

COMMONWEALTH OF KENTUCKY
26TH JUDICIAL CIRCUIT
HARLAN CIRCUIT COURT
CIVIL ACTION
NO. 24-CI-00383

COMMERCIAL BANK,
PLAINTIFF,
VS.
COMMISSIONER’S SALE
RODNEY D. STURGILL, II
and his wife,
KACIE LILAN MILLS;
RTLF-KY, LLC
and
HARLAN COUNTY,
KENTUCKY,
DEFENDANTS.

By virtue of an ORDER AMENDING SALE DATE entered on April 15, 2025 and JUDGMENT AND ORDER OF SALE of the Harlan Circuit Court, rendered on April 10, 2025 in the above cause for the principal sum of \$162,352.12 (one hundred sixty two thousand three hundred fifty two dollars and twelve cents), together with accrued interest at the interest rate of \$24.5139 per day, until paid in full, plus attorney’s fees, Court cost and other costs expended, and expenses of sale, I shall proceed to offer for sale at the front door of the old Courthouse in Harlan, Kentucky, to the highest and best bidder at Public Auction on Tuesday, MAY 27, 2025 at the hour of 1:00 p.m. or thereabouts, upon the terms of cash on the date of sale or 10% down and the remainder on a credit of 30 days, and I will take from the purchaser a bond, with good and sufficient surety, for the purchase price, payable to myself, with interest at the rate of 6% per annum from date of sale, said bond to have the force and effect of a judgment, and I shall retain a lien upon the property so sold for further security on the payment of the purchase price, and any purchaser may pay off his bond at any time before maturity, with interest accrued up to the date of payment, on the real estate located in Harlan County, Kentucky, which is more particularly described as follows:

Property Address:
65 Kenneth Lane
Baxter, KY 40806
Harlan PVA Map
068-40-00-160.00

In as much as the Court has found that the said real property is indivisible and cannot be divided without materially impairing its value, it will be sold as a whole. The purchaser shall be responsible for payment of all real property taxes assessed for the year of 2025. For the purchase price, the purchaser, with approved surety or securities, must execute bond, bearing legal interest from day of sale until paid, having the force and effect of a judgment. Bidders will be prepared to comply with these terms.

This the 24th day of April, 2025.

HON. KELLIE D. WILSON
MASTER COMMISSIONER
HARLAN CIRCUIT COURT

TCN 5/14/25 - 2 of 3

COMMONWEALTH OF KENTUCKY
26TH JUDICIAL CIRCUIT
HARLAN CIRCUIT COURT CIVIL ACTION
NO. 24-CI-00228

ANGELA SOUTHERN,
PLAINTIFF
VS.
COMMISSIONER’S SALE
BILLY JAC SOUTHERN;
ROBIN G. SOUTHERN;
COMMONWEALTH OF KENTUCKY,
COUNTY OF HARLAN;
and
RTLF-KY, LLC,
DEFENDANTS.

By virtue of an ORDER AMENDING SALE DATE rendered on April 15, 2025 and FINAL JUDGMENT AND ORDER OF SALE of the Harlan Circuit Court, rendered on April 10, 2025 in the above cause for the principal sum of \$7,650.64 (seven thousand six hundred fifty dollars and sixty four cents), together with accrued interest at the interest rate of 12% per annum from March 30, 2023, until paid in full, plus attorney’s fees in the amount of \$2,643.75, Court cost and other costs expended in the amount of \$777.82, for a total of \$12,831.86 (twelve thousand eight hundred thirty one dollars and eighty six cents), I shall proceed to offer for sale at the front door of the old Courthouse in Harlan, Kentucky, to the highest and best bidder at Public Auction on Tuesday, MAY 27, 2025 at the hour of 1:00 p.m. or thereabouts, upon the terms of cash on the date of sale or 10% down and the remainder on a credit of 30 days, and I will take from the purchaser a bond, with good and sufficient surety, for the purchase price, payable to myself, with interest at the rate of 6% per annum from date of sale, said bond to have the force and effect of a judgment, and I shall retain a lien upon the property so sold for further security on the payment of the purchase price, and any purchaser may pay off his bond at any time before maturity, with interest accrued up to the date of payment, on the real estate located in Harlan County, Kentucky, which is more particularly described as follows:

Property Address:
29 Gap Branch
Lynch, KY 40855
Map No.
228-20-06-012.00

In as much as the Court has found that the said real property is indivisible and cannot be divided without materially impairing its value, it will be sold as a whole. The purchaser shall be responsible for payment of all real property taxes assessed for the year of 2025. For the purchase price, the purchaser, with approved surety or securities, must execute bond, bearing legal interest from day of sale until paid, having the force and effect of a judgment. Bidders will be prepared to comply with these terms.

This the 24th day of April, 2025.

HON. KELLIE D. WILSON
MASTER COMMISSIONER
HARLAN CIRCUIT COURT

TCN 5/14/25 - 2 of 3

COMMONWEALTH OF KENTUCKY
26TH JUDICIAL CIRCUIT
HARLAN CIRCUIT COURT CIVIL ACTION
NO. 24-CI-00376

KENTUCKY HOUSING CORPORATION,

PLAINTIFF
VS.
COMMISSIONER’S SALE

LISA A. SKIDMORE
and COY BLEDSOE,
DEFENDANTS.

