Kentucky

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WARNING: Your home may need new Siding, Windows or Roofs. SAVE MONEY before the hurricane drives prices back up and its to late Huge Discounts & Financing available. 800-350-0591 to learn more.

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Public Notices

PUBLIC NOTICE

Public Notices

This notice is intended to inform the residents of Stanford, Kentucky that the City of Stanford is in the process of closing out the Stanford Sewer Rehabilitation Phase 1A Project (20-027). The project was funded in part by the **HUD Community Development** Block Grant Program. A public hearing will be held at the Stanford Water Works Office at 842 E. Main St., Stanford, KY 40484 at 9:45 a.m. on May 12, 2025. The purpose of this hearing is to review past use of funds and program performance. If there are any questions or comments about the project, please direct them to the following:

Dalton Miller, Mayor 403 E. Main Street Stanford, KY 40484 (606) 365-4500

TDD #: 1-800-648-6056 (for the

hearing impaired)
DISCRIMINATION CLAUSE The City of Stanford does not discriminate on the basis of race, color national origin, sex age religion or disability, and provides, upon request, reasonable accommodations including auxiliary aids and services, to afford an individual with a disability an equal opportunity to participate in all services, programs and activities. Any persons requiring special needs assistance should contact the office of the Mayor at the aforementioned address, at least five days prior to the meeting. Written comments will be re-ceived until time of the public

hearing. Interior Journal: May 1, 2025 CDBG CLOSEOUT

Public Notices

PUBLIC NOTICE

COMMISSIONER'S SALES COMMONWEALTH OF **KENTUCKY 28TH JUDICIAL** DISTRIC

LINCOLN CIRCUIT COURT

Pursuant to the Judgments and Orders of Sale of the Lincoln Circuit Court, the Master Commissioner of the Lincoln Circuit Court will sell the real properties described in the following Civil Actions at the front door on the outside of the Lincoln County Courthouse, on MAY 20, 2025, at the hour of 10:00 AM or as soon thereafter as said property can be sold. The purpose of these sale is to satisfy the Judgements of the Lincoln Circuit Court in the amounts hereinafter set forth, together with interest, advances for the protection of the property, costs and attorney fees as authorized and provided in said Judgements.

The hereinafter described real properties will be sold and conveyed on the following terms and conditions: 1. Subject to valid and existing

easements, restrictions, reservations, conditions, covenants, and limitations apparent or of record in the chain of title. The purchaser shall either pay the entire purchase price at

the time of sale; or if the sale is made on credit, the purchaser shall pay a minimum deposit of 10% of the purchase price with the balance due in 30 days. If the sale is made on credit, the purchaser shall pay the required deposit at the time of sale and execute bond for the balance due bearing interest at the rate the Judgement bears from the date of sale until paid, with SURETY THEREON AND SAID SURETY MUST BE PRESENT AT THE SALE AND APPROVED BY THE MASTER COMMISSIONER; and the bond shall be secured by a upon said property sold which shall have the full force and effect of a judgment fect of a judgement.

3. The real properties shall be sold free and clear of all liens, indebtedness. interest and claims of the parties to the proceeding, subject to any and all

Public Notices

THURSDAY, MAY 1, 2025 A7

applicable statutory rights of redemptions, including and Right of Redemption granted to the United States of America pursuant to 28 U.S.C Sec. 2410. 4. Delinquent ad valorem taxes will be paid out of the proceeds of sale. The purchaser will be

responsible for payment of the 2024 ad valorem taxes. Possession of the real property will be given to the purchaser with the delivery of the deed of conveyance thereto.

19-CI-00429; JUDGMENT IN THE SUM OF 3,769.20 PLUS ATTORNEY FEES, INTEREST AND COURT COST; BEING THE PROPERTY AT 160 CE-CIL SMITH ROAD HUSTON-VILLE, KY; SEE DEED BOOK 181 PAGE 611 AND DEED BOOK 223 PAGE 483 LIN-COLN COUNTY CLERK; PVA MAP #19-049A

SALE NO. 2 FREEDOM MORTGAGE COR-PORATION V ETHAN KOBER-#08C-002-28

ROBERT R. BAKER MASTER COMMISSIONER LINCON CIRCUIT COURT

Interior Journal: May 1, 8 and 15, 2024 SALE 5.20.25

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ALLISON BALL

AUDITOR OF PUBLIC ACCOUNTS Independent Auditor's Report

The Honorable J. Woods Adams III, Lincoln County Judge/Executive

The Honorable Nancy Jackson, Lincoln County Clerk Members of the Lincoln County Fiscal Court Report on the Audit of the Financial Statement

We have audited the accompanying Statement of Receipts, Disbursements, and Excess Fees - Regulatory Basis of the County Clerk of Lincoln County, Kentucky, for the period November 13, 2023 through December 31, 2023, and the related notes to the financial

Unmodified Opinion on Regulatory Basis of Accounting In our opinion, the accompanying financial statement presents fairly, in all material respects, the receipts, disbursements, and excess fees of the Lincoln County Clerk for the period November 13, 2023 through December 31, 2023, in accordance with the basis of accounting practices prescribed or permitted by the Commonwealth of Kentucky to demonstrate compliance with the Commonwealth

accounting practices prescribed on perinting and budget laws as described in Note 1.

