

GRANT COUNTY CLERK'S REPORT

PROPERTY TRANSFERS

· 9/25 – Corey Wynn and Elizabeth Wynn to Victoria Siebe, Willis Mayfield and Faris Nizar, Lot 140 Section 3 Eagle Creek Estates for \$294,500

· 9/26 – William Setters and Paige Settlers to Katherine Schwier, Lot 136 Section 5 Brentwood Estates Subdivision for \$286,000

· 9/26 – Kelsey B. Durr, Kelsey B. Byrd and Jonathan Durr to Dustin Spicer, Lot 37 Pinn Hook Place for \$365,000

· 9/26 – Stephen J. due and Sharon D. Due to Brittany N. Mangel and Andrew Pope, Lot 3 Leehi Subdivision for \$220,000

· 9/26 – Stephen J. Due and Sharon D. Due to Brittany N. Mangel and Andrew Pope, lot 5 Leehi Subdivision for \$260,000

· 9/26 – Stephen J. Due and Sharon D. Due to Brittany N.

Mangel and Andrew Pope, Lot 7 Leehi Subdivision for \$260,000

· 9/29 – Debra Hembree to Rutters, LLC, Lots 16 – 20 Cahill Lake Lots Subdivision for \$148,000

· 9/30 – Beach Homes, LLC to Dustin Plunkett, 3.24 Acres Fairview Road for \$337,000

· 9/30 – Wallace Prince and Shelby Jean Prince to Brittany Rae Scott, 2 Tracts Grant and Scott County for \$418,000

· 9/30 – Julie S. Moore–house to Brian Keith Wolf and Lisa Ann Wolf, Lots 61 & 62 Cabana Shores for \$700,758

· 9/30 – Master Commissioner, Steven W. Aulbach, Karen M. Aulbach and Joshua E. Moller to Victor A. Munson and Denise A. Munson, Tract 3, 4 & 5 Mulberry Farm for \$205,000

· 10/1 – Darrin Disney and Kelcie Disney to Texal Jenkins and Mary Elizabeth Jenkins,

7.7606 Acres Heathen Ridge Road for \$415,000

· 10/1 – R. Jones Property 1, LLC to Longview, LLC, 2.13 Acres West Side Kentucky Route 36 for \$1.00

· 10/1 – R. Jones Property 1, LLC to Longview, LLC, 2 Parcels East Side Blanchet Road for \$1.00

· 10/1 – DGS Development, LTD to Adam W. Rodgers and Kristen N. Rodgers, Lot 6 Holbrook Farms for \$59,500

· 10/1 – John E. Gillman and Carolyn A. Gillman to 465 Highview Drive, LLC, Lot 38 Brumback Subdivision for \$0.00

· 10/1 – Mark Schneider and Lisa Schneider to Lazy Days Williamstown, LLC, Lot 10 Marina Bay for \$1.00

· 10/1 – Sharon E. Gross to Cynthia K. Holmes and Douglas L. Holmes, Lot 30 Section 1 Reeves Subdivision for \$520,000

· 10/1 – Kevin Whitaker Successor Trustee to Mark Corbett and Melissa Corbett, Tract 4 – 3.5835 Acres Baton Rouge for \$142,000

MARRIAGES

· 9/25 – Mary Kate King to Nathan Charles Ettienne

· 9/26 – Amanda Michelle Begnoche to Christopher William Callahan

· 9/26 – Shelby Leigh Gutman to Trenton Joseph Dalton

· 9/27 – Taylor Nicole Collins to James Robert Cramer

· 9/27 – Julia Lauren Biery to Jacob Wayne Shields

· 9/27 – Cory Lynn Theil to Robert Earl Lee Landrum, II

· 10/1 – Mickayla Paige Miller to Alexander Prescott Breadon

· 10/1 – Melanie Rose Lane Mullins to Darrin Ray Jump

GRANT COUNTY SHERIFF'S OFFICE REPORT

Between Sept. 21 and Sept. 27, the Grant County Sheriff's Office:

· Served 59 summons and/or subpoenas

· Spent 18.5 hours serving court

· Served one Emergency Protective Order

· Investigated one collision (out of county residence)

· Investigated two collisions (in county residence)

· Drove 856 miles transporting prisoners

Collision

9/21 – Deputy Bo Ham-

monds responded to an injury single vehicle accident at 1:09 p.m. at or near mile marker 145 on Interstate 75 South-bound involving a 2014 Kia driven by Jeffrey Gearding, 54, of Lexington. The accident was the result of hydroplaning. The driver was transported to UK Hospital for his injuries.

