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COMMONWEALTH OF KENTUCKY  
UNIFIED COURT OF JUSTICE  
GRANT CIRCUIT COURT  
CASE NO. 20-CI-00353

*“Electronically Filed”*

MID SOUTH CAPITAL PARTNERS, LP

PLAINTIFF

VS.

AMENDED NOTICE OF COMMISSIONER'S SALE

UNKNOWN HEIRS, LEGATEES, AND DEVISEES OF JACK D. PERRY  
AND THEIR SPOUSES, 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 from Jack D. Perry, single, and Sheree Perry, single, to Jack D. Perry, single, by Quit-Claim Deed dated March 12, 2001, and of record in Deed Book 270, Page 509, in the Office of the Grant County Court Clerk.  
Jack D. Perry passed away on July 8, 2005, no Will or Affidavit of Descent, his interest passed to the Unknown Heirs, Legatees and Deviseses of Jack D. Perry.  
Property Address: 745 Marathon Drive, Corinth, KY 41010  
Map ID: 062-02-00-019.00  
**There is a mobile home located on the property, and it IS included in the sale.**  
Announcements made on the day of sale take precedence over printed material.  
The amount of money to be raised by this sale is the principal sum of \$609.32, plus accrued interest in the amount of \$1,035.30 through November 2024, administrative fees of \$100.00, prelitigation attorney's fees of \$487.46, as well as court costs of \$2,138.89, and reasonable attorneys fees expended herein in the amount of \$2,000.00, the total Judgment as of this date being \$6,370.97.  
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:  
a. All unpaid state, county and city real estate taxes for the year 2025;  
b. Easements, restrictions, and stipulations of record;  
c. Assessments for public improvements levied against the property;  
d. 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

COMMONWEALTH OF KENTUCKY  
UNIFIED COURT OF JUSTICE  
GRANT CIRCUIT COURT  
CASE NO. 17-CI-00321

GSMPS Mortgage Loan Trust 2005-RP2, Mortgage Pass-Through  
Certificates, Series 2005-RP2, U.S. Bank National Association, as  
Trustee, successor-in-interest to Wachovia Bank National Association, as Trustee

PLAINTIFF

VS.

NOTICE OF COMMISSIONER'S SALE

Damon K. Jones aka Damon Keith Jones, et al

DEFENDANTS

By virtue of a Judgment and Order of Sale entered in the Grant Circuit Court on September 28, 2023, and a subsequent Order entered on March 27, 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, May 7, 2025**, at the hour of **1:30 p.m.**, prevailing time, and more particularly described as follows:  
Being the same property conveyed from Chadwick V. Duncan and Omega J. Duncan, his wife to Damon K. Jones and Lori M. Jones, his wife, jointly with the right of survivor, with the remainder in fee simple to the survivor by virtue of a deed dated November 29, 2001 and recorded December 4, 2001 at Deed Book 275, Page 96 of the Grant County, Kentucky real estate records.  
Property Address: 235 Grantland, Dry Ridge, KY 41035  
Parcel ID Number: 044-02-00-142.00  
**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 amount of money to be raised by this sale is the principal sum of \$65,767.38, together with accrued interest thereon to 08/13/2023, in the amount of \$23,171.86, and interest thereafter at a rate of 7.00000 %.  
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 7.0000% 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:  
a. All unpaid state, county and city real estate taxes for the year 2025;  
b. Easements, restrictions, and stipulations of record;  
c. Assessments for public improvements levied against the property;  
d. 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

COMMONWEALTH OF KENTUCKY  
UNIFIED COURT OF JUSTICE  
GRANT CIRCUIT COURT  
CIVIL ACTION NO. 24-CI-00103

ELECTRONICALLY FILED

CHECKERED WHEELS, LLC

PLAINTIFF

VS.

NOTICE OF COMMISSIONER'S SALE

CYRUS N. DASTOOR, ET AL

DEFENDANTS

By virtue of a Judgment and Order of Sale entered in the Grant Circuit Court on February 27, 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 Cyrus N. Dastoor the 9th day of May, 2014 and recorded in Deed Book 370, Page 272 in the Office of the County Clerk of Grant County, Kentucky.  
Property Address: 29 Lakeview Dr, Williamstown, KY 41097  
PIDN: 058-10-00-041.00  
**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 amount of money to be raised by this sale is the principal sum of \$2,658.88 plus 12% per annum simple interest thereon from August 8, 2023, until date of judgment then 6% per annum thereafter from date of judgment until paid; plus attorney fees, administrative costs, and plaintiff expenses.  
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:  
a. All unpaid state, county and city real estate taxes for the year 2025;  
b. Easements, restrictions, and stipulations of record;  
c. Assessments for public improvements levied against the property;  
d. 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

COMMONWEALTH OF KENTUCKY  
UNIFIED COURT OF JUSTICE  
GRANT CIRCUIT COURT  
CASE NO. 17-CI-00091

MID SOUTH CAPITAL PARTNERS, LP

PLAINTIFF

VS.

