

GRANT COUNTY CLERK'S REPORT

GRANT COUNTY PROPERTY TRANSFERS:
· 9/17 – Catherine Prather-Dixon to Kyle Michel Schirmann and Lydia Lux, Lot 2 Eagle Creek Subdivision Section 1 for \$292,000
· 9/17 – Thurman Kinman and Claudine Kinman to Kinman Legacy Trust and Pamela O. Jackson Trustee, 0.57 acre Kentucky State Route 36 for \$1.00
· 9/17 – Thurman Kinman and Claudine Kinman to Kinman Legacy Trust and Pamela O. Jackson Trustee, Parcel Kentucky State Route 36 for \$1.00
· 9/17 – Thurman Kinman and Claudine Kinman to Kinman Legacy Trust and Pamela O. Jackson Trustee, 3.88 acre Kentucky State Route 36 for \$1.00
· 9/17 – Fern Lucille Thompson Estate, Celisa Edmondson Co-Executor and Gail T Whaley Co-Executor to Gaila Macadams and Stuart Macadams, Tract 3 & Lots 45-48 Dixie Heights Subdivision for \$110,000
· 9/18 – Heather Jordan and Heather Brooks to Daniel Hess and Hannah Bay Hess, Lot 34 Grantland Estates Section 2 for \$208,000
· 9/18 – Joseph Osbourn and Susan Osbourn to Skyler Woods, 5.4201 acres Rogers Road for \$452,500
· 9/18 – Edward G. Hughes and Barbara S. Hughes to Edward G. Hughes Co-Trustee, Barbara S. Hughes Co-Trustee and Edward G. Hughes and Barbara S. Hughes Revocable Trust, Lot 18 Section 1 Ashley Estates for \$1.00
· 9/18 – Gregory Collins and

Autumn Collins to Sonny Curtis Uhl, Lot 55 Thoroughbred Run Subdivision Section 2 for \$347,500
· 9/21 – Chad e. Sizemore and Whitney Sizemore to John Derks and William Derks, 0.7 acre Gold Valle Road for \$250,000
· 9/21 – Dana Clark Peterson Estate and mark Peterson Executor to Mark Peterson, Lot 30 Harvesters Section 1 for \$1.00
· 9/21 – Ford and Emma Mills, LLC to Rebecca Strunk Mills, Jamison Kyle Mills and Trenton Robert Mills, 135.73 acres Napoleon Zion Station for \$377,142.85
· 9/21 – Rachel e. Juelg and Matthew S. Juelg to Jennifer Osbourn and Johnnie Guthrie, II, 16.2599 acres Turner Road for \$175,000
· 9/21 – Kenon J. Bolog to Heather Bolog and Adam Bolog, 10.00 acres west side of Larkin Lane for nominal consideration, quit claimed
· 9/21 – Mike McNamee and Rebecca McNamee to Danielle Kloeker and Luke E. Kloeker, Lot 19 Silver Ridge & 2.7138 acres for \$240,000
· 9/21 – Darby Jo Muse, Darby Muse, Melissa Fay Muse and Melissa Muse to Darby Jo Muse and Melissa Fay Muse, 40.000 acres Lawrenceville Road for \$1.00
· 9/22 – Travis Beach, Lachelle Smith, Emily Beach, Berry Daniel Smith, Karen Lachele Laks-Smith and Karen Lachelle Lakes Smith to Joseph Kroger and Catherine Marie Kroger, 26.6905 acres Warsaw Road for \$290,000
· 9/23 – Joseph Slaughter and Dana Slaughter to Rocky Lee

Crane and Shelia Renee Crane, Lot 26 Section 2 country Club Estates for \$485,000
· 9/23 – Jason Scott Mullins, Amy Mullins and Judy Mullins to Nikolas S. Mullins, 5.00 acres east side Denny Road for love and affection between parties
· 9/23 – Robert L. True to Jansen Lee Smith, 2 parcels Dry Ridge Mt. Zion Road for \$240,000
· 9/23 – Bryan M. Miles to S-M Marine LLC, 1.42 acres Reb Stacy Way for \$225,000
· 9/23 – Alan J. O’Bryan Trust, Alan J. O’Bryan Trustee to Timothy E. Miller and Enos Miller, Jr., 124.69 acres Jonesville & Elliston Pike for \$710,000
· 9/23 – Andrew Louis Kohler and Ellen Kohler to Andrew L. Kohler and Ellen J. Kohler Trust, Andrew L. Kohler Co-trustee and Ellen J. Kohler Co-trustee, 71.1216 acres Simpson Ridge Road for no consideration paid

