

01 PUBLIC NOTICES

COMMONWEALTH
OF KENTUCKY
MENIFEE CIRCUIT COURT
DIVISION II
ACTION NO. 25-CI-90016
ELECTRONICALLY FILED
KENTUCKY HOUSING CORPO-
RATION, PLAINTIFF
VS:
NOTICE OF COMMISSIONER'S
SALE
SAVANNAH M. HUFF
LUTHER B. KING
RESURGENT RECEIVABLES,
LLC, DEFENDANTS

By virtue of a Judgment and Order of Sale entered in Menifee Circuit Court on November 10, 2025, to raise the sum of \$86,092.22, plus interest, fees, and the costs of sale, I will expose for sale to the highest and best bidder at the Courthouse door, in Frenchburg, Menifee County, Kentucky, on Wednesday, August 13, 2025, at the hour of 11:00 a.m., the following described property:

Property address: 566 Lantern Way, Frenchburg, KY 40322 Parcel No. 31-37D-01.4 A parcel of land identified as Lot 1 of the Carriage Station Estates Subdivision located on the west side of Lantern Way, approximately 0.4 mile north of the junction of U.S. 460 near Frenchburg in Menifee County, KY and described as follows:

Beginning at an unmonumented property corner on the east right-of-way of U.S. 460, a corner to the parcel conveyed to Debbie Wells in Deed Book 71, Page 418, of the Menifee County Court Clerk's records; Thence with the Wells line for two (2) calls: (1) North 89-11-23 East 35.74 feet to a set 1/2" rebar with aluminum cap stamped "Curd Surveying & Eng. Inc. LS 2926" near the toe of a slope; (2) North 89-11-23 East 147.63 feet to a found 1" conduit with plastic cap stamped "LS 2865" (found conduit with plastic cap) on the west right-of-way of Lantern Way; Thence with the west right-of-way of Lantern Way for three (3) calls: (1) South 04-41-22 East 49.90 feet to a found conduit with no cap; (2) South 40-19-56 East 45.44 feet to a found conduit with plastic cap; (3) South 10-56-13 East 30 44 feet to a found conduit with plastic cap, a corner to Lot 2 of the Carriage Station Subdivision. (Plat Cabinet 1, Slide 175, Plat 279); Thence with the line of Lot 2 for one (1) call: (1) South 88-45-05 West 220.63 feet to a found conduit with plastic cap on the east right-of-way of U.S. 460; Thence with the East right-of-way of U.S. 460 for one (1) call: (1) North 01-00-00 West 116.49 feet to the beginning containing 0.527 acre. Bearings are assumed from the record bearing of Lot 3-4 line (N. 89-19-28 E) of the Carriage Station Subdivision Plat recorded in Plat Cabinet 1, Slide 175, Plat 279. This property description is based on a filed survey conducted under the direction of Timothy E. Kelly, LS 2926, with Curd Surveying, Engineering & Land Consulting, Inc., dated April 16, 2002, and is shown on Plat of Survey dated April 17, 2002. Being the same property conveyed to Savannah M. Huff and Luther B. King, wife and husband, by deed dated October 20, 2017 and recorded in Deed Book 119, Page 726 in the Office of the Clerk of Menifee County, Kentucky.

This property is sold subject to all real estate taxes, easements, and off-sales of record; and reference is hereby made to the office of the Menifee County Clerk.

The terms of the sale shall be ten (10%) percent cash or check at the time of sale and the balance on credit of thirty (30) days with privilege of the successful bidder to pay in full at the time of sale. The successful bidder requesting credit must execute bond with approved surety bearing interest at the rate of 4.25% per annum from date of sale until paid, which bond shall have the full force and effect of a Judgment and should execution be issued thereon, no replevy shall be allowed. A lien shall exist and shall be retained by the Commissioner on the property sold as security for the purchase price.

