

COMMUNITY

Bluegrass Realtors® announces investment in local economic development organization in Nicholas County \$2,000 presented to the Nicholas County Fiscal Court

The Bluegrass Realtors Association held their District 1 Members Meeting on Monday, April 12, 2025, at Dick's On Main in Carlisle, Ky., sponsored by City National Bank.

Realtor David Sparks welcomed everyone who attended the meeting and introduced the special guest attendees.

Realtor Nancy Allison, who recently celebrated her birthday, was serenaded with "Happy Birthday To You" and gave the blessing for the meal, catered by Dick's On Main.

After the meal, Mr. Sparks introduced City National representatives Taylor Henley and Jordan Mineer who spoke about City National home loans and things that City National can do to make the home buying process a bit easier for both the buyer and realtor.

Mr. Sparks then introduced Richard Gibbons, who held a Q&A discussion regarding various topics, including the local economic development program, flood relief, a ramp accessibility program for the disabled, and much, much more.

Mr. Sparks then spoke about how "economic development is on the rise

in Nicholas County," and talked about all the most recent and on-going and future projects in the county, including the joint industrial park partnership between Bourbon and Nicholas County, the reopening of the nursing home, the construction of a new ambulance building, the installation of high-speed internet, Harrison Harvesting, and various water projects in the county, including water lines, a new pump, and new tower.

A special thank you goes out to City National Bank for sponsoring the event, Dick's On Main for the absolutely delicious meal, and Cynthia and Carlisle business partners for the door prizes that were handed out.

A press release regarding Bluegrass Realtors investment in local economic development in Nicholas County reads as follows,

Lexington, KY (April 15, 2025) – Continuing a long-term commitment to healthy communities for central and southeastern Kentucky homeowners, the Bluegrass Realtors® announces its \$2,000 investment in the Nicholas County Fiscal Court. For over 20 years, Bluegrass Realtors® has made



available over \$745,000 to promote economic development across the region. "We believe in creating a strong real estate environment that is a foundation for healthy communities across the region. For over two decades, the association has and continues to partner with our communities to invest in efforts that attract, develop and expand businesses, and ultimately create jobs," said Todd Hyatt, president of Bluegrass Realtors®.

This initiative supports activities directly related to job creation, expansion and retention. A financial invest-

ment is available to each local economic development organization within Bluegrass Realtors® 38-county primary service area as a way to fund programs that will promote and build the local economy.

"Realtors® do more than help clients buy and sell homes. They are active members of our communities who care about the long-term planning

and goals of each county," stated Hyatt.

As the region's leading advocate for homeownership, Bluegrass Realtors® understands the value and joy of owning a home. The Association represents more than 4,000 Realtors® located in 38 counties: Anderson, Bath, Bell, Bourbon, Boyle, Casey, Clark, Clay, Elliott, Estill, Fayette, Franklin, Garrard,

Harrison, Henry, Jackson, Jessamine, Knox, Laurel, Lee, Lincoln, Madison, McCreary, Menifee, Mercer, Montgomery, Nicholas, Owsley, Powell, Pulaski, Rockcastle, Rowan, Russell, Scott, Shelby, Wayne, Whitley and Woodford counties. Visit www.bluegrassrealtors.com for up-to-the-minute real estate listings and buying and selling resources.

Sharpsburg man arrested on multiple charges, including resisting arrest

By Michael A. Clary
KyNewsGroup
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Keith E. Bowles, 31, of Bethel Ridge Road, Sharpsburg, Ky., was arrested on Friday, April 11, 2025, by Nicholas County Sheriff Jeff Sidles., and charged with one count of Public Intoxication – Controlled Substance (excludes Alcohol); one count of Fleeing or Evading Police, 2nd Degree (On Foot); one count of Resisting Arrest; and one count of Drug Paraphernalia – Buy/Possess.

According to the uniform citation, on Thursday, April 10, 2025, Sheriff Sidles was dispatched to the intersection of Abners Mill Road and Veale Lane. Dispatch advised that a male subject was out in the roadway, throwing



Photo courtesy of Bourbon County Detention Center
Keith E. Bowles

his arms up in the air, and screaming at someone driving by.

