

GRANT COUNTY CLERK'S OFFICE REPORT

Property transfers

- 11/7 — Beverly Sue Roland Estate, Wayne Roland Co-Executor, Delores Luke Co-Executor to Cheryl D. Roland, 11.00 Acres Lawrenceville Road for Division of Property
- 11.7 — Friendly Properties, LLC to Kristina Nicole Roub and Toby Roub, Lot 129 Brentwood Estates Section 4 for \$247,000
- 11/7 — Joseph T. Haar and Sara Haar to Andrew Hurley and Alexandra Hurley, Lot 6 Juett Brothers Subdivision for \$140,500
- 11/7 — Christopher

J. White and Doris Ashley Anne White to Jeremiah Krisztifer Wayne Rice, Alyssa F. Horstman and Jeremiah Rice for Lot 21 Section 3 Claiborne Estates Subdivision for \$365,000

- 11/7 — Rita C. Taylor, Rachel A. Taylor, Beverly J. Richardson, Robert K. Taylor, Cathy Stickels and Roger T. Taylor Estate to Lollipop Properties, LLC, 135.6085 Acres South Side Warsaw Road for \$747,027.05
- 11/7 — Ronnie Wayne Spears Estate, Ronnie W. Spears Estate to Edwin G. Bell, II, 1.00 Acres North Side Humes Ridge Road for \$1.00

- 11/7 — Edwin G. Bell, II to Richard Skinner and Sally Skinner, 1.00 Acres North Side Humes Ridge Road for \$178,000
- 11/8 — Stanley Properties, LLC to Haven Place of KY, LLC, Lot 4 N.S. Matthews Land Division for \$10.00
- 11/8 — Joshua Wade and Lauren Wade to Pauline Wade, 46.0980 Acres Kentucky Route 22 for \$1.00
- 11/12 — Beach Homes, LLC to George Wayne Hutchinson and Tara Raye Justice, Parcel 1 — 2.3372 Acres West Side Mulligan Road for \$180,000

- 11/12 — Guillermo P. Mendez and Maria M. Mendez to Tammy S. Mee and Jason Meece, Lot 26 Section 1 Eagle Creek Subdivision for \$270,000
- 11/12 — Charles Reed and Donna Reed to Leo Saylor and Pam Saylor, Lots 80, 81 and 82 Section 2 Lake Corinth Estates for \$25,000
- 11/13 — Tim Sadler to Ragtown01, LLC, 0.42 Acres Ragtown Road for \$25,000
- 11/13 — Ann Marie Woosley Trustee and

Bonny J. Glass Trust to Maxwell Louis Schulman, 0.8611 Acres Roselawn Drive for \$269,671

- 11/13 — Tony Hamm and Danielle Hamm to Timothy Dwayne Yeager, 1.400 Acres Kentucky State Route 36 for \$400,000
- 11/13 — Jimmy Dan Hedger, Jimmy Hedger and Misty Lynn Hedger to DG Dry Ridge KY LLC, Tract 1A and 1B Jimmy Dan Hedger Tract for \$1.00
- 11/13 — Kenneth Cummins, Jr. and

Cynthia D. Cummins to Ashley O'Nan Trustee, Kendra Rigney Trustee and Cummins Family Preservation Trust, Lot 8 Leehi Subdivision for \$1.00

Marriages

- 11/7 — Karmen Elizabeth Boyer to Roberto Nolasco, Jr.
- 11/7 — Jessica Lynn Gallagher to Charles Benjamin Lowery
- 11/8 — Paige Delight Shebley to Coleman Allen Epperson

YOUR CUSTOMER JUST READ THIS AD.

Advertise in Grant County News.

Wray J. Jump Circuit Court Clerk Grant County Judicial Center, 224 South Main Street, Williamstown, Kentucky 41097, Phone 859-824-4467, Fax 859-824-0183		Commonwealth of Kentucky OFFICE OF CIRCUIT COURT CLERK DATE OF APPT: 10-01-24 DATE FOR FILING OF CLAIM: 04-01-25	
ESTATE SWITZER, RUSSEL WAYNE (DEC) CORINTH, KY	FIDUCIARY SWITZER, SCOTT (CO-EX) WILLIAMSTOWN, KY SWITZER, SHANE (CO-EX) CORINTH, KY STAMPER, MIA (CO-EX) DRY RIDGE, KY		
CALSBECK, BRUCE (DEC) WILLIAMSTOWN, KY	CALSBECK, BRUCE II (EX) WILLIAMSTOWN, KY	10-02-24	04-02-25
DUNN, ATTIE ROSE (DEC) WILLIAMSTOWN, KY	MILLER, NICOLE (EX) WILLIAMSTOWN, KY	10-08-24	04-08-25
ROBERTS, ARTHUR (DEC) DRY RIDGE, KY	MOORE, TINA (ADM) CORINTH, KY	10-01-24	04-01-25
DUNAWAY, BETTY CAROL (DEC) CORINTH, KY	MARTIN, JERRIE (ADM) CORINTH, KY	10-22-24	04-22-25
MCWHORTER, SHERRY (DEC) CRITTENDEN, KY	MAGGARD, BRADLEY (EX) CRITTENDEN, KY	10-29-24	04-29-25

