

GRANT COUNTY CLERK’S OFFICE REPORT

Grant County property transfers:

• 9/23 — Thomas C. Brown and Irene M. Brown to Lawrence Benjamin Cotton and Jaclyn Nicole Cotton, Lot 60 & 61 Unit 1 Paradise Point for \$614,000

• 9/24 — Louis J. Westerkamm to Paul D. Naehring and Tricia Naehring, Lot 33 & 34 Unit 1 Swanee Shores for \$5,000

• 9/24 — Joseph Saylor and Sara Saylor to Kurtis M. Mueller and Samantha M. Mueller, 15.2451 acres & easement Taft Highway for \$145,000

• 9/25 — Grant W. Houchens and Brock A. Houchens to Jonathan Craig Houchens, Jonathon Craig Houchens and Buffy Houchens, tract of land Highway 36 for \$183,000

• 9/25 — Garry Mulberry, Rhonda Wright and Bruce Wright to Jeremy Gamble and Kristen Gamble, tract 5 Mulberry Land Division North for \$120,000

• 9/25 — Michael W. Gemmer and Sara E. Gemmer to Mark Trenkamp and Haley Garison, Lot 13 Holbrook Farms for \$90,000

• 9/25 — Amy Cleveland, Amy J. Cleveland to Double Anchor Investments, LLC, Lot 8 & part of 9 Blackburn Race Street Subdivision for \$100,000

• 9/28 — Double Anchor Investments, LLC to MGSS Homes, LLC, Lot 8 & part of Lot 9 Blackburn Race Street for \$120,000

• 9/28 — Grant W. Houchins to Stephanie Carter, Lots 60 & 61 Taylor Addition for \$180,000

• 9/28 — Gotec Plus Sun, LLC to TLOQ3, LLC, 2 parcels Industrial Road for \$1.00

• 9/29 — 1010 Mason Road, LLC to Bright Sky Retreats, LLC, 5.512 acres Mason-Sipple Road for \$580,000

• 9/29 — Coach Stop Country Store, LLC to K2BD Properties, LLC, Lot west side USA 25 South of Crittenden Mt. Zion for \$930,000

• 9/29 — CMH Homes, Inc. to Jennifer Marie Chaney, Parcel 1 with 2.4059 acres Cason Lane for \$45,000

• 9/29 — PFLP, LLC to Hannah Barker, Lots 30-31 Roselawn Drive Addition for \$225,000

• 9/30 — Kovacik, LLC

to Marc Upton, Lots 5A, 5B, 6A, 6B Lake Corinth Estates for \$11,000

• 9/30 — Mary Crooks and Mary Smithers to Whitney Leeann Jackson and Alan F. Torres, 2 Tracts with 3.84 acres Church Street for \$248,000

• 9/30 — Michael T. Brandy to 77 Blackburn, LLC, Tract 1 — 0.3554 acres Blackburn Lane for \$1.00

• 9/30 — Michael T. Brandy to 77 Blackburn, LLC, Tract 2 — 0.6343 acres Blackburn Lane for \$1.00

• 9/30 — Jeffrey Wayne Osborne, Jeffrey W. Osborne, Calleen Osborne and Judith Ann Osborne to Emily D. Bradley-Messer, Lot 31A Section 2 Toole Brothers Subdivision for \$237,500

MARRIAGE RECORDS

• 9/24 — Tara Brianna Lynn Wischer to Paul Evert Simpson

• 9/25 — Janie Mae Sayers to Colton Thomas Goldsberry

• 9/25 — Kelli Michelle Capps to Aaron David Kidwell

• 9/29 — Madison Elizabeth Stamper to Caleb Hunter Gaines

GRANT COUNTY SHERIFF’S OFFICE REPORT

Between Sept. 20 and Sept. 26, 2026, the Grant County Sheriff’s Office:

- Served 33 summons and/or subpoenas
- Spent 12.5 hours serving court
- Served nine Emergency Protective Orders
- Investigated one collision (out of county residence)
- Investigated four collisions (in county residence)
- Executed 10 arrests/warrants (out of county residence)

COLLISION

9/26 — Deputy Zachary Lewis responded to a non-injury accident at 10:54 p.m. on Hogan’s Parkway, Dry Ridge involving a 2016 Mercedes-Benz driven by Derrick Hale, 35, of Fort Mitchell, and a parked 2026 Tesla registered to Nokomis, Florida. Unit 1 backed into unit 2 at a wedding venue

ARRESTS

9/21 — Deputy Bo Hammonds under warrant, arrested James D. Beach, 32, of Williamstown at 11:59 a.m. on Barnes Road, Williamstown on offense or charge of assault-fourth degree; menacing; terroristic threatening and wanton endangerment, first. Beach was lodged

in the Grant County Detention Center.

9/22 — Deputy Trenton Dalton under warrant, arrested Robert Tate, 33, of Williamstown at 11:09 a.m. on Barnes Road, Williamstown on offense or charge of contempt of court, libel/slander, resistance to order. Tate was lodged in the Grant County Detention Center.

9/22 — Sargent Adam Prince arrested Dakota Roberts, 24, of Dry Ridge at 12:42 p.m. on Warsaw Road, Dry Ridge on offense or charge of violation of a Kentucky Emergency Protective Order (EPO)/Domestic Violence Order (DVO). Roberts was lodged in the Grant County Detention Center.

9/23 — Sargent Adam Prince under warrant, arrested Rick Johnson, 55, of Williamstown at 12:04 p.m. on Barnes Road, Williamstown on offense or public intoxication-controlled substance; criminal trespassing-second degree; possession controlled substance-first degree; drug paraphernalia. Johnson was lodged in the Grant County Detention Center.

GRANT COUNTY JAIL REPORT

Due to computer issues there was no Jail Report this week. It will be provided next week.

COMMONWEALTH OF KENTUCKY
UNIFIED COURT OF JUSTICE
GRANT CIRCUIT COURT
CASE NO. 26-CI-024

KEVIN FULKS, D/B/A/
KEVIN FULKS CONSTRUICON

PLAINTIFF

VS.

NOTICE OF COMMISSIONER’S SALE

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:

Property Address: 54.8 Acres Bannister Pike, Dry Ridge, KY 41035
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. 22-CI-00267

AmeriHome Mortgage Company, LLC

PLAINTIFF

VS.

NOTICE OF COMMISSIONER’S SALE

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.

More Commonly Known As: 3435 Crittenden Mount Zion, Dry Ridge, KY 41035
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. 26-CI-00188

“Electronically Filed”

Freedom Mortgage Corporation

PLAINTIFF

VS.

NOTICE OF COMMISSIONER’S SALE

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.

Property Address: 230 Shawnee Run Road, Dry Ridge, KY, 41035
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. 25-CI-00493

“Electronically Filed”

Carrington Mortgage Services, LLC

PLAINTIFF

VS.

NOTICE OF COMMISSIONER’S SALE

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.

Property Address: 1820 Crittenden Mount Zion Road, Dry Ridge, KY, 41035
Parcel Number: 031-00-00-089.00

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 (\$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.

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/s/ Edward M. Bourne
MASTER COMMISSIONER
GRANT CIRCUIT COURT

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