Adverse Opinion on U.S. Generally Accepted Accounting Principles

In our opinion, because of the significance of the matter discussed in the Basis for Adverse Opinion on U.S. Generally Accepted

Accounting Principles section of our report, the financial statement does not present fairly, in accordance with accounting principles generally accepted in the United States of America, the financial position of the Lincoln County Clerk, as of December 31, 2023, or changes in financial position or cash flows thereof for the year then ended. basis for Opinion
We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in Government Auditing Standards (GAS), issued by the Comptroller General of the

United States, and the Audit Program for County Fee Officials issued by the Auditor of Public Accounts, Commonwealth of Kentucky. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statement section of our report. We are required to be independent of the Lincoln County Clerk and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions. Basis for Adverse Opinion on U.S. Generally Accepted Accounting Principles As described in Note I of the financial statement, the financial statement is prepared by the Lincoln County Clerk on the basis of the accounting practices prescribed or permitted by the laws of Kentucky to demonstrate compliance with the Commonwealth of Kentucky's

regulatory basis of accounting and budget laws, which is a basis of accounting other than accounting principles generally accepted in the United States of America The effects on the financial statement of the variances between the regulatory basis of accounting described in Note 1 and accounting principles generally accepted in the United States of America, although not reasonably determinable, are presumed to be material and

Responsibilities of Management for the Financial Statement

Management is responsible for the preparation and fair presentation of this financial statement in accordance with accounting practices prescribed or permitted by the laws of Kentucky to demonstrate compliance with the Commonwealth of Kentucky's regulatory basis of accounting and budget laws. Management is also responsible for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of a financial statement that is free from material misstatement, whether due to fraud or

In preparing the financial statement, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Lincoln County Clerk's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter. Auditor's Responsibilities for the Audit of the Financial Statement

Addition's Responsibilities for the Addition the Financial Statement.

Our objectives are to obtain reasonable assurance about whether the financial statement as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and GAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statement. In performing an audit in accordance with GAAS and GAS, we:

Exercise professional judgment and maintain professional skepticism throughout the audit. Identify and assess the risks of material misstatement of the financial statement, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statement.

Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Lincoln County Clerk's internal control. Accordingly, no such opinion is expressed.

Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by

management, as well as evaluate the overall presentation of the financial statement. Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Lincoln County Clerk's ability to continue as a going concern for a reasonable period of time.

The Honorable J. Woods Adams III, Lincoln County Judge/Executive

The Honorable Nancy Jackson, Lincoln County Clerk Members of the Lincoln County Fiscal Court

Auditor's Responsibilities for the Audit of the Financial Statement (Continued) We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of

the audit, significant audit findings, and certain internal control-related matters that we have identified during the audit Other Reporting Required by Government Auditing Standards

In accordance with Government Auditing Standards, we have also issued our report dated January 17, 2025, on our consideration of the Lincoln County Clerk's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements, and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with

Government Auditing Standards in considering the Lincoln County Clerk's internal control over financial reporting and compliance.

Based on the results of our audit, we have presented the accompanying Schedule of Findings and Responses, included herein, which discusses the following report findings: 2023-001 The Lincoln County Clerk's Office Lacks Adequate Segregation Of Duties
2023-002 The Lincoln County Clerk's Office Does Not Have Adequate Controls Over The Payroll Process
Respectfully submitted,

> allisa Ball Allison Ball Auditor of Public Accounts Frankfort, KY

January 17, 2025 State law requires the Auditor of Public Accounts to annually audit fiscal courts, county clerks, and sheriffs; and print the results in a newspaper having general circulation in the county. The complete audit and any other audit of state agencies, fiscal courts, county clerks, sheriffs, and property valuation administrators may be viewed in the reports section of the Auditor of Public Accounts' website at <u>auditor.ky.gov</u> or upon request by calling 1-800-247-9126.
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*



ALLISON BALL AUDITOR OF PUBLIC ACCOUNTS

Independent Auditor's Report

The Honorable J. Woods Adams III, Lincoln County Judge/Executive The Honorable George Spoonamore V, Former Lincoln County Clerk The Honorable Nancy Jackson, Lincoln County Clerk

Members of the Lincoln County Fiscal Court

Report on the Audit of the Financial Statement Opinions We have audited the accompanying Statement of Receipts, Disbursements, and Excess Fees - Regulatory Basis of the former County

Clerk of Lincoln County, Kentucky, for the period February 28, 2023 through November 12, 2023, and the related notes to the financial Unmodified Opinion on Regulatory Basis of Accounting In our opinion, the accompanying financial statement presents fairly, in all material respects, the receipts, disbursements, and excess fees of the former Lincoln County Clerk for the period February 28, 2023 through November 12, 2023, in accordance with the basis of

accounting practices prescribed or permitted by the Commonwealth of Kentucky to demonstrate compliance with the Commonwealth of Kentucky's regulatory basis of accounting and budget laws as described in Note 1.

