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COMMONWEALTH OF KENTUCKY
UNIFIED COURT OF JUSTICE
GRANT CIRCUIT COURT
CASE NO. 25-CI-00004

NATIONSTAR MORTGAGE LLC

Plaintiff

VS.

NOTICE OF COMMISSIONER’S SALE

DANIEL MARKSBURY, ET AL.

Defendants

*** **

By virtue of a Judgment and Order of Sale entered in the Grant Circuit Court on May 22, 2025, 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, July 16, 2025**, at the hour of **1:30 p.m.**, prevailing time, and more particularly described as follows:

Property Address: 20 Roselawn Drive, Williamstown, KY 41097
Parcel ID Number: 058-04-00-042.00
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 \$99,201.26, together with accrued interest thereon to 02/12/2025, in the amount of \$2,325.06, and interest thereafter at a rate of 3.12500 %, late charges in the amount of \$179.19, short payment costs of \$1.72, tax disbursements of \$1,121.13, property inspections for \$60.00, and appraisals for \$490.00 all as sworn to in Plaintiff’s filed Affidavit of Debt. The Plaintiff shall also recover Attorney’s Fees of \$3,350.00 and Costs of \$751.63 as sworn to in the filed Affidavit of Attorney’s Fees and Costs. The total specified judgment is \$107,479.99.

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 3.1250% 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

**POSTED NO
TRESPASSING**

****No Trespassing Persons are notified that the land and property belonging to the below listed persons are posted against hunting, fishing, trapping, 4-wheeling or dirt bike riding, walking, horseback riding, woodcutting, dumping or any other kind of trespassing. Owners are not responsible for any accidents.**

Violators will be prosecuted to the fullest extent of the law.

POSTED PROPERTY LISTINGS ARE BELOW.

Property of Doering Family Ltd. Partnership on Dry Ridge Mt. Zion Rd., Dry Ridge.

PROPERTY LOCATED AT - 5340 Stewartsville Rd., Williamstown.

Dimitt Property 7120 Warsaw Rd Dry Ridge (Old Kelly Martin Farm).

Dishon Farms, Verona-Mt. Zion Rd., Vallandingham Rd. and Arnold's Creek Rd.

DEGLOW, RICHARD & LINDA. Farm at 1495 Heekin Road, Williamstown, KY.

Littrell Property located at 800 & 940 Ashbrook Rd. Williamstown, KY 41097 NO TRESPASSING & NO HUNTING

MCINTIRE PROPERTY located on Old Cynthia Rd. and Oak Ridge Pike.

Janice & Jack Bowling property located on White Chapel Road.

MARTIN PROPERTY - Lots on Sunny Hill Drive, Dry Ridge, KY.

