

Public Notices

PUBLIC NOTICE:
COMMISSIONER'S SALE
GALLATIN CIRCUIT COURT,
CASE NO. 24-CI-00133
FIRSTKEY MASTER FUNDING
2021-A COLLATERAL TRUST,
NATIONAL ASSOCIATION AS
COLLATERAL TRUST TRUSTEE
PLAINTIFF
VERSUS)
DONALD KANNADY,
AKA DONALD JOE KANNADY
DEFENDANT
NOTICE OF SALE

By virtue of a judgment and order of sale of the Gallatin Circuit Court entered July 30, 2025, in the above case, I shall proceed to offer for sale on the SECOND FLOOR LOBBY OF THE GALLATIN COUNTY COURTHOUSE in Warsaw, Kentucky, to the highest bidder, at public auction on THURSDAY, August 28, 2025, at the hour of 1:30 p.m. or thereabouts, the following described property, described in Exhibit A attached hereto, commonly known as 4455 Kentucky Highway 16, Glencoe, Kentucky 41046. EXHIBIT "A"

Parcel No.: 029-31
Legal Description:

The following described real estate located in Gallatin County, Kentucky:

Beginning in the center of the Boone Road and corner to Mag Willard's dower line; thence with the same N 32 3/4 W 14 poles to Joseph Turley's line; thence N 15 3/4, E 9.2 poles to a stake; N 19 3/4 E 86.2 poles to an elm tree in the Jeff Turley's line; thence S 84 3/4 E 90 poles to the center of said road (excepting one acre sold heretofore for school lot); thence following the center of said road, now a spike to the place of beginning, and known as the old mill tract, containing 35 acres, but subject to legal highways.

Second Tract: Being a small tract of land approximately 400 feet in length and 15 feet in width at or near the center and running to a point on each end being all the land on the west side of Kentucky Highway No. 16 which was formerly owned by E.W. Groves.

First exception: The right of way deeded to the Commonwealth of Kentucky by J.T. Lillard October 31, 1967 by deed recorded in lease book no. 1, page 264, for a more particular description of which reference is made to said deed.

Second: exception: Beginning at a stake, corner with State Highway No. 16, and the lands of Dewey Odor; thence in a westerly course with the lands of Dewey Odor 115 feet to a stake, in the land of J.T. Lillard; thence in a northerly course through the lands of J.T. Lillard 28 feet to a stake in a fence line in the lands of J.T. Lillard; thence in an easterly course with said fence line 136 feet to State Highway No. 16; thence in a southerly course with said highway 144 feet to the place of beginning. Also a plot of ground north of said above-described tract of land and contiguous thereto and contiguous to Kentucky Highway No. 16, on which is situated a concrete garage.

Being the same property conveyed by deed recorded in Volume 40, Page 75 of the Gallatin County, Kentucky records. Less and Except:

Parcel No. 39
A tract of land lying on the south side of I-71 at approximate M.P. 64.9 and more particularly described as follows:

Beginning 200.00 feet right of existing I-71 station 3173+00.00, thence along an arc 497.73 feet, having a radius of 5929.50 feet and being subtended by a chord bearing N 51 degrees 50' 22" E, for a distance of 497.58 feet to a point 200 feet right of existing I-71 station 3177 + 80.94; thence N 49 degrees 26' 05" E, 69.06 feet to a point 200 feet right of existing I-71 station 3178 + 50.00, thence N 30 degrees 59' 59" E, 158.11 feet to a point 150.00 feet right of existing I-71 station 3179 + 50.00.

.....w b.....w b
The above-described parcel contains 0.555 acre or 24,180 square feet, more or less. Parcel No. 39A

A tract of land lying on the south side of I-71 east of parcel No. 39 at approximate M.P. 64.9 and more particularly described as follows:

Beginning 176.25 feet of existing I-71 station 3181 + 50.00, thence N 59 degrees 21' 40" E, 50.76 feet to a point 185.00 feet right of existing I-71 station 3182 + 00.00, thence N 29 degrees 29' 34" E, 161.26 feet to a point 130.00 feet right of existing I-71 station 3183 + 51.59 BK, thence S 08 degrees 56' 41" E, 193.77 feet to a point 295.00 feet right of existing I-71 station 3182 + 50.00, thence N 80 degrees 39' 58 W, 155.25 feet to the point of beginning.

