obtained by an email request to budsalyer4@gmail.com. A lien shall be retained by the Commissioner as security for the purchase price; (B) The purchaser shall assume and pay all taxes and assessments for the current fiscal year. (C) All other delinquent taxes and assessments for previous years shall be paid from the sale proceeds if properly claimed in writing and filed of record by the purchaser within ten (10) days from the date of sale; (D) If a successful bid is less than two-thirds of the appraised value, the defendant shall retain a right of redemption for six months from the date of sale; the purchaser shall receive an immediate writ of possession and a deed containing a lien in favor of the defendant reflecting the defendant's right of redemption. KRS 426.530; (E) 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, excepting easements and restrictions of record in the Rowan County Clerk's Office, and such right of redemption as may exist in favor of the United States of America or the Defendant(s); (F) For more particulars, reference is made to the records of the Rowan Circuit Clerk; (G) Bidders are advised to obtain a title examination; (H) Exceptions must be filed not later than ten (10) days following the filing of the Commissioner's Report of Sale; (I) Risk of loss for the subject property shall pass to the purchaser on the date of sale, and possession of the premises shall pass to the purchaser upon payment of the purchase price and delivery of deed; (J) Announcements made at the time of sale take precedence over any statement contained herein; (K) Purchaser is responsible for the current year's taxes.

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Darvin's Small Engine Repair

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We specialize in Lawn Mowers, Weedeaters, Chainsaws, Blowers, Generators, and Golf Carts

- Full Service

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