West-Marsh Property located at 2975 Falmouth Rd., Williamstown, KY

Henry Family Farm at 1115 Smokey Rd., Williamstown, KY 41097

NOTICE TO GRANT COUNTY TAXPAYERS

Continued from previous page

Bill#	Year/Type	Owner Name	Property Address	Map ID	Amount Due	6/17/2025
8266	2024R	NEWMAN, MALACHI	ANGELA DR 34	043-00-00-019.01 M034	267.63	
8268	2024R	NEWMAN, STEPHANIE	CAMRY DR 77	043-00-00-019.02 M077	286.02	
8297	2024R	NICKELL, MILES	CABANA SHORES DR 230	067-13-00-223.00	302.75	
8335	2024R	NORHICK FUND LLC	FALMOUTH ST 108	058-04-00-089.00	536.81	
8555	2024R	PALOMA, ANNA	GOUGE DR 198	044-00-00-036.01 M051	194.14	
8577	2024R	PARLE, LORETTA	CHETALOU DR 11	056-00-00-046.01 M011	279.34	
8625	2024R	PATTON, PAUL & BRENDA	BLAKEY RD 0	062-01-01-164.00	269.31	
8626	2024R	PATTON, PAUL & BRENDA	BLAKEY RD 0	062-01-01-165.00	336.13	
8634	2024R	PAULSON, CARRIE	TAYLOR LN 43	044-00-00-035.02 M043	369.56	
8719	2024R	PERKINS, AMBER	TAYLOR LN 35	044-00-00-035.02 M035	299.40	
8745	2024R	PERKINS, KELSEY & YOUNG MINA	KELLY DR 51	043-00-00-057.02 M051	1274.57	
8759	2024R	PERLEBERG, HARVEY PAUL	STONE SCHOOL HOUSE RD 2450	077-00-00-035.00	179.89	
8766	2024R	PERRY, CLYDE E ESTATE	CYNTHIANA RD 3515	069-00-00-039.00	503.27	
8767	2024R	PERRY, CLYDE E ESTATE	CYNTHIANA RD 0	069-00-00-052.00	286.02	
8913	2024R	PHILLIPS, STEVEN L & ERIN T	STEWARTSVILLE RD 2660	047-00-00-025.00	2793.11	
8926	2024R	PICKENS, MICHAEL W & PHYLLIS L	JACOB DR 980	067-05-00-216.00	7605.36	
8971	2024R	PINKSTON, PATRICK & MELINDA	HUMES RIDGE RD 0	067-05-00-100.00	184.07	
8979	2024R	PITZER, ROBERT & JENITA	ANGELA DR 6	043-00-00-019.01 M006	336.99	
9022	2024R	POLLARD, JEFF & MELISSA	KENNY DR 215	031-01-00-118.01 M001	95.55	
9095	2024R	POWELL, BRIDGETTE ANN	CHEERY HILL RD 40	058-00-00-049.01 M040	171.55	
9112	2024R	POWERS, THOMAS J & MARK	ARNOLDS CREEK RD 0	016-00-00-018.01	202.59	
9167	2024R	PRINCE, RONNIE & TABITHA	FALMOUTH ST 1008	068-02-00-015.00	2426.17	
9168	2024R	PRINCE, TERI	CHEERY HILL RD 10	058-00-00-049.01 M010	152.66	
9175	2024P	PRIZE POODLES AND DOODLES LLC	303 FAIRVIEW		514.23	
9191	2024R	PUCVETT, BEULAH ESTA C/O ANGELA SMITH	FERNWOOD DR 0	067-13-00-081.00	210.84	
9205	2024R	PURNELL, SUSAN	CHETALOU DR 47	056-00-00-046.01 M047	257.85	
9257	2024R	RALEIGH, CASEY	JILLIAN DR 24	044-00-00-036.13 M024	255.93	
9259	2024R	RALEIGH, JOE	CHETALOU DR 28	056-00-00-046.01 M028	1088.13	
9265	2024R	RALSTON, JAMES & LINDA ESTATE	TURNER DR 2265	071-00-00-075.01	1288.66	
9272	2024R	RAMOS, EVELIO	CAMRY DR 79	043-00-00-019.02 M079	220.88	
9299	2024R	RATTERMAN, DOROTHY D	HUMES RIDGE RD 0	067-05-00-139.00	180.73	
9309	2024R	RAYBRUN, STEPHEN	ANGELA DR 24	043-00-00-019.01 M024	257.65	
9329	2024R	READNOUR, PETER	GOLDS VALLEY RD 4315	006-00-00-002.00	1809.14	
9330	2024R	READNOWER, ROBERT	CHEERY HILL RD 78	058-00-00-049.01 M078	22.54	
9399	2024R	REISENBECK, JEROME ESTATE	ST MARKS RD 0	067-05-00-346.00	180.73	
9440	2024R	RICE, GARNETT B & DONALD L	GARDNERSVILLE RD 3820	064-00-00-033.00	402.98	
9450	2024R	RICE, MARY	BROWN RD 0	062-01-01-098.00	175.70	
9532	2024R	RIDDLE, MARY	INDIAN HILL DR 33	043-00-00-034.03 M033	428.08	
9551	2024R	RIGGS, CARL	JACOB DR 0	067-05-00-142.00	180.73	
9554	2024R	RIGGS, FLOYD	SWANEE SHORE DR 0	067-12-00-024.00	185.85	
9559	2024R	RIGNEY, DONALD	GARDNERSVILLE RD 1350	043-00-00-004.00	313.60* Pending *	