*Adverse Opinion on U.S. Generally Accepted Accounting Principles** In our opinion, because of the significance of the matter discussed in the Basis for Adverse Opinion on U.S. Generally Accepted Accounting Principles section of our report, the financial statement does not present fairly, in accordance with accounting principles generally accepted in the United States of America, the financial position of the former Lincoln County Clerk, as of November 12, 2023, or changes in financial position or cash flows thereof for the year then ended.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards* (GAS), issued by the Comptroller General of the United States, and the *Audit Program for County Fee Officials* issued by the Auditor of Public Accounts, Commonwealth of Kentucky. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statement section of our report. We are required to be independent of the former Lincoln County Clerk and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Basis for Adverse Opinion on U.S. Generally Accepted Accounting Principles

As described in Note 1 of the financial statement, the financial statement is prepared by the former Lincoln County Clerk on the basis of the accounting practices prescribed or permitted by the laws of Kentucky to demonstrate compliance with the Commonwealth of Kentucky's regulatory basis of accounting and budget laws, which is a basis of accounting other than accounting principles generally accepted in the United States of America.

The effects on the financial statement of the variances between the regulatory basis of accounting described in Note 1 and accounting principles generally accepted in the United States of America, although not reasonably determinable, are presumed to be material and

Responsibilities of Management for the Financial Statement

Management is responsible for the preparation and fair presentation of this financial statement in accordance with accounting practices prescribed or permitted by the laws of Kentucky to demonstrate compliance with the Commonwealth of Kentucky's regulatory basis of accounting and budget laws. Management is also responsible for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of a financial statement that is free from material misstatement, whether due to fraud or

In preparing the financial statement, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the former Lincoln County Clerk's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter. Auditor's Responsibilities for the Audit of the Financial Statement Auditor's Responsibilities for the Audit of the Financial Statement.

Our objectives are to obtain reasonable assurance about whether the financial statement as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of

assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and GAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statement. In performing an audit in accordance with GAAS and GAS, we:

Exercise professional judgment and maintain professional skepticism throughout the audit.

Identify and assess the risks of material misstatement of the financial statement, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statement.

Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in

the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the former Lincoln County Clerk's

internal control. Accordingly, no such opinion is expressed.

Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statement. Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the former Lincoln County Clerk's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we have identified during the audit.

The Honorable J. Woods Adams III, Lincoln County Judge/Executive The Honorable George Spoonamore V, Former Lincoln County Clerk The Honorable Nancy Jackson, Lincoln County Clerk

Members of the Lincoln County Fiscal Court

reporting and compliance.

January 2, 2025

Other Reporting Required by Government Auditing Standards
In accordance with Government Auditing Standards, we have also issued our report dated January 2, 2025, on our consideration of the former Lincoln County Clerk's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements, and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the former Lincoln County Clerk's internal control over financial

Based on the results of our audit, we have presented the accompanying Schedule of Findings and Responses, included herein, which discusses the following report findings: 2023-001 The Former Lincoln County Clerk Has Questioned Costs Of \$52,500 In His 2023 Fee Account 2023-002 The Former Lincoln County Clerk's Office Lacked Adequate Internal Controls Over Payroll
2023-003 The Former Lincoln County Clerk's Office Lacked Adequate Controls Over The Accounting Functions
Respectfully submitted,

allisa Ball Allison Ball Auditor of Public Accounts

Frankfort, KY

State law requires the Auditor of Public Accounts to annually audit fiscal courts, county clerks, and sheriffs; and print the results in a newspaper having general circulation in the county. The complete audit and any other audit of state agencies, fiscal courts, county clerks, sheriffs, and property valuation administrators may be viewed in the reports section of the Auditor of Public Accounts' website

at <u>auditor, ky.gov</u> or upon request by calling 1-800-247-9126.

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SALE NO.1

MID SOUTH CAPITAL PART-NERS, LP V CHARLES R. PEYTON ET AL;

NIK ET AL; CIVIL ACTION NO. 24-CI-00352; JUDGMENT IN THE AMOUNT OF \$226,643.77 PLUS COST AND ATTORNEY FEES; BEING LOT 28 SECTION 2 SILVER FLATS SUBDI-VISION; SEE PLAT CABINET A SLIDE 155 FOR DESCRIP-TION; SEE DEED BOOK 477 PAGE 835; SEE PVA MAP