The above-described parcel contains 0.281 acre or 12,244 square feet, more or less. Parcel No. 39B

A tract of land lying on the south side I-71 east of Parcel No. 39A approximate M.P. 65.0 and more particularly described as follows:

Beginning 148.33 feet right of existing I-71 station 3190 + 50.00, thence N 69 degrees 34' 16" E, 191.72 feet to a point 214.33 feet right of existing I-71 station 3192 + 30.00, thence S 77 degrees

20' 14" E, 56.24 feet to a point 259.38 feet right of existing I-71 station 3192 + 63.66, thence S 21 degrees 21' 44" W, 128.82 feet to a point 320.00 feet right of existing I-71 station 3191_ 50.00, thence N 70 degrees 47' 14" W; 198.67 feet to the point of beginning.

The above-described parcel contains 0.361 acre or 15,730 square feet, more or less. Parcel No. 39C

A tract of land lying on the north side of I-71 opposite parcel No. 39A at approximate M.P. 64.9 and more particularly described as follows:

Beginning 150.00 feet left of existing I-71 station 3180 + 00.00, thence N 40

degrees 33' 55" W, 70.00 feet to a point 220.00 feet left of existing I-71 station 3180 + 00.00, thence N 49 degrees 26' 05" E, 200.00 feet to a point 220.00 feet left of existing I-71 station 3182 + 00.00, thence S 40 degrees 33' 55" E, 53.68 feet to a point 166.32 feet left of existing I-71 station 3182 + 00.00, thence S 59 degrees 17' 03" W, 50.75 feet to a point 175.00 feet left of existing I-71 station 3181+ 50.00, thence S 39 degrees 58' 21" W, 152.07 feet to the point of beginning.

The above-described parcel contains 0.255 acre or 11,092 square feet, more or less.

Parcel No. 39D
A tract of land lying on the south side of I-71 east of and adjacent to parcel no. 39B at approximate M.P. 65.0 and more particularly described as follows:

Beginning 259.38 feet right of existing I-71 station 3192 + 63.66, thence S 77 degrees 20' 14" E, 60.70 feet to a point 308.00 feet right of existing I-71 station 3193 + 00.00, thence, S 40 degrees

33' 55" E, 12.00 feet to a point 320.00 feet right of existing I-71 station 3193 +00.00, thence S 49 degrees 26' 05" E, 150.00 feet to a point 320.00 feet of existing I-71 station 3191 + 50.00, thence N 2 1 degrees 21' 44" E, 128.82 feet to the point of beginning.

The above-described parcel contains 0.109 acre or 4,765 square feet, more or less.

Being the same property conveyed to Donald Joe Kannady and Donna Sue Kannady, husband and wife, who acquired title, with rights of survivorship, by virtue of a deed from Mary Katherine Kannady, a widow, dated February 11, 1975, recorded March 27, 1975, in Book/ Page 40, Page 75, Gallatin County, Kentucky records.

Being the same property conveyed to Harold D. Chipman and Clara M. Chipman, husband and wife, who acquired title, with rights of survivorship, by virtue of a deed from Donald Joe Kannady and Donna Kannady, husband and wife, dated July 11, 1998, recorded July 11, 1998, in Deed Book 76, Page 451, Gallatin County, Kentucky records.

Being the same property conveyed to Donald Joe Kannady, no marital status shown, who acquired title by virtue of a deed from Donna Sue Kannady, an unmarried person, dated February 6, 2002, recorded February 14, 2002, in Deed Book 87, Page 621, Gallatin County, Kentucky records.

Being the same property conveyed to Donald Joe Kannady, no marital status shown who acquired title by virtue of a deed from Donald Joe Kannady, unmarried, dated November 24, 2002, recorded January 25, 2003, in Deed Book 90, Page 190, Gallatin County, Kentucky records. Subject to all restrictions, conditions and covenants and to all legal highways and easements.

Commonly known as: 4455 Ky Hwy 16, Glencoe, KY 41046

Said property shall be sold for the purpose of collecting the following judgment debt: A judgment in favor of the plaintiff(s) in the amount of \$175,021.51 together with interest, assessments, taxes

and costs herein expended.

