

COMMUNITY



Photos submitted

Recent flooding impacted the county. Photos on left as they appear are of:

1. Aiden and Hunter Jolley playing with a boat in Sherburne
2. US 68 and Connector Road
3. Sherburne
4. Two Mile Creek
5. Sherburne
6. Sign in front of the old Sherburne store
7. Stockton Road
8. Licking River at Sherburne (Right photo)



KyNewsGroup is holding an Easter Coloring page contest for kids. Write the child’s name and age on it and mail to P.O. Box 272 Carlisle, KY 40311 by April 16th. We will draw a winner of an easter basket on April 17th.

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COMMONWEALTH OF KENTUCKY
FLEMING CIRCUIT COURT
CIVIL ACTION NO. 23-CI-00109
ELECTRONICALLY FILED

CARRINGTON MORTGAGE SERVICES, LLC

VS.

CHRISTOPHER W. VANCE
FORD MOTOR CREDIT COMPANY LLC
F/K/A FORD MOTOR CREDIT COMPANY

PLAINTIFF

DEFENDANTS

NOTICE OF
MASTER COMMISSIONER SALE

In obedience to an Order of Sale entered on the 11th day of March, 2025, in the above action, I will, as Master Commissioner proceed on:

THURSDAY, APRIL 24, 2025
FAMILY COURT ROOM
2nd FLOOR, FLEMING COUNTY JUSTICE CENTER
FLEMINGSBURG, FLEMING COUNTY, KENTUCKY
AT 10:00 A.M.

to sell the real estate located at 3685 Mount Carmel Rd., Flemingsburg, Fleming County, Kentucky 41041. This property is described in a Deed of record in Deed Book 258, Page 500, Fleming County Clerk's Office, with the PVA calling for .556 acres. Parcel Mapping Number: 058-00-00-002.01.

This sale is to satisfy Judgment in the sum of \$48,489.81, plus interest, taxes, court costs and attorney fees. The purchaser may pay in full at the sale if he/she chooses to do so. Otherwise, the purchaser immediately after the sale shall pay not less than 10% of the purchase price, and execute bond with surety, who is a Kentucky resident with net worth of greater or equal to the amount of the bond and who is approved by the Master Commissioner, and who must be present at the sale and execute the sale bond and affidavit of surety at the sale, for the balance of the purchase price, payable to the Fleming Circuit Court Clerk within thirty days with interest at 4.00000% per annum on the balance from date of sale until paid in full. The bond shall have the force of a judgment and a first lien shall be retained on the property as security for the payment of said bond and interest. The purchaser shall at his/her own expense carry fire and extended coverage insurance on all insurable improvements located on the real property from the date of sale until the purchase price is paid in full, with loss payable to the Master Commissioner. The purchaser shall be required to assume and pay all taxes assessed against the property for 2025 and all subsequent years. The title interest of the parties to this lawsuit will be conveyed without warranty by the Master Commissioner to the purchaser and the purchaser shall be entitled to possession upon payment of the purchase price in full after confirmation of the sale by Fleming Circuit Court, subject to any equity of redemption if the property does not sell for two-thirds of its appraised value.

Buyer is advised to have a title search completed on the property and must file any exceptions to the sale within ten (10) days. The purchasers will be required to have any persons evicted or property removed from the premises. The sale is subject to any terms and conditions that may be announced on the day of sale.

JOHN C. PRICE
MASTER COMMISSIONER
FLEMING CIRCUIT COURT

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