9564	2024R	RILEY, GRANVILLE & MARY ETTA ESTATE	HUMES RIDGE RD 0	067-05-00-115.00	179.10	
9578	2024R	RISCH, ALBERT P JR & ROBERT L	SWANEE SHORE DR 0	067-12-00-091.00	211.00	
9620	2024R	ROBERT, WESLEY	JESSICA LN 50	044-00-00-036.12 M050	366.24	
9628	2024R	ROBERTS, GARY E	MORSE LN 0	067-05-00-383.00	185.73	
9630	2024R	ROBERTS, HAROLD ESTATE	WOODS LN 0	063-01-00-014.01	302.75	
9633	2024R	ROBERTS, JAMES H	MEADOWLARK LN 0	067-12-00-200.00	190.02	
9665	2024R	ROBINETTE, RICHARD L	FERNWOOD DR 0	067-13-00-095.00	185.73	
9684	2024R	ROBINSON, FRANK & GERTRUDE ESTATE	JACOB DR 0	067-05-00-297.00	45.42	
9689	2024R	ROBINSON, HAROLD & DELPH DIANA K	KENNY DR	031-01-00-104.00	219.18	
9690	2024R	ROBINSON, HAROLD & DELPH DIANA K	KENNY DR 240	031-01-00-107.00	586.79	
9722	2024R	ROCKWELL, RYAN & KATY	BULLOCK PEN DR 472	030-02-00-002.00	3427.66	
9730	2024R	RODGERS, TIMOTHY & LANA	MULLIGAN RD 0	023-00-00-034.00	360.12	
9757	2024R	ROLAND, JONATHON R	INDIAN HILL DR 72	043-00-00-034.03 M072	381.24	
9759	2024R	ROLAND, MARGARET	INDIAN HILL DR 75	043-00-00-034.03 M075	419.72	
9798	2024R	ROSE, VANESSA	WARSAW RD 0	045-00-00-091.00	680.45	
9801	2024R	ROSENDO, AUSENCIO	LISA DR 20	043-00-00-057.03 M020	322.77	
9803	2024R	ROSENDO, PEREZ FRANCISCO J	GOUGE DR 169	044-00-00-036.01 M035	297.69	
9807	2024R	ROSS, ARTHUR R & BETTY S	CREEK RD 0	014-00-00-019.00	219.18	
9827	2024R	ROWE, ELIZABETH	CHETALOU DR 43	056-00-00-046.01 M043	224.07	
9868	2024R	RUHOLL, RUTH ESTATE	DIXIE HWY 8235	060-00-00-018.00 M001	62.14	
9928	2024R	SAGE, VALLEY COAL CO	CORINTH SHORE DR 0	062-01-01-051.00	45.42	
9952	2024R	SANCHEZ, VERONICA	DIXIE HWY 9645	062-00-00-098.00	1673.02* Pending *	
9955	2024R	SANDELL, LANA KEYES	CHIPMAN RIDGE RD 2295	037-00-00-009.00	2132.85	
9963	2024R	SANDER, RAYMOND RICHARD	FERNWOOD DR 0	067-13-00-126.00	177.42	
9966	2024R	SANDERS, TERRY L	CENTER ST 75	042-01-00-042.00	1065.57	
9987	2024R	SANFORD, CHRIS	INDIAN HILL DR 157	043-00-00-034.03 M157	299.40	
10016	2024R	SAYLOR, CHRISTI	CHEERY HILL RD 55	058-00-00-049.01 M055	442.40	
10041	2024R	SCALES, SAMUEL	CHETALOU DR 17	056-00-00-046.01 M017	195.77	
10047	2024R	SCANLON, JOHN H & JANET R ESTATE	SWANEE SHORE DR 0	067-12-00-092.00	28.82	
10050	2024R	SCATES, DYLAN	CHEERY HILL RD 71	058-00-00-049.01 M071	156.85	
10069	2024R	SCHAKAT, WILLIE G	FERNWOOD DR 0	067-13-00-218.00	182.42	
10152	2024R	SCHWARBER, MERCEDES	ST MARKS RD 0	067-05-00-347.00	202.45	
10163	2024R	SCI, SHERMAN ESTATES MHP (INVENTORY)	GOUGE DR 101	044-00-00-036.01 M001	294.38	
10180	2024R	SCOTT, CECIL M & JANICE E	STRINGTOWN RD 2810	073-00-00-047.00	798.20	
10228	2024R	SEALS, RAYMOND	CORINTH SHORE DR 0	062-01-01-010.00	180.73	
10302	2024R	SHAFFER, KELLIE A & ZACHARY T BRYANT	TAFT HWY 3952	035-00-00-007.03	2704.33	
10313	2024R	SHAFFER, VESTA	HUMES RIDGE RD 0	067-05-00-335.00	386.13	
10317	2024R	SHANK, CHARLES P & VERA	JACOB DR 0	067-05-00-284.00	306.73	
10325	2024R	SHARP, BOBBY G	OAK DR 0	062-01-02-157.00	180.73	
10340	2024R	SHEARER, FLOYD & DOROTHY	FERNWOOD DR 0	067-13-00-115.00	219.18	
10521	2024R	SINDLINGER, HARRY & EDNA	FERNWOOD DR 0	067-13-00-112.00	177.42	
10565	2024R	SLUDER, ROBERT OR MARGARET	GOUGE DR 138	044-00-00-036.01 M081	169.03	
10570	2024R	SMALL, WILLARD F	HUMES RIDGE RD 0	067-05-00-125.00	179.10	