NOTICE OF COMMISSIONER'S SALE

UNKNOWN HEIRS, LEGATEES AND DEVISEES OF  
VERNON STIDAMS, 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 Vernon Stidams, Sr., and Oma J. Stidams, from Vernon Stidams Jr., and Bobbie J. Stidams, by Deed dated September 16, 1989, recorded in Deed Book 176, Page 150, and Office of the Grant County Court Clerk.  
Property Address: 1380 Lemon Northcutt Road, Dry Ridge, KY  
Map ID: 055-01-00-026.02  
**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 amount of money to be raised by this sale is the principal sum of \$1,189.65, plus accrued interest in the amount of \$1,606.50 through November 2024, administrative fees of \$115.00, prelitigation attorney's fees of \$350.00, as well as court costs of \$2,997.87, and reasonable attorney's fees expended herein in the amount of \$2,000.00.  
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:  
a. All unpaid state, county and city real estate taxes for the year 2025;  
b. Easements, restrictions, and stipulations of record;  
c. Assessments for public improvements levied against the property;  
d. 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

COMMONWEALTH OF KENTUCKY  
UNIFIED COURT OF JUSTICE  
GRANT CIRCUIT COURT  
CIVIL ACTION NO. 15-CI-00426

KY LIEN HOLDINGS, LLC

PLAINTIFF

VS.

LIGHTSTORM PROPERTIES, LLC

DEFENDANT/CROSS-CROSS-PLAINTIFF

VS.

TRACY C. KANNADY; ET AL

DEFENDANTS

By virtue of a Judgment and Order of Sale entered in the Grant Circuit Court on June 18, 2020, and subsequent Orders entered on December 15, 2022, and March 27, 2025, I will sell at public auction **on the steps of the Judicial Center**, 224 South Main Street, Williamstown, Kentucky, the property described herein located in Grant County, Kentucky, on **Wednesday, May 7, 2025**, at the hour of **1:30 p.m.**, prevailing time, and more particularly described as follows:  
Being the same property conveyed to Danny Kannady and Tracy Kannady, husband and wife, the 30th day of April, 2001 and recorded in Deed Book 269, Pages 4-7 in the Office of the County Clerk of Grant County, Kentucky.  
David Kannady having died September 30, 2016, his interest transferred via the joint with right to survivorship clause in the aforementioned deed, to Tracy Kannady.  
Property Address: 1600 ARNOLDS CREEK RD, DRY RIDGE, KY 41035  
Parcel ID: 024-00-00-034.00  
**There is a manufactured home located on the property and included in the sale.**  
Announcements made on the day of sale take precedence over printed material.  
The amount of money to be raised by this sale is the principal sum of \$13,248.63 plus interest on Defendant/Cross-Cross-Plaintiff's expenses.  
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:  
a. All unpaid state, county and city real estate taxes for the year 2025;  
b. Easements, restrictions, and stipulations of record;  
c. Assessments for public improvements levied against the property;  
d. 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

COMMONWEALTH OF KENTUCKY  
UNIFIED COURT OF JUSTICE  
GRANT CIRCUIT COURT  
CASE NO. 24-CI. 24-330

TOWD POINT MORTGAGE TRUST 2018-3, U.S. BANK  
NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE

PLAINTIFF

VS.

NOTICE OF COMMISSIONER'S SALE

PATSY N. SEXTON, ET AL

DEFENDANTS

By virtue of a Judgment and Order of Sale entered in the Grant Circuit Court on March 14, 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 Terry R. Sexton and Patsy N. Sexton, husband and wife, from Ron-nie L. Mann and Bobbie Jean Mann, husband and wife and James J. Hale and Deana Hale, husband and wife, by Deed dated 05/15/1991, recorded 05/17/1991, Deed Book 185, Page 598, Grant County Clerk's Records, and being known as 596 Fairview Road, Williamstown, KY 41097. The said Terry R. Sexton died on June 3, 2022. Pursuant to the survivorship clause of the aforementioned Deed, all interest, right and title became solely vested to Patsy N. Sexton upon the death of Terry R. Sexton.  
Property Address: 596 Fairview Road, Williamstown, KY 41097  
Parcel Number: 067-00-00-074.00  
**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 amount of money to be raised by this sale is the principal sum of Forty-Eight Thousand Nine Hundred Fifty-Six and 59/100 (\$48,956.59), together with accrued interest thereon from May 1, 2023 to December 16, 2024 in the amount of Three Thousand Six Hundred Twenty-Five and 16/100 (\$3,625.16), and interest thereafter at the rate of 4.62500 (\$6.02) per day until the entire amount has been paid in full; and together with reasonable attorney's fees and court costs in the amount of Two-Thousand Five Hundred Ninety-Six and 40/100 Dollars (\$2,596.40)  
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 4.625% 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:  
a. All unpaid state, county and city real estate taxes for the year 2025;  
b. Easements, restrictions, and stipulations of record;  
c. Assessments for public improvements levied against the property;  
d. 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