MARRIAGE RECORDS
· 9/18 – Lynzie Ann Cheek to Anthony Stone Shebley
· 9/19 – Alyssa Nicole Meither and Everette Bowen Carpenter
· 9/19 – Selena Diane Klaphake to Cory Vernon Haar
· 9/21 – Hollie Ann McClain to Jordan Thomas DeZarn
· 9/22 – Avegale Gellardo Nolasco to Timothy William Kaelin
· 9/22 – Maribeth Irene Powell to Hunter Austin Dalton
· 9/22 – Kaitlin Diane Mason to Lucas Michael Haney
· 9/22 – Felicity Faith Showalter to James William Fryman, IV
· 9/23 – Christine Ruth Koeninger to Gary Joseph Oaks

GRANT COUNTY SHERIFF'S OFFICE AND DETENTION CENTER REPORTS

BETWEEN SEPT. 6 AND SEPT. 12, 2026, THE GRANT COUNTY SHERIFF'S OFFICE:
· Served 27 summons and/or subpoenas
· Spent 20 hours serving court
· Served three Emergency Protective Orders
· Investigated three collisions (Out of County Residence)
· Investigated one collision (In County Residence)
· Executed six arrests/warrants (Out of County Residence)
· Traveled 932 miles transporting prisoners

COLLISIONS
9/14 – Deputy Bo Hammonds responded to a single vehicle, non-injury accident involving a deer at 12:48 p.m. on Taft Highway involving a 2024 Chevrolet driven by Ronissa Perkins, 55, of Owenton.
9/13 – Deputy Bo Hammonds responded to a non-injury accident at 11:17 a.m. on McFarland Drive, Corinth involving a 2013 Chevrolet driven by Gregory Barth, 43, of Fort Mitchell, and a parked, unoccupied 2017 Chevrolet from Sadieville. Sideswipe of parked vehicle
9/13 – Deputy Dylan Bosse responded to a non-injury accident at 11:57 a.m. on Taft Highway involving a 2005 Chevrolet driven by Walker Angell, 27, of Cincinnati, Ohio, and a 2005 Toyota driven by Joseph Hughes of Burlington. The first vehicle swerved to miss another vehicle and struck the second vehicle.

ARRESTS
9/13 – Deputy Andrew Shaw arrested Chase Eubank, 38, of Dry Ridge at 9:28 a.m. on Taft Highway on offense or charge of operating motor vehicle under the influence of alcohol (first, 0.08).

Eubank was lodged in the Grant County Detention Center.
9/16 – Court Security Officer James Roberts under warrant, arrested Paul L. Jackson, 39, of Williamstown at 5:22 p.m. on South Main Street, Williamstown on offense or charge of contempt of court, libel/slander. Resistance to order. Jackson was lodged in the Grant County Detention Center.
9/16 – Deputy Dennis Vanhaisma under warrant, arrested Gavin Pyles, 20, of Williamstown at 6:14 p.m. on South Main Street, Williamstown on offense or charge of contempt of court, libel/slander, resistance to order. Pyles was lodged in the Grant County Detention Center.
9/16 – Deputy Bo Hammonds under warrant, arrested Larico D. Jackson, 40, of Williamstown at 10:51 a.m. on North Main Street, Williamstown on offense or charge of assault, fourth degree; theft by unlawful taking or disposition all others \$1,000-<\$10,000 and probation violation. Jackson was lodged in the Grant County Detention Center.

GRANT COUNTY DETENTION CENTER REPORT
Population analysis, Sept. 17, 2026
Total inmates: 301 (Male: 249, Female: 52)
Inmates by county:
50 Grant
47 Gallatin (Paying)
1 Owen (Paying)
12 Pendleton (Paying)
1 Other (Arrested in Grant County on Warrants, awaiting pickup)
State inmates:
101 SAP (Substance Abuse Program - Pays Extra)
48 SOAR I & 2 (Supporting Others in Active Recovery - Pays Extra)
41 Other (Regular Rate)