TERMS OF SALE: The property shall be sold as a whole. The purchaser may pay all or part of the purchase price in cash, and may pay the balance of the purchase price on a credit of 30 days after date of sale; said credit shall be granted only upon the execution by the purchaser of bond, with surety thereon, and said surety shall be a lending institution, fidelity or surety company authorized and doing business in Kentucky or other surety approved by the Master Commissioner; an authorized officer of the surety must be present at the sale or must have given the Master Commissioner adequate assurance of its intent to be surety prior to or at the sale; said Bond shall be, and shall remain, a lien on the property sold as additional security for the payment of the full purchase price, and shall have the full force and effect of a Judgment; and said Bond shall bear interest at the rate of 13.6% percent per annum until paid. The purchaser shall be required to pay the sum of 10% of the bid amount in cash or certified check on the purchase at the time of sale. Risk of loss shall pass to the successful bidder at the close of the sale. The successful bidder at the sale shall, at bidder's own expense, carry fire and extended insurance coverage on any improvements from the date of sale until the purchase price is fully paid, with a loss payable clause to the Master Commissioner of the Gallatin Circuit Court. Failure of the purchaser to effect such insurance shall not affect the validity of the sale or the purchaser's liability thereunder, but shall entitle, but not require, a lien holder herein, after giving notice to the Master Commissioner, to effect said insurance and furnish the policy or evidence thereof to the Master Commissioner, and the premium thereon or the proper portion thereof shall be charged to the purchaser as purchaser's cost. The property shall be sold subject to ad valorem taxes for the year 2025 and all subsequent years thereafter; easements, restrictions and stipulations of record; assessments for public improvements levied against the property, if any; existing zoning ordinances, statutes, laws, or regulations; and any facts which an inspection and accurate survey of the property may disclose. BIDDERS SHALL BE PREPARED TO COMPLY WITH THESE TERMS.

STEPHEN P. HUDDLESTON,
MASTER COMMISSIONER,
GALLATIN CIRCUIT COURT
P.O. Box 988, WARSAW, KY 41095,
#859-567-2818,
32-3c

PUBLIC NOTICE:

"The Gallatin County Cooperative Extension District Board's most recent audit and adopted budget can be viewed anytime on the Department for Local Government's Public Portal website. If you would like to view our most recent financial statement, please visit us at our home office located at 395 US Hwy 42 West, Warsaw, KY 41095, during our normal office hours of 8:00 a.m.—4:30 p.m. M-F. This ad was paid for by Gallatin County Cooperative Extension Service dollars." <http://kydglweb.ky.gov/> Per KRS 65A.080(2)

32-1

YARD SALES

ALEXANDER FAMILY YARD SALE: The annual Alexander Family yard sale, located a half-mile east of Warsaw on US 42, will be held Friday and Saturday, August 15 & 16, from 8 a.m. to 5 p.m. each day. If it rains and we have to reschedule, it will be held August 29 & 30. As always, lots of families and lots of good stuff. Come see us.

32-1p

FOR SALE

HAY FOR SALE: Small square bales, orchard grass and timothy mixed, or Other mixed grass bales. First and second cuttings. Gary Richardson, 859-643-5776.

28-tfc



Larry Cavins Trucking

Single Axle, loads of
10 tons or less
Sand 2• Gravel
Top Soil
859-393-6401

Madison Metals Inc.

We manufacture premium metal roofing and trim.
Buy Direct from the factory
#1 & #2 Metal
Call for Pricing!
Scratch & Dent
\$1.25 per Linear Ft
20', 24', 30' & 40' Trusses

In Stock!

- Buy Factory Direct
 - 16 Colors
 - 40 Year Paint Warranty
 - Next Day Service
 - Custom Trim Available
- Delivery Available

812-273-5214

WE BRING THE SHINE.
YOU ENJOY THE TIME.

JAMIE

CHIRISSY

TRISTATE CLEANING COMPANY LLC

859-992-6797

502-462-9179

RN Electric Service

Rob Nunn, President
Commercial & Residential
rnelectric3@gmail.com
219 Bevens Lane
Warsaw, KY 41095
859-446-1312

POST FRAME BUILDINGS

- 24x24x8, 1-16x7 garage door, 1-3' door, Concrete floor, \$12,900
- 30x40x10, 1-16x8 garage door, 1-3' door, Concrete floor, \$22,900
- 40x80x14, 1-16x10 garage door, 1-3' door, Concrete floor, \$46,900
- Built on your lot • 50 yrs. experience • Large selection of colors and sizes. • Material packages available.

Gosman Inc.

Madison, Ind • 812-265-5290•www.gosmaninc.com



ROBERT WODARCZYK
859-486-9176
Licensed and Insured

Driveway Installation & Repair
Septic Installation & Repair
Gravel & Dirt Delivery
Land Clearing
Bush hogging
Demolition
Ponds

See website for more!
www.Three16Services.com

Stan Freeman Tree Service

Stan Freeman, Owner
Trimming - Topping
Dead Wooding - Removal
Fully Insured
585 US 42 East
Warsaw, KY 41095
859-393-3260



NOTICE

Duke Energy Kentucky, Inc. (Duke Energy Kentucky or the Company) hereby gives notice that, in an application to be filed no sooner than August 4, 2025, Duke Energy Kentucky will be seeking approval by the Public Service Commission, Frankfort, Kentucky to revise KYPSC No. 2 Sheet 84, proposed to become effective on and after September 4, 2025.

