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Consumer Cellular - the same reliable, nationwide coverage as the largest carriers. No long-term contract, no hidden fees and activation is free. All plans feature unlimited talk and text, starting at just \$20/month. For more information, call 1-833-353-2982

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Inflation is at 40year highs. Interest rates are way up. Credit Cards. Medical Bills. Car Loans. Do you have \$10k or more in debt? Call NATIONAL DEBT RELIEF and find out how to pay off your debt for significantly less than what you owe! FREE quote: Call 1-844-262-5602

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Donate your car, truck, boat, RV and more to support our veterans! Schedule a FAST, FREE vehicle pickup and receive a top tax deduction! Call Veteran Car Donations at 1-833-984-2146 today!

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Newspaper bundles for sale for \$5 a bundle. Approximately 50 newspapers per bundle. Buy one bundle and get one free. Stop by the newspaper office at 45 Park Avenue.

NOTICE OF MASTER COMMISSIONER'S SALE

Pursuant to orders of the Wayne Circuit Court, as Master Commissioner of the Court I shall offer for sale to the highest and best bidder at public auction the property listed below on **Friday, January 23, 2026 at 10:00 a.m. EST in the lobby of the Wayne County Justice Center, 100 W. Columbia Avenue, Monticello, Kentucky.**

The property is being sold upon the following TERMS AND CONDITIONS unless otherwise indicated:

- Property is to be sold to the highest bidder for payment in full by cash or good check or TEN PERCENT (10%) of the purchase price paid on the sale date, balance due within THIRTY (30) DAYS. IF THE PURCHASER IS NOT PAYING THE FULL AMOUNT OF THE PURCHASE PRICE ON THE DATE OF SALE, ANOTHER PERSON ACCEPTABLE TO THE MASTER COMMISSIONER AS SURETY MUST BE PRESENT ON THE PURCHASER'S BEHALF TO SIGN A BOND FOR THE REMAINDER OF THE PURCHASE PRICE. The bond bears interest at the rate in the Judgment from sale date until paid; bond has the same force and effect as a judgment; and it remains a lien on the property until purchase price and interest are paid in full.
- Purchaser must pay all taxes / assessments on the property for 2026 and thereafter. Taxes / assessments on the property for prior years are paid from sale proceeds.
- Property is otherwise sold free and clear of any right, title and interest of all parties to the action and of their liens and encumbrances, except easements and restrictions of record in the Wayne County Court Clerk's Office and such right of redemption as may exist in favor of parties to the case.
- A Master Commissioner's Sale/Deed is not warranty of good title. Purchaser(s) take possession of property with the Commissioner's Deed. Purchaser(s) assume and are responsible for all risks of loss to the premises upon acceptance of their bid by the Master Commissioner at the sale.

Bidders should examine the records of the Wayne Circuit Clerk and the Wayne County Clerk prior to the sale for further information. Any statements made the day of the sale take precedence over advertised material. Bidders should be prepared to promptly comply with these terms.

MIDFIRST BANK, Plaintiff, vs. Dan WOLF, Defendant, Wayne Circuit Court Case Number 24-CI-00363; interest rate on balance of purchase price if not paid in full on sale date is 5.25% per annum.

Address: 850 Dug Road, Monticello, Kentucky 42633; Map No. JJJ-020-002.00ETC, per the Wayne County PVA records (see Deed Book 335, Page 485, and Deed Book 393, Page 21; see also Plat Cabinet A, Slide 351, in the Wayne County Clerk's Office for RESTRICTIONS).

JOHN PAUL JONES II
MASTER COMMISSIONER
WAYNE CIRCUIT COURT

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NOTICE OF MASTER COMMISSIONER'S SALE

Pursuant to orders of the Wayne Circuit Court, as Master Commissioner of the Court I shall offer for sale to the highest and best bidder at public auction the properties listed below on **Friday, January 23, 2026 beginning at 10:00 a.m. EST in the lobby of the Wayne County Justice Center, 100 W. Columbia Avenue, Monticello, Kentucky.**

Each of said properties is sold upon the following TERMS AND CONDITIONS unless otherwise indicated:

- Property to be sold to the highest bidder for payment in full by cash or good check or TEN PERCENT (10%) of the purchase price paid on the sale date, balance due within THIRTY (30) DAYS. IF THE PURCHASER IS NOT PAYING THE FULL AMOUNT OF THE PURCHASE PRICE ON THE DATE OF SALE, ANOTHER PERSON ACCEPTABLE TO THE MASTER COMMISSIONER AS SURETY MUST BE PRESENT ON THE PURCHASER'S BEHALF TO SIGN A BOND FOR THE REMAINDER OF THE PURCHASE PRICE. The bond bears interest at the rate in the Judgment from sale date until paid; bond has the same force and effect as a judgment; and it remains a lien on the property until purchase price and interest are paid in full.
- Purchaser must pay all taxes / assessments on the property for 2026 and thereafter. Taxes / assessments on the property for prior years are paid from sale proceeds.
- Property is otherwise sold free and clear of any right, title and interest of all parties to the action and of their liens and encumbrances, except easements and restrictions of record in the Wayne County Court Clerk's Office and such right of redemption as may exist in favor of parties to the case.
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Bidders should examine the records of the Wayne Circuit Clerk and the Wayne County Clerk prior to the sale for further information. Any statements made the day of the sale take precedence over advertised material. Bidders should be prepared to promptly comply with these terms.

PARTNER'S 1ST FEDERAL CREDIT UNION, Plaintiff, VS Heather L. GRAVES; Louis B. Graves III; and Commonwealth of Kentucky, County of Wayne, Defendants; Wayne Circuit Court Case Number 24-CI-00177; interest rate on balance of purchase price if not paid in full on sale date is 2.87500% per annum.

Address: 212 Michigan Avenue, Monticello, Kentucky 42633; Parcel No. M8-06-010.00, per the Wayne County PVA records (see Deed Book 377, Page 193, and Deed Book 122, Page 588 - easement to City, in the Wayne County Clerk's Office).

VANDERBILT MORTGAGE AND FINANCE INC., Plaintiff, VS Lois A. LANE a/k/a Lois Lane; and Unknown Spouse, if any, of Lois A. Lane a/k/a Lois Lane, Defendants; Wayne Circuit Court Case Number 25-CI-00261; interest rate on balance of purchase price if not paid in full on sale date is 8.05% per annum.

Address: 128 Eastland Drive, Monticello, Kentucky 42633; Parcel No. 067-10-04-003.00, per the Wayne County PVA records (see Deed Book 412, Page 552, Wayne County Clerk's Office).

MIDFIRST BANK, Plaintiff, vs. Dan WOLF, Defendant, Wayne Circuit Court Case Number 24-CI-00363; interest rate on balance of purchase price if not paid in full on sale date is 5.25% per annum.

Address: 850 Dug Road, Monticello, Kentucky 42633; Map No. JJJ-020-002.00ETC, per the Wayne County PVA records (see Deed Book 335, Page 485, and Deed Book 393, Page 21. See also Plat Cabinet A, Slide 351, in the Wayne County Clerk's Office for RESTRICTIONS).

JOHN PAUL JONES II
MASTER COMMISSIONER
WAYNE CIRCUIT COURT