By virtue of an IN REM JUDGMENT and ORDER OF SALE, of the Harlan Circuit Court, rendered on April 14, 2025 and ORDER AMENDING SALE DATE, entered on April 15, 2025, in the above cause for the principal sum of \$27,904.90 (twenty seven thousand nine hundred four dollars and ninety cents), plus interest at the rate of 5.25% per annum from October 1, 2023 until paid, including attorney’s fees, court and other costs expended, and expenses of sale, I shall proceed to offer for sale at the front door of the old Courthouse in Harlan, Kentucky, to the highest and best bidder at Public Auction on Tuesday, MAY 27, 2025 at the hour of 1:00 p.m. or thereabouts, upon the terms of cash on the date of sale or 10% down and the remainder on a credit of 30 days, and I will take from the purchaser a bond, with good and sufficient surety, for the purchase price, payable to myself, with interest at the rate of 5.25% per annum from date of sale, said bond to have the force and effect of a judgment, and I shall retain a lien upon the property so sold for further security on the payment of the purchase price, and any purchaser may pay off his bond at any time before maturity, with interest accrued up to the date of payment, on the real estate located in Harlan County, Kentucky, which is more particularly described as follows:

Location:
318 TURNER HILL
HARLAN, KY 40831
Ky Map
ID: 145-40-00-002.00

In as much as the Court has found that the said real property is indivisible and cannot be divided without materially impairing its value, it will be sold as a whole. For the purchase price, the purchaser, with approved surety or securities, must execute bond, bearing legal interest from day of sale until paid, having the force and effect of a judgment. Bidders will be prepared to comply with these terms.

This the 24th day of April, 2025.

HON. KELLIE D. WILSON
MASTER COMMISSIONER
HARLAN CIRCUIT COURT

TCN 5/14/25 - 2 of 3

COMMONWEALTH OF KENTUCKY
26TH JUDICIAL CIRCUIT
HARLAN CIRCUIT COURT
CIVIL ACTION
NO. 17-CI-00145

MTAG AS CUSTODIAN FOR MGD-KY, LLC,
PLAINTIFF,
VS.
COMMISSIONER’S SALE

BOBBY DEAN KOGER;
UNKNOWN SPOUSE OF BOBBY DEAN KOGER;
UNKNOWN OCCUPANT OF PREMISES;
UNKNOWN SPOUSE OF DAWSON KOGER;
APPALACHIAN REGIONAL HEALTHCARE, INC.

D/B/A ARH HARLAN HOSPITAL;
COMMUNITY TRUST BANK;
APEX FUNDS SERVICES CUSTODIAN FOR CERES TAX RECEIVABLES, LLC;
COMMONWEALTH OF KENTUCKY-HARLAN COUNTY;
And RTLF-KY, DEFENDANTS.

By virtue of an AMENDED AND SUPPLEMENTAL JUDGMENT AND ORDER OF SALE of the Harlan Circuit Court, rendered on April 24, 2025, in the above cause for the principal sum of \$3,290.84 (three thousand two hundred ninety dollars and eighty four cents), together with accrued interest at the interest rate of 12% on the actual purchase price of the certificate of delinquency, until paid in full, including attorney’s fees, court and other costs expended, and expenses of sale, I shall proceed to offer for sale at the front door of the old Courthouse in Harlan, Kentucky, to the highest and best bidder at Public Auction on Tuesday, JUNE 3, 2025 at the hour of 1:00 p.m. or thereabouts, upon the terms of cash on the date of sale or 10% down and the remainder on a credit of 30 days, and I will take from the purchaser a bond, with good and sufficient surety, for the purchase price, payable to myself, with interest at the rate of 12% per annum from date of sale, said bond to have the force and effect of a judgment, and I shall retain a lien upon the property so sold for further security on the payment of the purchase price, and any purchaser may pay off his bond at any time before maturity, with interest accrued up to the date of payment, on the real estate located in Harlan County, Kentucky, which is more particularly described as follows:

Location:
1320 Fairview Hill
Cumberland, KY 40823
Ky Map ID:
206-10-00-020.00

In as much as the Court has found that the said real property is indivisible and cannot be divided without materially impairing its value, it will be sold as a whole. For the purchase price, the purchaser, with approved surety or securities, must execute bond, bearing legal interest from day of sale until paid, having the force and effect of a judgment. Bidders will be prepared to comply with these terms.

This the 8th day of May, 2025.

HON. KELLIE D. WILSON
MASTER COMMISSIONER
HARLAN CIRCUIT COURT

TCN 5/14/25 - 1 of 3

AUTHORIZING RESOLUTION # 20250327
Benham City Council

Adoption of a resolution of the Benham City Council authorizing the completion and filing of a Government Resources Accelerating Needed Transformation (GRANT) Program of 2024 project application for up to \$53, 408 in GRANT Program of 2024 funds with the Cabinet for Economic Development (“CED”); authorizing and directing the Mayor of the Benham City Council

to execute any documents which are deemed necessary by CED to carry out this project; and authorizing the Authorized Representative to act as the authorized correspondent for this project; permitting review and execution of all agreements and request of all disbursements related to the GRANT Program of 2024.

