

01 PUBLIC NOTICES

Amazin' Grazin', LLC, mailing address 1354 Indian Mound Dr., Mt. Sterling, KY 40353, hereby declares intention(s) to apply for a NQ4 Retail Drink license no later than Sept. 15, 2025. The business to be licensed will be located at 1354 Indian Mound Drive, Mt. Sterling, Kentucky 40353 doing business as Amazin' Grazin'. The (owner(s); Principal Officers and Directors; Limited Partners; or Members) are as follows: Owner, Rachelle Wilburn of 136 Southdale Dr., Mt. Sterling, KY 40353. Any person may protest the approval of the license by writing the Department of Alcoholic Beverage Control within thirty (30) days of the date of legal publication.

Bids for Snow Removal
The Montgomery County Public Library seeks bids for snow removal and surface salting at the 328 North Maysville Street Location. The proposed service includes snow removal of library owned parking areas and roadways between Maysville Road and Sterling Avenue, along with salt application to prevent refreeze. Bid for service must also include removal of snow/ice and salting of library owned sidewalks and walkways, including along Maysville Street, stairway to the main parking area, walking paths from parking lots, and sidewalk along old hospital property behind the library building. Preference for service to be performed prior to staff arrival at 9 AM. For more details, contact the library at 859-498-2404 or schedule a walk through with Library Staff, ask for Melissa or David. Send bids to: Snow Removal Bids: Attention: Melissa; Montgomery County Library; 328 North Maysville St; Mt. Sterling, KY. Bids must be submitted by 4 PM on September 8th. Bids will be reviewed at the September Library Board Meeting.

Kings Wings LLC d/b/a/ King Wings hereby declares its intention to apply for a NQ4 Retail Malt Beverage License no later than August 16, 2025. The licensed premises will be located at 822 Indian Mound Dr., Mt. Sterling, KY 40353. The owners are: President and Member, David King, 119 Fox Run Trail, Mt. Sterling, KY 40353 and Linda Read, Secretary and Member, 3520 Giddings Ranch Rd., Altadena, CA 91001. Any person, association, corporation or body public may protest the granting of the license by writing the Department of Alcoholic Beverage Control, 500 Mero St. 2NE33, Frankfort, Kentucky 40601 within thirty days of the date of legal publication.

COMMONWEALTH OF KENTUCKY
MENIFEE CIRCUIT COURT
DIVISION I
ACTION NO. 25-CI-90040
ELECTRONICALLY FILED
CENTURION HOLDINGS, LLC, PLAINTIFF
VS: NOTICE OF COMMISSIONER'S SALE

COMMONWEALTH OF KENTUCKY
MONTGOMERY CIRCUIT COURT
DIVISION I
ACTION NO. 25-CI-90019
Electronically Filed
PENNYMAC LOAN SERVICES, PLAINTIFF

Administration has been granted by the District Court of Montgomery County upon the following fiduciary appointments:

Deceased Jimmy Ray Patrick
Address 5343 Kellenburger Rd., Dayton, OH 45424
Fiduciary Vicki Patrick
Address 5343 Kellenburger Rd., Dayton, OH 45424
Date of Appointment 7-9-25
Creditors Must File Claims By (6 months after appointment)
Attorney Stephen Neal
Address 47 N. Maysville St., Mt. Sterling, KY 40353

Deceased Laura Sexton
Address 913 Robin Ave., Mt. Sterling, KY 40353
Fiduciary Rebecca Willoughby
Address 785 Ky. Hwy. 213, Jeffersonville, KY 40337
Date of Appointment 7-23-25
Creditors Must File Claims By (6 months after appointment)
Attorney Myra Chenault
Address 39 S. Maysville Rd., Mt. Sterling, KY 40353

Deceased Roger Lee Sexton
Address 913 Robin Ave., Mt. Sterling, KY 40353
Fiduciary Rebecca Willoughby
Address 785 Ky. Hwy. 213, Jeffersonville, KY 40337
Date of Appointment 7-23-25
Creditors Must File Claims By (6 months after appointment)
Attorney Myra Chenault
Address 39 S. Maysville Rd., Mt. Sterling, KY 40353

Deceased Billy Ray Brien
Address 3874 Stepstone Rd., Owingsville, KY 40360
Fiduciary Betty Ann Brien
Address 3874 Stepstone Rd., Owingsville, KY 40360
Date of Appointment 7-31-25
Creditors Must File Claims By (6 months after appointment)
Attorney Stephen Neal
Address P.O. Box 1085, Mt. Sterling, KY 40353