WRITTEN EXCEPTIONS TO THE ABOVE-NAMED SETTLEMENTS MUST BE FILED IN THE GRANT COUNTY DISTRICT COURT ON OR BEFORE THE DEADLINE AT 1:00 PM. IF NO EXCEPTIONS ARE FILED, SAID SETTLEMENTS WILL BE CONFIRMED RECORDED.
Wray J. Jump, Grant Circuit Clerk
BY: /s/ Ashley Taylor

COMMONWEALTH OF KENTUCKY
UNIFIED COURT OF JUSTICE
GRANT CIRCUIT COURT
ACTION NO. 23-CI-00210

RICHARD MINEER

PLAINTIFF

VS.

NOTICE OF COMMISSIONER'S SALE

GOTEC PLUS SUN, LLC.

DEFENDANTS

** * * * *

By virtue of a Judgment and Order of Sale entered in the Grant Circuit Court on October 31, 2024, 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, December 11, 2024**, at the hour of **1:30 p.m.**, prevailing time, and more particularly described as follows:

Being the same property conveyed to GOTEC PLUS SUN, LLC by deeds of record in Deed Book 331, Page 139 and Deed Book 331, Page 143 at the Grant County Clerk's Office, Williamstown, Kentucky.

Property Address: 107 Industrial Road, Williamstown, Kentucky 41097
Map ID No. 058-00-00-121.00

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 Thirty-Nine Thousand Nine Hundred Fifty and 00/100 (\$39,950.00) Dollars and interest from the date of judgment at the rate of 6% per annum.

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:

- All unpaid state, county and city real estate taxes for the year 2024;
- Easements, restrictions, and stipulations of record;
- Assessments for public improvements levied against the property;
- 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

ORDINANCE 0015-2024-0282 SPECIAL AMBULANCE TAXING DISTRICT ORDINANCE AMENDMENT

AN ORDINANCE OF AND BY THE GRANT COUNTY FISCAL COURT AMENDING THE SPECIAL AMBULANCE TAXING DISTRICT ORDINANCE 0008-2024-0275, AND SPECIFICALLY SECTION II AND IX DEALING WITH THE COMMENCEMENT OF THE COLLECTION OF TAXES.

WHEREAS, it has been brought to the attention of the Fiscal Court that the Special Ambulance Taxing District Ordinance was created with some misinterpretation as when the Special Ambulance Taxing District Ordinance would be effective, and

WHEREAS, the Fiscal Court has been advised by the Grant County Attorney of the need to correct Ordinance 0008-2024-0275 and specifically Section II and Section IX of said Ordinance, and

WHEREAS, the Fiscal Court, to comply with the Kentucky Revised Statute, wish to make all corrections to the Special Ambulance Taxing District Ordinance 0008-2024-0275.

NOW THEREFORE, BE IT ORDAINED by the Grant County Fiscal Court that it change the language in Section II and Section IX of the Special Ambulance Taxing District Ordinance 0008-2024-0275.

FROM the following language:

SECTION II

The Special Ambulance Taxing District board (hereinafter "Ambulance District Board" or "Board") shall be appointed no later than thirty (30) days after the adoption and final publication of this ordinance. The Special Ambulance Taxing District's real property tax rate shall be ten cents (\$0.10) per one hundred dollars of full-assessed valuation for the 2024 calendar year. The Ambulance District's tax rate on tangible personal property, autos, boats and planes shall be ten cents (\$0.10) per one hundred dollars of full as assessed valuation for the 2024 calendar year. The board shall use subsequent annual tax rates to adjust revenue, and in accordance with state law, to provide adequate and cost-effective ambulance service to the citizens of Grant County.

SECTION IX

This Ordinance shall be in full force and effective upon passage, publication, and recording, according to law.

TO the following language:

SECTION II

The Special Ambulance Taxing District board (hereinafter "Ambulance District Board" or "Board") shall be appointed no later than thirty (30) days after the adoption and final publication of this ordinance. The Special Ambulance Taxing District's real property tax rate shall be ten cents (\$0.10) per one hundred dollars of full-assessed valuation for the 2025 calendar year. The Ambulance District's tax rate on tangible personal property, autos, boats and planes shall be ten cents (\$0.10) per one hundred dollars of full as assessed valuation for the 2025 calendar year. The board shall use subsequent annual tax rates to adjust revenue, and in accordance with state law, to provide adequate and cost-effective ambulance service to the citizens of Grant County.

SECTION IX

This Ordinance shall be in full force and effective upon passage, publication, and recording, according to law. In compliance with KRS 65.182(8), for taxing purposes the effective date of the tax levy shall be January 1, 2025.

All revenue generated by the inclusion of this tax on the 2024 Grant County Real Property Tax bill shall be retained by the Grant County Sheriff's Office and not distributed to the Special Ambulance Taxing District. As soon as practicable, all such revenue shall be refunded in full to the individual taxpayers.