10573	2024R	SMALLWOOD, JARED REED	BEECH DR 190	062-01-02-189.01	753.91	
10582	2024R	SMITH, ALBERT D & BARNETT LOUIS EST	CORINTH SHORE DR 0	062-01-01-048.00	189.06	
10589	2024R	SMITH, CARL J ESTATE	TYLER DR 535	067-07-05-008.00	410.55	
10639	2024R	SMITH, JEFFERY & CYNTHIA	CORINTH RD 4655	071-00-00-049.00	670.34	
10640	2024R	SMITH, JEFFERY & CYNTHIA	CORINTH RD 4655	078-00-00-035.00	336.13	
10647	2024R	SMITH, KAYLEIGH	TAYLOR LN 32	044-00-00-035.02 M032	302.75	
10661	2024R	SMITH, MARY	TAYLOR LN 46	044-00-00-036.02 M046	309.39	
10662	2024R	SMITH, MARY	INDIAN HILL DR 154	043-00-00-034.03 M154	463.15	
10674	2024R	SMITH, RACHELLE & RONNIE	AARONS WAY 110	043-00-00-057.01 M110	837.49	
10710	2024R	SNAPP, NACOLE	INDIAN HILL DR 29	043-00-00-034.03 M029	327.79	
10730	2024R	SNYDER, EDWINA H	FERNWOOD DR 0	067-13-00-118.00	185.73	
10750	2024R	SOTO, MANDOQUEO	CHETALOU DR 19	056-00-00-046.01 M019	200.78	
10851	2024R	SPIVEY, JEFFREY L	LAWRENCEVILLE RD 3790	038-00-00-059.00	451.71	
10886	2024R	STAHLER, AUGUSTA V BRENNER	HIGH ST 0	058-02-00-016.00	20.39	
10935	2024R	STANLEY, RANDALL	AARONS WAY 117	043-00-00-057.01 M117	202.45	
10941	2024R	STANTON, TINA LYNETTE	CHEERY HILL RD 47	058-00-00-049.01 M047	179.95	
10973	2024R	STEFFEN, DANIEL	GOUGE DR 185	044-00-00-036.01 M043	301.06	
10997	2024R	STEINHAUER, TRAVIS SHANE	OAKWOOD DR 310	042-03-00-017.00	453.14	
11014	2024R	STEPHENS, BEN ESTATE	FERNWOOD DR 0	067-13-00-072.00	202.45	
11033	2024R	STEPHENSON, DONNA J EST	BARNES RD 2435	047-00-00-006.00	338.40	
11035	2024R	STEPHENSON, ERIC	CHETALOU DR 32	056-00-00-046.01 M032	190.80	
11067	2024R	STEWART, JARROD	JILLIAN DR 43	044-00-00-036.13 M043	269.31	
11068	2024R	STEWART, MARY JANE & ROBERT W II	BAKER WILLIAMS RD 1880	072-00-00-027.00	169.03	
11125	2024R	STOVALL, STACIE H	HUFF RD 1128	025-00-00-035.01 M001	429.76	
11158	2024R	STUBBS, JASON	INDIAN HILL DR 155	043-00-00-034.03 M155	296.04	
11210	2024R	SUTTON, AMANDA	JESSICA LN 57	044-00-00-036.12 M057	372.90	
11257	2024R	TABB, IDELETTE OR WALLS BRANDI	GOUGE DR 170	044-00-00-036.01 M065	292.67	
11305	2024R	TAYLOR, EVIE	MC FARLAND DR 0	062-01-02-007.01	95.55	
11323	2024R	TAYLOR, MARY	ANGELA DR 28	043-00-00-019.01 M028	255.93	
11348	2024R	TAYLOR-HOLT, DANESSA &	WHITE CHAPEL RD 0	027-00-00-047.00	185.73	
11358	2024R	TERRY, ERNEST L	MAPLE DR 0	062-01-02-120.00	175.70	
11360	2024R	THACKER, BONITA	CLARK ST 13	046-02-00-015.01	346.23	
11402	2024R	THOMAS, ANTHONY	INDIAN HILL DR 64	043-00-00-034.03 M064	364.55	
11452	2024R	THOMPSON, LORRIE		005-01-00-003.01 D001	436.40	
11516	2024R	TLS, UNLIMITED	DIXIE HWY 10949	063-01-00-034.00	1255.24	
11538	2024R	TOOLE, WILLIAM RAY & HARRY ESTATE	SOUTHER DR 0	058-00-00-000.01	431.87	
11565	2024R	TREJO, MARTIN	GOUGE DR 144	044-00-00-036.01 M078	493.20	
11568	2024R	TRIBUANI, ANTONIO	AARONS WAY 109	043-00-00-057.01 M109	202.45	
11573	2024R	TRITSCHLER, CALEB	CHEERY HILL RD 77	058-00-00-049.01 M077	79.14	
11664	2024R	TURNER, VICTOR Z	LEMON NORTHCUTT RD 3550	065-00-00-064.00	1673.02	
11676	2024P	TWO MIKES & A JOE LLC	61 BROADWAY ST DRY RIDGE		501.81	
11717	2024R	VACANT, LOT	CHETALOU DR 41	056-00-00-046.01 M041	169.03	
11733	2024R	VANCE, FRANK L	JACOB DR 0	067-05-00-266.00	179.10	
11749	2024R	VANOVER, SHERRY LYNN	NAPOLEON ZION STATION RD 0	007-00-00-032.00	189.06	
11756						