Deceased Paula Horn
Address 2569 Whitaker Lane, Mt. Sterling, KY 40353
Fiduciary Mike Miller
Address 2459 Whitaker Lane, Mt. Sterling, KY 40353
Date of Appointment 7-25-25
Creditors Must File Claims By (6 months after appointment)
Attorney Stephen Neal
Address P.O. Box 1085, Mt. Sterling, KY 40353

REQUIRED HEARING NOTICE FOR TAX RATE EXCEEDING COMPENSATING RATE PUBLIC NOTICE
2025 PROPOSED TAX RATE PUBLIC HEARING

The Montgomery County Fire Protection District #1 will hold a public hearing on August 29, 2025 at 5:00 p.m. - 805 Indian Mound Drive at Fire Station 2 for the purpose of obtaining comments from the public regarding the proposed tax rate. The tax rate levied last year was \$0.100 and produced revenue in the amount of \$1,017,934. This year's compensating rate is \$0.097 and will produce revenues in the amount of \$1,041,187. The Montgomery County Fire Protection District #1 proposes the manual tax rate of \$0.100 which will produce \$1,073,389 in revenues.

Revenue expected from new property is \$18,567; revenue expected from personal property is \$134,969; revenue expected from motor vehicles is \$214,983; revenue expected from watercraft is \$6,813.

Revenues received in excess of last year's revenue will be used to help offset the increasing cost of insurance, maintenance on vehicles and buildings, and increasing cost of day-to-day operations.

The Kentucky General Assembly requires the Montgomery County Fire Protection District #1 to publish this notice with the above information contained herein.

01 PUBLIC NOTICES

NADINE HANCOCK, ET AL, DEFENDANTS

By virtue of a Judgment and Order of Sale entered in Menifee Circuit Court on July 25, 2025, to raise the sum of \$4,348.59, 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 20, 2025, at the hour of 11:00 a.m., the following described property:
All of that certain tract or parcel of land located in Menifee County, Kentucky, being more particularly describes as follows:
Lot #11 as described in Whitts Acres Subdivision, 2nd Revision, of record in Slide 106, Plat 160, Menifee County Records.
FOR DERIVATION OF TITLE, being the same property conveyed to Kyle Lawson and Nadine Hancock by deed dated July 2, 2003 of record in Deed Book 91, Page 163, records of the Menifee County Clerk's Office.
Menifee County PVA Map No.: 71-12
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 six (6%) 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
P.O. Box 1381
Stanton, KY 40380
606-612-5132
howardstonelaw@gmail.com

The Montgomery County Extension District Board's most recent audit and adopted budget can be viewed at any time on the Department for Local Government's Public Portal website. If you would like to view our most recent financial statement, please visit our home office located at 106 East Locust Street, during our normal office hours of 8 am to 4:30 pm, M-F. This ad was paid for by Montgomery County Extension office dollars.

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v. STEVEN DOUGLAS POTTS, JR. AKA STEVEN POTTS, JR., ET AL., DEFENDANTS
NOTICE OF COMMISSIONER'S SALE
By virtue of a Judgment and Order of Sale entered in Montgomery Circuit Court on July 28, 2025, to raise the sum of \$168,896.22, interest, fees, and the costs of sale, I will expose for sale to the highest and best bidder at the Courthouse door, in Mt. Sterling, Montgomery County, Kentucky, on Saturday, August 30, 2025, at the hour of 12:00 p.m., the following described property:
Property Address: 121 Crescent Drive, Mt. Sterling, KY 40353
PVA Map Number: 015-50-01-003.00
BEING THE SAME PROPERTY- Conveyed to Steven Douglas Potts, Jr. and April Lynn Potts, husband and wife, from Estate of Nancy Lynn Major, by Christopher Major, Executor, by a deed dated August 9, 2019 of recorded in Deed Book D 329, Page 484 of the Montgomery County Court Clerk's Office.
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 Montgomery 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 four (4%) 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. Appraisal information and photos will be posted, when available, at www.facebook.com/mcmastercommissioner.
/s/ Angela A. Patrick
Hon. Angela A. Patrick
Master Commissioner
Montgomery County
Patrick & Leighton, PLLC
Attorneys at Law
25 West Main Street
Mt. Sterling, KY 40353
(859)498-2912 (859)498-7771 fax
mcmastercommissioner@gmail.com

REQUEST FOR BIDS
for the
CITY OF JEFFERSONVILLE'S
Electric Franchise
The City of Jeffersonville is soliciting bids from parties interested in obtaining franchises to operate electric systems within the confines of the City of Jeffersonville, Kentucky. Franchisee(s) awarded pursuant to this Request for Bids will be non-exclusive and will be for a term of ten (10) years. Sealed bids must be received no later than 6:00 P.M., local time, August 25, 2025, at which time the bids will be opened and read aloud publicly in Jeffersonville City Hall, Jeffersonville, KY. Sealed bid proposals should be sent to Casey Watkins, Jeffersonville City Hall, P.O. Box 127, Jeffersonville, KY 40337.
The City of Jeffersonville reserves the right to accept any bid, to reject any and all bids, to waive any irregularities or informalities in awarding the franchise, and to accept what, in its opinion, is the lowest, responsive, responsible and best bid which is in the best interest of, and most advantageous to, the City.