Duke Energy Kentucky seeks approval to revise these rates as follows:

Rider Net Metering II
(Electric Tariff Sheet No. 84)

Current Rate:

EXCESS GENERATION AVOIDED COST CREDIT RATE

The Company will provide a bill credit for each kWh Customer produces to the Company's grid using the rate below.

Excess Generation Avoided Cost Credit per kWh (Residential): \$0.062924
Excess Generation Avoided Cost Credit per kWh (Non-Residential): \$0.063255

Proposed Rate:

EXCESS GENERATION AVOIDED COST CREDIT RATE

The Company will provide a bill credit for each kWh Customer produces to the Company's grid using the rate below.

Excess Generation Avoided Cost Credit per kWh: \$0.065427

The foregoing rates reflect a proposed increase in the Net Metering II credit for exported energy resulting in an increased credit to participants. Net Metering II participants do not represent a separate rate class. All Net Metering II participants are currently residential customers and have participated for less than a year. The average usage and monthly bill impact for each customer class to which the proposed rates will apply are not applicable. The percentage increase in the credit per kWh, representing a reduction in the net metering participant's bill is as follows:

Total Credit Increase (\$/kWh)	Total Credit Increase (%)

Rate RS – Residential Service:	\$0.002503	4.0%
All Non-residential Rates:	\$0.002172	3.4%

The rates contained in this notice are the rates proposed by Duke Energy Kentucky; however, the Public Service Commission may order rates to be charged that differ from the proposed rates contained in this notice. Such action may result in rates for consumers other than the rates in this notice.

Any corporation, association, body politic or person may, by written request within thirty (30) days after publication of this notice of the proposed rate changes, request leave to intervene; intervention may be granted beyond the thirty (30) day period for good cause shown. Such motion shall be submitted to the Kentucky Public Service Commission, P. O. Box 615, 211 Sower Boulevard, Frankfort, Kentucky 40602-0615, and shall set forth the grounds for the request including the status and interest of the party. If the Commission does not receive a written request for intervention within thirty (30) days of the initial publication the Commission may take final action on the application.

Intervenors may obtain copies of the application and other filings made by the Company by requesting same through email at DEKInquiries@duke-energy.com or by telephone at (513) 287-4366. A copy of the application and other filings made by the Company is available for public inspection through the Commission's website at <http://psc.ky.gov>, at the Commission's office at 211 Sower Boulevard, Frankfort, Kentucky, Monday through Friday, 8:00 am. To 4:30 p.m., and at the following Company offices: 1262 Cox Road, Erlanger, Kentucky 41018. Written comments regarding the application may be submitted to the Public Service Commission through its website, or by mail at the following Commission address.

For further information contact:

PUBLIC SERVICE COMMISSION
COMMONWEALTH OF KENTUCKY
P. O. BOX 615
211 SOWER BOULEVARD
FRANKFORT, KENTUCKY 40602-0615
(502) 564-3940

DUKE ENERGY KENTUCKY
1262 COX ROAD
ERLANGER, KENTUCKY 41018
(513) 287-4366

NOTICE

Please take notice that, no sooner than August 15, Duke Energy Kentucky, Inc. will apply to the Kentucky Public Service Commission for approval to revise its Demand Side Management (DSM) rate, KYPSC No. 2, Sheet No. 78 for electric service for residential and commercial customers, proposed to become effective on and after September 15, 2025. Duke Energy Kentucky's current monthly DSM rate for residential electric customers is \$0.002418 per kilowatt-hour and for non-residential customers is \$0.003409 per kilowatt-hour for distribution service and \$0.000674 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 electric customers would decrease to \$0.001641 per kilowatt-hour and for non-residential customers would decrease to \$0.003000 per kilowatt-hour for distribution service and would remain at \$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 decrease in electric revenues of approximately \$2.10 million or (0.44%) over current total electric revenues.

A typical residential electric customer using 1000 kWh in a month will see a decrease of \$0.82 or (0.5%). A typical non-residential electric customer using 40 kilowatts and 14,000 kWh will see a decrease of \$6.21 or (0.3%). Non-residential customers served at transmission voltage will see no change.

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. If the Commission does not receive a written request for intervention within thirty (30) days of the initial publication of the notice, the Commission may take final action on the tariff filing. 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>.