Introduced, and given First Reading and ordered published this the 8th day of November, 2024.

Given Second Reading, passed by the Grant County Fiscal Court and ordered recorded on this the 12th day of November, 2024.

GRANT COUNTY FISCAL COURT
By: /s/ CHARLES E. DILLS, II
CHARLES E. DILLS, II
GRANT COUNTY JUDGE/EXECUTIVE

ATTEST:
CLERK: /s/ JENNA JOHNSON
JENNA JOHNSON
GRANT COUNTY FISCAL COURT

COMMONWEALTH OF KENTUCKY
UNIFIED COURT OF JUSTICE
GRANT CIRCUIT COURT
CASE NO. 18-CI-00021

FARM CREDIT MID-AMERICA, FLCA

PLAINTIFF

VS.

NOTICE OF COMMISSIONER'S SALE

JAMES SCHERDER, ET AL.

DEFENDANTS

** * * * *

By virtue of a Judgment and Order of Sale entered in the Grant Circuit Court on June 18, 2018, and a subsequent Order entered on November 1, 2024, 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, December 11, 2024**, at the hour of **1:30 p.m.**, prevailing time, and more particularly described as follows:

Property Location: 4080 Stringtown Road, Corinth, KY 41010
Map #: 079-00-00-052.00

There is a mobile home, doublewide or manufactured home on the property described above., 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 **Count I** is the sum of \$28,354.37, as of October 6, 2017, plus interest at the rate of 4.65% per annum thereafter until paid, reasonable attorney fees in the amount of \$2,250.00, together with expenses advanced by Farm Credit, including but not limited to payment of property taxes, court costs and expenses of sale, for all of which execution may be had. For **Count II**, the sum of \$8,218.44, as of October 6, 2017, plus interest at the rate of 7.40% per annum thereafter until paid, together with expenses advanced by Farm Credit, including but not limited to payment of property taxes, court costs and expenses of sale, for all of which execution may be had.

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 **4.65%** 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:

- All unpaid state, county and city real estate taxes for the year 2018;
- Easements, restrictions, and stipulations of record;
- Assessments for public improvements levied against the property;
- 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

NOTICE

Please take notice that Duke Energy Kentucky, Inc. has applied to the Kentucky Public Service Commission for approval to revise its Demand Side Management (DSM) rate for gas service and electric service for residential and commercial customers. Duke Energy Kentucky's current monthly DSM rate for residential gas customers is (\$0.010030) per hundred cubic feet and for non-residential gas customers is \$0.000000 per hundred cubic feet. Duke Energy Kentucky's current monthly DSM rate for residential electric customers is \$0.001352 per kilowatt-hour and for non-residential customers is \$0.003503 per kilowatt-hour for distribution service and \$0.000514 per kilowatt-hour for transmission service.

Duke Energy Kentucky seeks approval to revise these rates as follows: Duke Energy Kentucky's monthly DSM rate for residential gas customers would increase to \$0.001249 per hundred cubic feet and for non-residential gas customers would remain at \$0.000000 per hundred cubic feet. Duke Energy Kentucky's monthly DSM rate for residential electric customers would increase to \$0.002418 per kilowatt-hour and for non-residential customers would decrease to \$0.003409 per kilowatt-hour for distribution service and would increase to \$0.000674 per kilowatt-hour for transmission service.

The rate contained in this notice is the rate proposed by Duke Energy Kentucky. However, the Public Service Commission may order a rate to be charged that differs from this proposed rate. Such action may result in a rate for consumers other than the rate in this notice. The foregoing rates reflect a proposed increase in electric revenues of approximately \$1.45 million or 0.32% over current total electric revenues and an increase in gas revenues of approximately \$0.7 million or 0.54% over current total gas revenues.

A typical residential gas customer using 70 ccf in a month will see an increase of \$0.79 or 0.8%. A typical residential electric customer using 1000 kWh in a month will see an increase of \$1.16 or 0.9%. A typical non-residential electric customer using 40 kilowatts and 14,000 kWh will see a decrease of \$1.49 or (0.1%). A non-residential customer served at transmission voltage using 10,000 kilowatts and 4,000,000 kWh will see an increase of \$640.00 or 0.2%. Non-residential gas customers will see no change in their bills from this application.

Any corporation, association, body politic or person may by motion within thirty (30) days after publication or mailing of notice of the proposed rate changes, submit a written request to intervene to the Public Service Commission, 211 Sower Boulevard, P.O. Box 615, Frankfort, Kentucky 40602, and shall set forth the grounds for the request including the status and interest of the party. The intervention may be granted beyond the thirty (30) day period for good cause shown. Written comments regarding the proposed rate may be submitted to the Public Service Commission by mail or through the Public Service Commission's website. A copy of this application filed with the Public Service Commission is available for public inspection at Duke Energy Kentucky's office at 1262 Cox Road, Erlanger, Kentucky 41018 and on its website at <http://www.duke-energy.com>. This filing and any other related documents can be found on the Public Service Commission's website at <http://psc.ky.gov>.