Upon arriving on scene, Sheriff Sidles observed the subject was very unsteady on his feet and was twitching and throwing his arms around. Sheriff Sidles asked him what was going on, and he told the sheriff, "Nothing". The sheriff then asked the subject his name and he told him it was "Keith Bowles". Sheriff Sidles was sure that Mr. Bowles had a warrant.

Mr. Bowles started telling Sheriff Sidles that he "hadn't done nothing" and to "leave me alone." All the time Sheriff Sidles was talking to him, Mr. Bowles was trying to pick up a large piece of wood lying in the yard and waving his arms. Sheriff Sidles asked for his ID and Mr. Bowles said "no" and took off running over the hill. Once over the hill, he started running down the railroad tracks.

Sheriff Sidles got in his car and drove down the road, and Mr. Bowles started back up the tracks. The sheriff then went over the hill after Mr. Bowles. After chasing him from the hill on the other side of the tracks, Sheriff Si-

**Bowles
cont. on pg. 11**

COMMONWEALTH OF KENTUCKY
NICHOLAS CIRCUIT COURT
CASE NO. 23-CI-00035

U. S. BANK TRUST NATIONAL ASSOCIATION, AS
TRUSTEE OF TREEHOUSE SERIES V TRUST

PLAINTIFF

NOTICE OF SALE

ESTATE OF TERRY T. TRUSSELL, ET AL.

DEFENDANTS

By virtue of a Judgment and Order of Sale entered in the above styled action on February 17, 2025, and to make enough money to satisfy said judgment lien of Plaintiff in the principal sum of \$63,271.52 from November 15, 2021; plus interest from said date on the principal sum at the rate of 9.6% per annum from the date of default; until paid, the total owed by Plaintiff is \$94,591.72, plus any amounts, including but not limited to late fees, costs, attorney's fees, and other advances made pursuant to the terms of the Note and Mortgage as Plaintiff is hereby permitted to demonstrate by Affidavit of Total Debt at any time prior to distribution of the proceeds from sale.

The undersigned Master Commissioner will on April 26, 2025 at 10:00 a.m. at the Nicholas County Judicial Center front door lobby at 217 North Broadway in Carlisle, Kentucky, offer for sale to the highest and best bidders the following described property located in Nicholas County, Kentucky, with all improvements on the real estate, and appurtenances thereunto belonging, including the principal place of residence, and the rents, issues and profits thereof, and is more particularly described as follows:

Parcel No.: CO3-16-002.05 Residential House and Lot
Property address: 103 Rayne Street, Carlisle, KY 40311
Upon the sale of the above-described property, the purchase price shall be payable in full.

If the purchase price is not paid in full, the successful bidder(s) shall make a deposit of ten (10%) percent of the purchase price and give bond with approved good and sufficient surety thereon for payment of the remaining part of the purchase price within thirty (30) days from the date of sale, said bond to have the same force and effect as a judgment and to be and remain a lien on said property sold as additional security for payment of the purchase price and to bear interest at the rate of 9.6% per annum from date of sale until paid, which bond and accrued interest can be paid before maturity.

The bond surety must be present at the sale and execute bond and affidavit of surety.

Said property is indivisible and cannot be divided for purposes of sale without materially impairing its value and shall be sold as a whole "as is" and free and clear of all liens, encumbrances, claims and interests of the parties herein but shall be sold subject to:

(a) All ad valorem real estate taxes not yet due and owing at the time of sale;
(b) Legal highways, easements, restrictions, and stipulations of record and applicable zoning regulations affecting said property.
(c) Any facts that could be disclosed by an accurate survey and inspection of the property.
(d) Any current assessments for public improvements levied against the property.
(e) Any right of redemption that may exist in favor of the Defendants or the United States of America if applicable.

