

COMMONWEALTH OF KENTUCKY
LAWRENCE CIRCUIT COURT
C.A. NO. 25-CI-00001

CITY NATIONAL BANK OF WEST VIRGINIA

PLAINTIFF,

VS:

NOTICE OF COMMISSIONER'S SALE

ESTATE OF JAMES E. MARCUM a/k/a
JAMES EDWARD MARCUM, Walter Marcum, Jr., Executor
WALTER MARCUM, JR. a/k/a Walter Marcum,
LINDA IRENE a/k/a Linda Irene Marcum,
MARY ELKINS, UNKNOWN SPOUSE OF MARY ELKINS,
IRENE RUNYONS a/k/a Sally Irene Runyon,
UNKNOWN SPOUSE OF IRENE RUNYONS a/k/a Sally Irene Runyon,
KAREN KISER, UNKNOWN SPOUSE OF KAREN KISER,
LAWRENCE COUNTY, KENTUCKY, RTLF-KY, LLC,
JEFFERSON CAPITAL SYSTEMS, LLC,
CITY OF LOUISA , KENTUCKY

DEFENDANTS

Pursuant to the Judgment and Order of Sale rendered in the above-styled action on October 24, 2025, for the sum of twenty-four thousand eight hundred twenty-eight dollars and thirty-two cents (\$24,828.32), plus interest and other costs and expenses, I shall proceed to offer for sale at the front door of the Lawrence County Courthouse, at 122 S. Main Cross Street, in Louisa, Kentucky, to the highest bidder, at public auction on February 13, 2026, at or about the hour of 11:00 a.m. the following described property, lying and being in Lawrence County, Kentucky, to-wit:

Commonly known as 205 Wheeler Lane, Louisa, Lawrence County, Kentucky 41230, (and sometimes referred to as 205 Wheelers Drive and 205 Wheeler Drive and 205 Wheelers Lane).

PVA Map ID No. 105-10-08-017.00

TERMS OF SALE:

1. The successful bidder, if other than Plaintiff City National Bank of West Virginia, or its affiliates, successors or assigns, at the time of sale, shall either pay cash or make a deposit of ten percent (10%) of the purchase price, with the balance on credit for thirty(30) days.

2. The successful bidder, if other than Plaintiff City National Bank of West Virginia, or its affiliates, successors or assigns, shall be required to execute a bond with good surety thereon for the unpaid purchase price of said property, if any, bearing interest at the rate of 6% per annum from the date of sale until paid, having the force and effect of a Judgment upon which execution may issue, if not paid at maturity; and a lien shall be retained upon the real property above described as additional security.

3. The property shall be sold subject to any easements and restrictions of record in the Lawrence County Clerk's Office and such right of redemption as may exist in favor of the United States of America and/or the record owners thereof, pursuant to 28 U.S.C. or KRS 426.530.

4. The purchaser shall be required to assume and pay all real property taxes or assessments upon the property for the calendar year 2026 and all subsequent years.

/s/NELSON T. SPARKS
NELSON T. SPARKS
MASTER COMMISSIONER
LAWRENCE CIRCUIT COURT