COMMONWEALTH OF KENTUCKY UNIFIED COURT OF JUSTICE GRANT CIRCUIT COURT CASE NO. 26-CI-024	
KEVIN FULKS, D/B/A/ KEVIN FULKS CONSTRUCION	PLAINTIFF
VS.	<u>NOTICE OF COMMISSIONER'S SALE</u>
BARBARA A. BUZA And GRANT COUNTY, KENTUCKY	DEFENDANTS
** ** *	
By virtue of a Judgment and Order of Sale entered in the Grant Circuit Court on September 18, 2026, 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 21, 2026 , at the hour of 1:30 p.m. , prevailing time, and more particularly described as follows: <u>Property Address: 54.8 Acres Bannister Pike, Dry Ridge, KY 41035</u> PIDN: 045-00-00-095.00 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 \$24,500.00 for all of which the Plaintiff may have immediate execution, garnishment or other process of this Court. 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 12% 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 2026; 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. 26-CI-00188	
“Electronically Filed”	
Freedom Mortgage Corporation	PLAINTIFF
VS.	<u>NOTICE OF COMMISSIONER'S SALE</u>
Clarence Zastrow, et al.	DEFENDANTS
** ** *	
By virtue of a Judgment and Order of Sale entered in the Grant Circuit Court on September 18, 2026, 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 21, 2026 , at the hour of 1:30 p.m. , prevailing time, and more particularly described as follows: Being the same property as conveyed from Ned Andrew Jansen and Lorie Jansen, husband and wife to Clarence Zastrow, a married man as set forth in Deed Book D446 Page 40 dated 06/28/2024, recorded 07/03/2024, GRANT County, KENTUCKY. <u>Property Address: 230 Shawnee Run Road, Dry Ridge, KY, 41035</u> Parcel Number: 034-02-00-003.00 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 amount of money to be raised by this sale is the principal sum of \$302,990.12 adjudged due plaintiff on its first lien on the property, together with interest thereon at the rate of 6.500 percent per annum together with attorney's fees, property inspection and preservation costs, and taxes and insurance. 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 6.500% 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 2026; 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-00267	
AmeriHome Mortgage Company, LLC	PLAINTIFF
VS.	<u>NOTICE OF COMMISSIONER'S SALE</u>
Joshua Aaron Johnson, et al.	DEFENDANTS
** ** *	
By virtue of a Judgment and Order of Sale entered in the Grant Circuit Court on January 27, 2023, and subsequent Orders entered on August 24, 2023, September 7, 2023, January 31, 2025, and September 18, 2026, 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 21, 2026 , at the hour of 1:30 p.m. , prevailing time, and more particularly described as follows: Being the same property conveyed to Joshua Aaron Johnson and Megan Johnson, husband and wife who acquired title, with rights of survivorship, by virtue of a deed from Kevin E. Bengé and Deborah Lynn Bengé, husband and wife, dated August 9, 2018, recorded August 15, 2018, at Deed Book 399, Page 100, Grant County, Kentucky records. <u>More Commonly Known As: 3435 Crittenden Mount Zion, Dry Ridge, KY 41035</u> Map ID #: 032-00-00-083.02 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 \$255,810.12 adjudged due plaintiff together with interest thereon at the rate of 5.625% from January 1, 2021 until paid plus late fees, costs and 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 5.625% 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 2023; 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. 25-CI-00493	
“Electronically Filed”	
Carrington Mortgage Services, LLC	PLAINTIFF
VS.	<u>NOTICE OF COMMISSIONER'S SALE</u>
Ronald Evans, et al.	DEFENDANT(S)
** ** *	
By virtue of a Judgment and Order of Sale entered in the Grant Circuit Court on August 13, 2026, 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 14, 2026 , at the hour of 1:30 p.m. , prevailing time, and more particularly described as follows: BEING THE SAME PROPERTY CONVEYED TO RONALD EVANS AND CAROL EVANS, HUSBAND AND WIFE, BY DEED DATED SEPTEMBER 14, 2023 AND RECORDED IN DEED BOOK D440, PAGE PG94 OF THE GRANT COUNTY, KENTUCKY RECORDS. <u>Property Address: 1820 Crittenden Mount Zion Road, Dry Ridge, KY, 41035</u> <u>Parcel Number: 031-00-00-089.00</u> 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 (\$368,825.44 together with accrued interest thereon to June 5, 2026, in the amount of \$48,465.79 and interest thereafter at the rate of 7.125 percent per annum (\$73.00 per diem plus attorneys' fees and other costs and 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 7.125% 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 2026; 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	