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COMMONWEALTH OF KENTUCKY
UNIFIED COURT OF JUSTICE
GRANT CIRCUIT COURT
CASE NO. 17-CI-00169

MID SOUTH CAPITAL PARTNERS, LP

PLAINTIFF

VS.

NOTICE OF COMMISSIONER'S SALE

GERALD ROBINSON, ET AL

DEFENDANTS

* * * * *

By virtue of a Judgment and Order of Sale entered in the Grant Circuit Court on February 28, 2024, I will sell at public auction at the **Judicial Center Lobby**, 224 South Main Street, Williamstown, Kentucky, the property described herein located in Grant County, Kentucky, on **Wednesday, April 23, 2025**, at the hour of **1:30 p.m.**, prevailing time, and more particularly described as follows:

Being the same property conveyed to Gerald Robinson and Kathleen Robinson, from Clifford McGee, Lillian McGee, Larry D. Walters, Lesa A. Walters, and Tina Walters, by Deed dated August 22, 1987, recorded in Deed Book 165, Page 224, and Office of the Grant County Clerk.

Property Address: 210 McGee Road, Crittenden, KY 41030

Map ID: 031-09-00-003.00

There is not a mobile home, doublewide and/or manufactured home included in the sale.

Announcements made on the day of sale take precedence over printed material.

The total judgment to be raised by this sale for the tax years 2013, 2014 and 2015 is sum of \$11,337.74 plus attorney fees, interest, and court costs.

The real estate shall be sold on the terms of 10% cash at the time of the sale, except that said deposit shall be waived if the Plaintiff is the successful bidder at the sale, and the balance on a credit of thirty (30) days bearing interest at the rate of 6% per annum for the date of sale. When the purchase price is paid in full, the deed will be delivered to the purchaser. It is further provided that the property sold includes insurable improvements and the successful bidder at said sale shall, at bidder's own expense, carry fire and extended insurance coverage on said improvements from the date of sale until the purchase price is fully paid in the amount of the Court appraised value of said improvements or the amount of the unpaid balance of the purchase price, whichever is less, at minimum, with a loss payable clause to the Commissioner of the Grant Circuit Court and the Plaintiff herein. Failure of the purchasers to obtain such insurance shall not affect the validity of the sale or the purchaser's liability thereunder, but shall entitle, but not require, the Plaintiff to obtain said insurance and furnish the policy or premium thereon or the proper portion thereof shall be charged to the purchaser as purchaser's costs.

The aforesaid property shall be sold free and clear of all liens and encumbrances, except the following:

- All unpaid state, county and city real estate taxes for the year 2025;
- Easements, restrictions, and stipulations of record;
- Assessments for public improvements levied against the property;
- Any facts which an inspection and/or accurate survey of the property may disclose.

For further information, see the Final Judgment and Order of Sale and pleadings of record in the Office of the Circuit Court of Grant County.

/s/ Edward M. Bourne
MASTER COMMISSIONER
GRANT CIRCUIT COURT

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Lilly's Auto Care, 10 Sayers Dr. Williamstown, KY 41097, 859-824-0473, is seeking to obtain a clear title to a 2014 Ford Focus with VIN #1FADP3K23EL325704. Owner, Matthew Childs, 203 Beck St. Owenton, KY, 40359, you have 14 days from the last publication of this legal notice to notify me in writing.

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Grant County News

CLASSIFIED DEADLINE

WEDNESDAY - 4:00 PM

Contact Customer Service at
(859) 824-3343, Option 1 or
classifieds@grantky.com
Monday-Friday 8AM-4PM

*Holidays advance deadline by 24 hours.

Grant County Planning Commission Regular Meeting - Public Hearings Monday, April 28th, 2025 at 7:00pm

- Allen Phinney Jr, Bryon Phinney and Mikael Snapp have requested a zone change from A1 (Agricultural One) to R1A (Residential One A) Property location: 11.7 acres located on the west side of Elliston Mt. Zion Rd., 0.2 miles south Elliston. Grant County KY: a sign will be posted on the property.
- Andrew & Christa Hamm have requested a zone change from A1 (Agricultural One) to PUD (Planned Unit Development) Property location: 38 acres located at 143 S Main St. Grant County KY: a sign will be posted on the property.

Regular meeting of the Commission will take place Monday, April 28, 2025 at 7:00p.m., at the Grant County Courthouse, 101 N. Main St., Williamstown, Kentucky at which time those wishing to comment on these items shall appear and be heard.

-- Grant County Planning Commission

Grant County Board of Adjustment NOTICE OF PUBLIC HEARINGS

Notice is hereby given that the Grant County Board of Adjustments will hold the following public hearings:

- Sabra Tate** has filed an application with the Board of Adjustments requesting a Dimensional Variance Permit to reduce the front yard setback from 50' to 25' for the property located at 575 Ragtown Rd. Grant County KY.
- Tammi Jackson** has filed an application with the Board of Adjustments requesting a Dimensional Variance Permit to reduce the side & rear yard setbacks from 20' to 10' for the property located at 3705 Taft Hwy. Grant County KY.

A full copy of all requests may be reviewed at the Planning Commission Office during normal business hours. All public hearings will be held before said body on **Wednesday, April 30th, 2025 at 6:00p.m.**, at the **Grant County Courthouse, 101 North Main Street, Williamstown** at which time those wishing to comment on these items shall appear and be heard.

-- Grant County Planning Commission

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GLENDAL, KY. - Victory Life Fellowship is looking for Donations of working appliances. Call 270-763-7956

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2 bedroom, 1 ½ bath townhouse, 514 North 2nd St, Rebecca Manor, 2 car garage, storage unit, gated metal patio, \$1250 month, call 502-507-1585

0700 REAL ESTATE FOR SALE



This listing is a well maintained, ready to move in two bedroom one bathroom home. It features a spacious backyard on a corner lot with plenty of parking, an attached garage and kitchen appliances. Located at 515 oak street in Cloverport Kentucky we are asking 149000.00. The house is ready to view and ready to be purchased. If interested please call 270-929-5668.

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