Neither the Plaintiff, the Court nor the Master Commissioner shall be deemed to have warranted title of the real estate to any purchaser(s). Purchaser(s) shall be entitled to possession of and deed to the property upon court confirmation of the sale and payment of the purchase price and approval of the deed by the Court.

Following sale of the above-described property, the Master Commissioner shall promptly report same to the Court, and said report shall be held over for a period of ten (10) days for confirmation or exceptions. Anyone desiring to object or except to the sale shall do so by that time or be forever barred.

Joseph H. Conley
Master Commissioner,
Nicholas Circuit Court
227 North Broadway
Carlisle, KY 40311
Tel. (859) 289-8339
Email: conleyattyjs@gmail.com

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COMMONWEALTH OF KENTUCKY
NICHOLAS CIRCUIT COURT
CASE NO. 21-CI-00040

BANK OF NEW YORK MELLON TRUST
COMPANY, N.A. AS TRUSTEE FOR MORTGAGE
ASSETS MANAGEMENT SERIES I TRUST

PLAINTIFF

NOTICE OF SALE

UNKNOWN SPOUSE, IF ANY OF JACK BECKER, ET AL.

DEFENDANTS

By virtue of an In Rem Agreed Final Judgment and Order of Sale entered in the above styled action on April 8, 2025, and to make enough money to satisfy said judgment lien of Plaintiff in the principal sum of \$219,060.79 as of October 24, 2024; plus interest at the rate of 6.8900%, together with all sums that may be due for interest, taxes, insurance, loan advances, escrow advances and/or fees for inspections, property preservations or other expenses incurred to protect the property, and expenses and costs of suit including but not limited to filing fees, recording fees, title search, and examination fees, fees due for service of process, attorney fees permitted by KRS 411.195, and other such costs as maybe allowed by the loan documents and/or approved by the Court.

The undersigned Master Commissioner will on April 26, 2025 at 10:30 a.m. at the Nicholas County Judicial Center front door lobby at 217 North Broadway in Carlisle, Kentucky, offer for sale to the highest and best bidders the following described property located in Nicholas County, Kentucky, with all improvements on the real estate, and appurtenances thereunto belonging, including the principal place of residence, and the rents, issues and profits thereof, and is more particularly described as follows:

Parcel No.: A48-01-006.00 7.502 Acres W/House & Barn
Property address: 5160 Moorefield Road, Carlisle, KY 40311
Upon the sale of the above-described property, the purchase price shall be payable in full.

If the purchase price is not paid in full, the successful bidder(s) shall make a deposit of ten (10%) percent of the purchase price and give bond with approved good and sufficient surety thereon for payment of the remaining part of the purchase price within thirty (30) days from the date of sale, said bond to have the same force and effect as a judgment and to be and remain a lien on said property sold as additional security for payment of the purchase price and to bear interest at the rate of 6.8900% per annum from date of sale until paid, which bond and accrued interest can be paid before maturity.

The bond surety must be present at the sale and execute bond and affidavit of surety.

Said property is indivisible and cannot be divided for purposes of sale without materially impairing its value and shall be sold as a whole "as is" and free and clear of all liens, encumbrances, claims and interests of the parties herein but shall be sold subject to:

(a) All ad valorem real estate taxes not yet due and owing at the time of sale;
(b) Legal highways, easements, restrictions, and stipulations of record and applicable zoning regulations affecting said property.
(c) Any facts that could be disclosed by an accurate survey and inspection of the property.
(d) Any assessments for public improvements levied against the property.
(e) Any right of redemption that may exist in favor of the Defendants or the United States of America if applicable arising under 28 U.S.C. Section 2410.

Neither the Plaintiff, its counsel, the Court nor the Master Commissioner shall be deemed to have warranted title of the real estate to any purchaser(s). Purchaser(s) shall be entitled to possession of and deed to the property upon court confirmation of the sale and payment of the purchase price and approval of the deed by the Court.

Following sale of the above-described property, the Master Commissioner shall promptly report same to the Court, and said report shall be held over for a period of ten (10) days for confirmation or exceptions. Anyone desiring to object or except to the sale shall do so by that time or be forever barred.

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