/s/ Howard D. Stone
Hon. Howard D. Stone
Menifee Master Commissioner
Law Office of
Howard D. Stone, PLLC
P.O. Box 712
Owingsville, KY 40360
606-674-9233
howardstonelaw@gmail.com

COMMONWEALTH
OF KENTUCKY
MENIFEE CIRCUIT COURT
DIVISION I
CASE NO. 25-CI-90075
TAMMY MICHELLE MULLINS and
RICHARD MULLINS, PLAINTIFFS
VS. NOTICE OF LEGAL ACTION
ANGELA TACKETT
KENT BENTLEY
ROBIN BENTLEY
GREG CASH
JUDY CASH
MENIFEE COUNTY, KENTUCKY
COMMONWEALTH OF KEN-
TUCKY, REVENUE CABINET
UNKNOWN CURRENT TENANT(S)
UNKNOWN LAND CONTRACT
BUYER(S), DEFENDANTS

The undersigned has been appointed by the Menifee Circuit Court to notify the Unknown Land Contract Buyer(s) of the pendency of the above styled action in Menifee Circuit Court. This action concerns the party's interest in real property located in Menifee County, Kentucky filed on June 24, 2025. Said property is a part of the land owned by James Irvin Bently as described in Deed Book 120, Page 491 and Deed Book 73, Page 629 recorded in the Menifee County Clerk's Office.

Any Unknown Land Contract Buyer(s) or anyone claiming to hold an interest in the land that is the subject of this action has 50 days in which to file a response in this matter. Any question should be directed to the undersigned or an attorney of their choosing. Failing to file a responsive pleading in this action will result in a default judgment barring any such person from make claims of their interest in this land.

Respectfully submitted,
Ira Kilburn
Attorney at Law
P.O. Box 356
Salt Lick, Kentucky 40371
(606) 683-2301
/s/ Ira S. Kilburn
Warning Order Attorney

COMMONWEALTH
OF KENTUCKY
MENIFEE CIRCUIT COURT
DIVISION II
ACTION NO. 22-CI-90083
ELECTRONICALLY FILED

01 PUBLIC NOTICES

ALLIED FIRST BANK, SB DBA
SERVBANK, PETITIONER
VS:
NOTICE OF COMMISSIONER'S
SALE
DOUG M. TIREY, ET AL, RE-
SPONDENT

By virtue of a Judgment and Order of Sale entered in Menifee Circuit Court on November 10, 2025, to raise the sum of \$135,993.92, plus interest, fees, and the costs of sale, I will expose for sale to the highest and best bidder at the Courthouse door, in Frenchburg, Menifee County, Kentucky, on Wednesday, August 13, 2025, at the hour of 11:00 a.m., the following described property:

Parcel No.: 09-25-03-05
09-25-03-09
09-25-03-08
Legal Description:
The following described property located in Menifee County, Commonwealth of Kentucky:
Parcel 1:
"A certain parcel or tract of land lying and being in Menifee County, KY and being located approximately 500' from US 460 on Stull Road and more particularly being described as follows:
Beginning at a 1/2" X 18" steel rebar set with id cap PLS #2241 at the corner of Stull Road and Larry Martin (DB 93 PG 588) and leaving said Stull Road and with said Martin for the following call: South 19 degrees 34' 16" East, a distance of 225.00 feet to an 1/2" X 18" steel rebar set with id cap PLS #2241 corner to said Martin and with said Marino Remaining (DB 95 PG 747) and leaving said Martin and with said Marino for the following call: South 67 degrees 09' 14" West a distance of 143.41 feet to a 1/2" X 18" steel rebar set with cap stamped PLS #2241 corner to said Marino and Parcel B this survey and leaving said Marino and with said Parcel B for the following call: North 20 degrees 28' 13" East, a distance of 225.00 feet to a 1/2" X 18" steel rebar set with cap stamped PLS #2241 corner to said Parcel Band Existing 30' access easement and leaving said Parcel B and with said access easement for the following call: North 67 degrees 10'48" East, a distance of 149.94 feet to he Point of Beginning Containing 0.75 Acres, more or less. Being subject to all right of ways, easements, etc. of record or otherwise. Based on a field survey done by General Surveys, LLC in August of 2005; and
Parcel 2:

"Beginning at a found iron pin located in the southeast corner of other property of Tressie Thoreson (Deed Book 96, Page 481) and Dean Cox (Deed Book 85, page 134); thence with the line of Dean Cox; N 67 degrees 10' 48" E 100.00 feet to a found iron pin, a corner to property of David & Francine Anderson (Deed Book 97, Page 216); thence with the line of David & Francine Anderson; N 20 degrees 28' 13" W 225.00 feet to a found iron pin, a corner to Parcel "E"; thence with the south line of Parcel "E" S 67 degrees 09' 04" W 100.00 feet to a found iron pin, a corner to other property of Tressie Thoreson; thence with the line of other property of Tressie Thoreson S 20 degrees 28' 13" E 225.00 feet to the point of beginning: containing an area of 0.52 acres. Being subject to any easements or rights-of-way of record or implied. This description prepared by J.D. Williams, Jr., L.P.L.S. 316, from information obtained from a survey of subject property by others."

Parcel 3:
Tract 1:
Beginning at a found iron pin a corner to (Lot "D"), other property of David & Francine Anderson (Deed Book, Page); thence with the west line of other property of David and Francine Anderson N 20 degrees 28' 10" W 228.00 feet to a found iron pin, a corner to other property of Frank Marino (Deed Book 95, Page 747); thence with the line of Frank Marine S 68 degrees 05' 36" W 99.95 feet to a set iron pin, a corner to lot "F"; thence with the east line of Lot "F" S 20 degrees 28' 13" E 229.65 feet to a found iron pin, a corner to property of Tressie Thoreson (Deed Book 95, Page 481) and other property of Frank Marino (Deed Book 95, Page 747); thence with the line of Frank Marino N 67 degrees 09' 04" E 100.00 feet to the point of beginning; containing an area of 0.525 acres. Being subject to one-half of a 30 foot wide easement along the eastern boundary of the above described tract for ingress & egress to other property of Frank Marino This description prepared by J.D. Williams, Jr., L.P.L.S. 316, according to a survey conducted on April 10, 2006 by J.D. Williams Engineers-Surveyors, Inc.

Tract 2:
"Beginning at a found iron pin a corner to other property of Frank (Marino) Deed Book 95, Page 747) and Lot "E"; thence with the west line of Lot "E" N 20 degrees 28' 13" W 229.65 feet to a set iron pin, a corner to other property of Frank Marino (Deed Book 95, Page 747); thence with the line of Frank Marino S 68 degrees 05' 36" W 139.69 feet to a set iron pin, a corner to property of Larry Martin (Deed Book 86, Page, 304); thence with the line of Larry Martin S 19 degrees 34' 16" E 232.12 feet to a found iron pin, a corner to property of Tressie Thoreson (Deed Book 96, Page 481); thence with the line of Tressie Thoreson N 67 degrees 09' E 143.41 feet to the point of beginning: containing an area of 0.750 acres. Being subject to any easement or rights-of-way of record or implied. This description prepared by J.D. Williams, Jr., L.P.L.S. 316, according to a survey conducted on April 10, 2006 by J.D. Williams Engineers-Surveyors, Inc.

Being the same property conveyed to Doug M. Tirey and Sandra Fay Tirey, husband and wife who acquired title, with rights of survivorship, by virtue of a deed from Tressie S. Thoreson, a single woman, dated November 18, 2019, recorded November 21, 2019, at Deed Book 124, Page 4, Menifee County, Kentucky records. Subject to all restrictions, conditions and covenants and to all legal highways and easements. Commonly known as: 13 Shannon Street, Means, KY 40346
This property is sold subject to all real estate taxes, easements, and off-sales of record; and reference is hereby made to the office of the Menifee County Clerk.

The terms of the sale shall be ten (10%) percent cash or check at the time of sale and the balance on credit of thirty (30) days with privi-

01 PUBLIC NOTICES

lege of the successful bidder to pay in full at the time of sale. The successful bidder requesting credit must execute bond with approved surety bearing interest at the rate of 5.125% per annum from date of sale until paid, which bond shall have the full force and effect of a Judgment and should execution be issued thereon, no replevy shall be allowed. A lien shall exist and shall be retained by the Commissioner on the property sold as security for the purchase price.