PUBLIC HEARING NOTICE
ZONE CHANGE REQUEST FOR
PROPERTY OWNED BY
CITY OF STANTON AT
100 MAPLE STREET
STANTON, KY 40380
ZONE CHANGE FROM R1 – B2
Date – August 21, 2025
Time: 6:30 pm
Place – 98 Court Street
Stanton, Kentucky 40380

COMMONWEALTH OF KENTUCKY
MONTGOMERY CIRCUIT COURT
DIVISION II
ACTION NO. 25-CI-90139
Electronically Filed

Use QR Code to Search Kentucky Public Notices or go to kypublicnotice.com



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MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY COMPANY, PLAINTIFF v. ERIC LITTLE, ET AL., DEFENDANTS
NOTICE OF COMMISSIONER'S SALE
By virtue of a Judgment and Order of Sale entered in Montgomery Circuit Court on July 18, 2025, to raise the sum of \$301,179.81, interest, fees, and the costs of sale, I will expose for sale to the highest and best bidder at the Courthouse door, in Mt. Sterling, Montgomery County, Kentucky, on Saturday, August 30, 2025, at the hour of 12:00 p.m., the following described property:
Property Address: 1319 McCroskey Way, Mt. Sterling, KY 40353
PVA Map Number: 015-60-04-063.00
BEING THE SAME PROPERTY- Conveyed to Eric Little and Kathleen Marie Little, husband and wife who acquired title, with rights of survivorship by virtue of a deed from Ronny Rowland Noble (aka Michelle Rowland-Noble) and Stacy Noble, wife and husband, dated November 18, 2022, recorded November 21, 2022, in Deed Book 344, Page 90, Montgomery County, Kentucky record.
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 Montgomery 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 (7.625%) 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. Appraisal information and photos will be posted, when available, at www.facebook.com/mcmastercommissioner.
/s/ Angela A. Patrick
Hon. Angela A. Patrick
Master Commissioner
Montgomery County
Patrick & Leighton, PLLC
Attorneys at Law
25 West Main Street
Mt. Sterling, KY 40353
(859)498-2912 (859)498-7771 fax
mcmastercommissioner@gmail.com

COMMONWEALTH OF KENTUCKY
MONTGOMERY CIRCUIT COURT
DIVISION II
ACTION NO. 25-CI-90113
Electronically Filed
LAKEVIEW LOAN SERVICING, LLC, PLAINTIFF v. JOYCE SCOTT, DEFENDANTS
NOTICE OF COMMISSIONER'S SALE

By virtue of a Judgment and Order of Sale entered in Montgomery Circuit Court on July 18, 2025, to raise the sum of \$40,516.98, interest, fees, and the costs of sale, I will expose for sale to the highest and best bidder at the Courthouse door, in Mt. Sterling, Montgomery County, Kentucky, on Saturday, August 30, 2025, at the hour of 12:00 p.m., the following described property:
Property Address: 185 Reffitt Road, Jeffersonville, KY 40337
PVA Map Number: 048-04-00-033.00
BEING THE SAME PROPERTY- Conveyed to Joyce Scott, single, by Deed dated June 4, 2008, of record in Deed Book 283, Page 89 in the Montgomery County Clerk's Office.
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 Montgomery 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

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successful bidder requesting credit must execute bond with approved surety bearing interest at the rate of (6.50000%) 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. Appraisal information and photos will be posted, when available, at www.facebook.com/mcmastercommissioner.
/s/ Angela A. Patrick
Hon. Angela A. Patrick
Master Commissioner
Montgomery County
Patrick & Leighton, PLLC
25 West Main Street
Mt. Sterling, KY 40353
(859)498-2912 (859)498-7771 fax
mcmastercommissioner@gmail.com

COMMONWEALTH OF KENTUCKY
MONTGOMERY CIRCUIT COURT
DIVISION II
ACTION NO. 22-CI-90033
Electronically Filed
US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2020-GS2, PLAINTIFF v. BEN PATRICK, ET AL., DEFENDANTS
NOTICE OF COMMISSIONER'S SALE