GRANT COUNTY JAIL REPORT

Population Analysis

Total Inmates: 298 (Male: 245, Female: 53)

INMATES BY COUNTY

45 Grant

40 Gallatin (Paying)

1 Owen (Paying)

14 Pendleton (Paying):

5 Other (Arrested in Grant County on warrants, awaiting pickup)

STATE INMATES

101 SAP (Substance Abuse Program - Pays Extra)

33 SOAR I & 2 (Supporting Others in Active Recovery, Levels One and Two - Pays Extra)

59 Other (Regular Rate)

COMMONWEALTH OF KENTUCKY
UNIFIED COURT OF JUSTICE
GRANT CIRCUIT COURT
CASE NO. 23-CI-00388

INDEPENDENT CAPITAL HOLDINGS LLC

PLAINTIFF

VS.

NOTICE OF COMMISSIONER'S SALE

DAVID PATRICK CLARK, ET AL

DEFENDANTS

By virtue of a Judgment and Order of Sale entered in the Grant Circuit Court on September 24, 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, October 29, 2025**, at the hour of **1:30 p.m.**, prevailing time, and more particularly described as follows:

Property Address: 405 Lusby Mill Road, Corinth, KY 41010

Map ID: 028-00-00-011.00

There is a mobile home located on the property, but it is NOT 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 for the Certificates of Delinquency for 2015 and 2017 total of \$5,893.88 including post judgment costs, interest, and attorney fees through August, 2025.

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. 22-CI-00112

DAN SPARROW and PATRICIA SPARROW

PLAINTIFF

VS.

NOTICE OF COMMISSIONER'S SALE

ROBERT HATTON, ET AL

DEFENDANTS

By virtue of a Judgment and Order of Sale entered in the Grant Circuit Court on September 14, 2023, and a subsequent Order entered on September 10, 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, October 29, 2025**, at the hour of **1:30 p.m.**, prevailing time, and more particularly described as follows:

Property Address: 225-235 Saylor Road, Corinth, KY 41010

PIDN: 063-00-00-048.00

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 balance of \$58,137.50 adjudged due to plaintiff on its first lien on the property, together with interest thereon at the rate of 6% per annum until paid plus finance charges, taxes, prior master commissioner fees, and reasonable attorney fees.

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. 24-CI-00479

NATIONSTAR MORTGAGE LLC

PLAINTIFF

VS.

NOTICE OF COMMISSIONER'S SALE

ALBERT FRED RIDER AKA ALBERT F. RIDER

DEFENDANTS

By virtue of a Judgment and Order of Sale entered in the Grant Circuit Court on September 10, 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, October 29, 2025**, at the hour of **1:30 p.m.**, prevailing time, and more particularly described as follows:

Property Address: 430 Kenny Road, Dry Ridge KY 41035

Map ID No.: 066-00-00-085.00

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 \$23,297.72, together with accrued interest thereon at the rate of 7.25% per annum starting from April 1, 2024.

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 7.25% 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. 23-CI-264

LAKEVIEW LOAN SERVICING, LLC

PLAINTIFF

VS.

NOTICE OF COMMISSIONER'S SALE

HOPPER-KINGSTON, AMANDA, ET AL

DEFENDANTS

By virtue of a Judgment and Order of Sale entered in the Grant Circuit Court on September 10, 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, October 29, 2025**, at the hour of **1:30 p.m.**, prevailing time, and more particularly described as follows:

More Commonly Known As: 1295 Knoxville Road, Dry Ridge, KY 41035

Map ID #: 057-00-00-073.00

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 \$148,127.96 adjudged due to plaintiff on its first lien on the property, together with interest thereon at the rate of 4% from March 1, 2020, until paid in full plus late fees, costs, attorney fees, and other advances.

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% 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-395

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING

PLAINTIFF

VS.

NOTICE OF COMMISSIONER'S SALE

SAMUEL PRATHER, ET AL

DEFENDANTS

By virtue of a Judgment and Order of Sale entered in the Grant Circuit Court on August 28, 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, October 29, 2025**, at the hour of **1:30 p.m.**, prevailing time, and more particularly described as follows:

BEING THE SAME PROPERTY CONVEYED TO SAMUEL PRATHER AND NATASHA PRATHER, BY DEED DATED FEBRUARY 23, 2023, OF RECORD IN DEED BOOK 435 PAGE 595, IN THE OFFICE OF THE CLERK OF GRANT COUNTY, KENTUCKY.

Property Address: 101 SUMMERFIELD DRIVE, DRY RIDGE, KY 41035

Parcel No: 044-03-00-043.00

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 \$250,338.55 plus interest at the current rate of 6.62500% (\$43.85 per diem) from November 4, 2024, plus attorney fees and other costs expended.

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 6.62500% 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