WHEREAS the Entity desires to promote and carry out community development efforts on behalf of the residents of Benham, Ky, by supporting the GRANT Program of 2024 project; and

WHEREAS the Entity is submitting or has submitted an application for the following federal grant program, United States Department of Agriculture (USDA) with the intent to access federal grant resources that are in the public interest and for a public purpose may seek funding assistance in preparing and/or completing applications for federal resources.

WHEREAS it recognizes that the GRANT Program of 2024 monies available to the Entity for the purposes stated herein, pursuant to KRS 147A.150 to 147A.166, impose certain obligations and responsibilities upon the Entity and will require among other things:

(1) Approval of a satisfactory application submitted to CED for approval;

(2) Proper registration to do business within the Commonwealth; and

(3) Other obligations of the Entity in connection with receiving the GRANT Program of 2024 monies for the purposes stated herein.

NOW, THEREFORE, be it resolved this 27 day of March 2025, by the Benham City Council:

That a GRANT Program of 2024 Application on behalf of the Entity for GRANT Program of 2024 monies up to \$53,408 for a USDA-RD Police Vehicle Grant shall be submitted to CED.

The Entity shall provide such additional information and furnish such documentation as may be required, and the Authorized Representative shall act as the authorized correspondent for this Project.

Resolved this 27 day of March 2025.

Motion by Chad Morgan and seconded by George Massey with members present voting in favor.

TCN - 05/14/25

CITY OF LYNCH
Ordinance #01242013-B

AN ORDINANCE ADOPTING AND IMPOSING A NEW LICENSE FEE ORDDINANCE UPON INSURANCE COMPANIES FOR THE PRIVELEGE OF ENGAGING IN THE BUSINESS OF INSURANCE WITHIN THE CORPORATE LIMITS OF THE CITY OF LYNCH FOR CALENDER YEAR THEREAFTER ON A CALENDAR YEAR BASIS: ESTABLISHING INSURANCE COMPANY LICENSE FEE RATES AS 8% (PERCENT) OF THE FIRST YEAR PREMIUM FOR INSURANCE AND 8% (PERCENT) OF THE PREMIUMS FOR ALL OTHER TYPES OF INSURANCE ACTUALLY COLLECTED DURING THE CALENDAR YEAR 2025 AND THEREAFTER: UNTIL AMMENDED. ESTABLISHING AN

EFFECTIVE DATE OF JULY 1 AND A DELINQUENCY DATE THIRTY (30) DAYS AFTER THE END OF EACH QUARTER; ESTABLISHING PENALTY INTEREST CHARGE AT THE TAX INTEREST RATE DEFINDED BY STATUE AND REQUIRING INSURANCE COMPANIES SUBJECT TO THE LICENSE FEE TO ANNUAL COLLECTION INFORMATION.

NOW THEREFORE BE IT ORDAINED BY THE CITY OF LYNCH, KENTUCKY,

SECTION ONE: There is hereby imposed on each Insurance company a license fee for the privilege of engaging in the business of insurance within the corporate limits of Lynch for the calendar year 2025 and thereafter on a calendar year basis.

SECTION TWO: The license fee imposed upon each insurance company which issues life insurance policies on the lives of the persons residing within the corporate limits of Lynch, Kentucky shall be 8 % (percent) of the first year’s premium actually collected within each calendar quarter by reason of the issuance of such policies.

SECTION THREE: The license fee imposed upon each insurance company which issues any insurance policy which is not a life insurance policy shall be 8% (percent) of the premiums actually collected within each quarter of the year by reason of issuance of such policies on risks located within the corporate limits of the City of Lynch, Kentucky on those classes of businesses which such company is authorized to transact, less all premiums returned to policy holders; however any license fee or tax imposed shall not include premium receipts shall not include premiums received for insuring employers against liability for personal injuries to their employees or death caused thereby, under the provisions of the worker compensation act and shall not include premiums received on policies of group health insurance provided for employees under KRS •18A. 228(2) and 18A.228.

SECTION FOUR: All license fees imposed by this ordinance shall be due no later than thirty (30) days after the end of each calendar quarter. License fees which are not paid by on or before the due date shall incur interest at the tax interest rate as defined in KRS 131.010(6)-

SECTION FIVE: Every insurance company subject to the license fee imposed by this ordinance shall annually by March 31 furnish the City of Lynch with a written breakdown of all collections in the preceding calendar year for the following categories of insurance: (A) Casualty (B) Automobile (C) inland Marine (D) Fire and allied perils (E) Health and, (F) Life.

SECTION SIX: The City Clerk is hereby directed to transmit a copy of this ordinance and any amendments thereto; to the Commissioner of Insurance, Commonwealth of 1<Kentucky.

SECTION SEVEN. This ordinance shall become effective after approval by council and publication as required by law.

AmendedApril 8th, 2025

TCN - 05/14/25