/s/ Howard D. Stone
HON. HOWARD D. STONE
Menifee Master Commissioner
Law Office of
Howard D. Stone, PLLC
P.O. Box 712
Owingsville, KY 40360
606-674-9233
Howardstonelaw@gmail.com

In accordance with Chapter 65A.080 (2), KRS 424.220, of the Kentucky Revised Statutes, the financial report and supporting data may be inspected by the public at the Montgomery County Conservation District Office, located at 502 Wilmont Drive, Suite C, Mt. Sterling, KY, between the hours of 8 a.m. – 4:30 p.m. Monday through Friday. The Montgomery County Conservation District holds its regularly scheduled monthly board meetings at 6:00 pm on the second Thursday of each month via Zoom. The link to Zoom can be found at Montgomery County KY Conservation District on Facebook or by contacting the office. All meetings are open to the public. This advertisement was paid for by Montgomery County Conservation District, using taxpayer dollars in the amount of \$20.63.

MONTGOMERY COUNTY CIRCUIT COURT, KENTUCKY Case No: 25-CI-90189
City of Mount Sterling, Kentucky v. Unknown Heirs of Brenda Willoughby
TO: Unknown Heirs of Brenda Willoughby
You are hereby notified that you have been named as a party in a civil action filed in Montgomery Circuit Court, Kentucky. The action is filed Unknown Heirs of Brenda Willoughby and it concerns matters of a property located at 210 Montgomery Street, Mount Sterling, Kentucky.

I, Hon. Andrea N. Bussell, a regular practicing attorney in Nicholas County, have been appointed as Warning Order Attorney to notify you of the nature and pendency of this action. Please be advised that you are deemed summoned on the 30th day after the entry of my warning order report and this action may then proceed with or without your participation. Should you wish to defend this action, or if you are under any legal disability preventing such defense, it is imperative that such facts be made of record in the case and any contemplated action taken as soon as possible. Your prompt response to this notice is crucial. Please contact me at your earliest convenience to discuss this matter further using the information below.

Hon. Andrea N. Bussell
Warning Order Attorney
Bussell Law Firm
106 E Main Street
Carlisle, KY 40311
606-401-2049
andrea@ablawky.com

On July 1, 2025, the Montgomery County Fiscal Court held the 1st reading of proposed ordinance relating to Street-Legal Special Purpose Vehicles. Second reading and adoption was held on July 15, 2025, at 6:00 p.m., at the Montgomery County Courthouse Annex. Copies of the ordinance with full text is available for public inspection at the office of the County Judge-Executive during normal business hours.

On July 15, 2025, the Montgomery County Fiscal Court held the 1st reading of proposed ordinance amending the Substance Abuse Policy prohibiting the use of medicinal cannabis with or without a prescription, while employed by Montgomery County Fiscal Court. Second reading and adoption will be held on August 19, 2025, at 6:00 p.m. at the Montgomery County Courthouse Annex. Copies of the proposed ordinance with full text is available for public inspection at the office of the County Judge-Executive during normal business hours.

SURYADEV LLC d/b/a Mt. Sterling Groceries hereby declares its intention to apply for NQ4 Retail Malt Beverage Drink License no later than 07/20/2025. The licensed premises will be located at 319 E Main St, Mt Sterling, KY 40353. The owners of the corporation are BISHNU BHANDARI (Member) residing at 2752 CANDYTUFT LN, LEXINGTON, KY 40511, KAILASHPATI MISHRA (Member) residing at 563 ESTRELLA DR, LEXINGTON, KY 40511, SUBASH BHANDARI (Member) 547 ESTRELLA DR, LEXINGTON, KY 40511. Any person, association, corporation, or body politic may protest the granting of the license(s) by writing to the Department of Alcoholic Beverage Control, 500 Mero St 2NE33, Frankfort, Kentucky, 40601, within thirty (30) days of the date of legal publication.

To whom it may concern - Sparks & Son Towing seeking payment or title for a 2008 Toyota Camry, VIN #4T1BK46K38U565524, owner, Ricardo Manuel Mendoza Cantera, 840 Ward Dr., Lexington, KY 40511. Sparks & Son Towing, 2955 Hwy. 213 S., Jeffersonville, KY 40337. Phone 859-498-3483, 859-585-2454.

02 SPECIAL NOTICES

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07 CHILD CARE

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08 BUSINESS SERVICES

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08 BUSINESS SERVICES

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