By virtue of a Judgment and Order of Sale entered in Montgomery Circuit Court on July 18, 2025 to raise the sum of \$340,708.68, interest, fees, and the costs of sale, I will expose for sale to the highest and best bidder at the Courthouse door, in Mt. Sterling, Montgomery County, Kentucky, on Saturday, August 30, 2025 at the hour of 12:00 p.m., the following described property:
Property Address: 912 Hunter Trail, Mt. Sterling, KY 40353
PVA Map Number: 023-10-00-037.00
BEING THE SAME PROPERTY- Conveyed to Ben Patrick and Kristen Patrick, husband and wife, by virtue of a deed from Stuart Properties, LLC, dated August 15, 2005, filed December 17, 2005, recorded in Deed Book 267, Page 770, County Clerk's Office, Montgomery County, Kentucky. Subject to all restrictions, conditions and covenants and to all legal highways and easements. 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 Montgomery 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 (3.125%) 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. Appraisal information and photos will be posted, when available, at www.facebook.com/mcmastercommissioner.
/s/ Angela A. Patrick
Hon. Angela A. Patrick
Master Commissioner
Montgomery County
Patrick & Leighton, PLLC
Attorneys at Law
25 West Main Street
Mt. Sterling, KY 40353
(859)498-2912 (859)498-7771 fax
apatrick@phlaw.net

02 SPECIAL NOTICES

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07 CHILD CARE

NOTE TO PARENTS: Kentucky State Law requires licensing for child care facilities providing care for four or more children not related to the licensee by blood, marriage or adoption

08 BUSINESS SERVICES

A.C. Estate Sales

Jeff and Sharon Randle

859-358-6328
859-575-0593

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REQUIRED HEARING NOTICE FOR TAX RATE EXCEEDING COMPENSATING RATE PUBLIC NOTICE
2025 PROPOSED TAX RATE PUBLIC HEARING

The Montgomery County Ambulance District will hold a public hearing on August 29, 2025 at 5:00 p.m. - 805 Indian Mound Drive at Fire Station 2 for the purpose of obtaining comments from the public regarding the proposed tax rate. The tax rate levied last year was \$0.100 and produced revenue in the amount of \$1,541,557. This year's compensating rate is \$0.098 and will produce revenues in the amount of \$1,588,454. The Montgomery County Ambulance District proposes the manual tax rate of \$0.100 which will produce \$1,620,871 in revenues.

Revenue expected from new property is \$31,924; revenue expected from personal property is \$271,758; revenue expected from motor vehicles is \$271,870; revenue expected from watercraft is \$8,310.

Revenues received in excess of last year's revenue will be used to help offset the increasing cost of insurance, maintenance on vehicles and buildings, and increasing cost of day-to-day operations.

The Kentucky General Assembly requires the Montgomery County Ambulance District to publish this notice with the above information contained herein.

The Powell County Board of Education will hold a public hearing in the Powell County Middle School Library on Thursday, August 28, 2025, at 6:00 p.m. to hear public comments regarding a proposed general fund tax levy of 58.3 cents on real property and 58.3 cents on personal property.

The General Fund tax levied in fiscal year 2025 was 52.5 cents on real property and 52.5 cents on personal property and produced revenue of \$4,023,824.20. The proposed General Fund tax rate of 58.3 cents on real property and 58.3 cents on personal property is expected to produce \$4,689,397.09. Of this amount \$1,418,909.69 is from new and personal property. The compensating tax for 2026 is 50.3 cents on real property and 52.5 cents on personal property and is expected to produce \$4,095,961.22.

The general areas to which revenue of \$665,572.89 above 2025 revenue is to be allocated are as follows: Cost of Collections, \$26,622.92, \$466,527 Building Fund; \$17,000 Instruction, \$100,000 Transportation, and \$55,422.97 maintenance of plant.

The General Assembly has required publication of this advertisement and information contained herein.

The Powell County Board of Education will hold a public hearing in the Powell County Middle School Library on Thursday, August 28, 2025, at 6:00 p.m. to hear public comments regarding a proposed general fund tax levy of 58.3 cents on real property and 58.3 cents on personal property.

The General Fund tax levied in fiscal year 2025 was 52.5 cents on real property and 52.5 cents on personal property and produced revenue of \$4,023,824.20. The proposed General Fund tax rate of 58.3 cents on real property and 58.3 cents on personal property is expected to produce \$4,689,397.09. Of this amount \$1,418,909.69 is from new and personal property. The compensating tax for 2026 is 50.3 cents on real property and 52.5 cents on personal property and is expected to produce \$4,095,961.22.

The general areas to which revenue of \$665,572.89 above 2025 revenue is to be allocated are as follows: Cost of Collections, \$26,622.92, \$466,527 Building Fund; \$17,000 Instruction, \$100,000 Transportation, and \$55,422.97 maintenance of plant.

The General Assembly has required publication of this advertisement and information contained herein.