

COURT NEWS

ROWAN DISTRICT  
Hon. Don Blair  
6/16/2025

Blevins, Daphanie, ARR. 1. Assault, 2nd degree. NG, PH 6/23 @ 11.  
Burris, Martin E, ARR. 1. Assault 4th degree domestic violence 2. Alcohol intoxication in a public place-1st & 2nd 3. Disorderly conduct, 2nd degree. NG, PC 6/23 @ 10.  
Cochrane, David J, ARR. 1. Alcohol intoxication in a public place-1st & 2nd 2. Terroristic threatening, 3rd degree. NG, PC 6/23 @ 10.  
Manning, Levon, ARR. 1. Violation of Kentucky E.P.O./D.V.O. NG, PC 6/23 @ 10.  
Mansfield, Ralden, ARR. 1. Public intoxication controlled subs (excludes alc). NG, PC 6/23 @ 10.  
Tackett, Teresa, OH. Pass to 6/18 @ 9.  
Barry, Brian Alan, ARR. 1. Careless driving. 6 month court ordered diversion, NVL.  
Bevis, Matthew Willis, ARR. 1. Oper mv u/inf/ alc-1st. GP.  
Bauer, Luke Joseph,

ARR. 1. Failure to or im-proper signal, NG, PC 7/21 @ 10 2. Failure to produce insurance card, dism 3. Oper mv u/inf/ alc .08-1st.  
Blevin, Jonathan, CFA. 1. No tail lamps 2. No/ex-pired registration plates 3. No/expired Kentucky reg-istration receipt 4. Impro-p-er display of registration plates 5. Failure to produce insurance card 6. Failure of owner to maintain re-quired insurance/security 1st. Def FTA, ISS DN.  
Carroll, Bobbie, ARR. 1. Criminal possession of forged instrument-3rd de-gree. GP, 12 months pls 2 yrs, NVL.  
Crain, Andy, ARR. 1. Reckless driving 2. Oper mv u/inf/ alc .08-1st. TEP 6/23 @ 9.  
Damron, Kimberly, REV. Cont'd 9/15 @ 9.  
Donathan, Toby L, ARR. 1. Motorboats to be reg-istered and numbered, dism 2. No approved fire extin-guisher, dism.  
Fraley, Vernie Lee, ARR. 1. Speeding 5MPH over limit, GP.  
Gay, Harry L, ARR. 1. Failure to yield right of way to pedestrians, 12 month

court ordered diversion, NVL 2. Failure to produce insurance card, dism.  
Grieves, Robert, ARR. 1. Alcohol intoxication in a public place-1st & 2nd, GP. /Hemphill, Richard A, ARR. 1. Public intoxica-tion. NG, PC @ 10.  
Hill, Brandon, ARR. 1. No/expired registration plates 2. No/expired Ken-tucky registration receipt 3. No ins 1st. Def FTA, ISS DN.  
Holmes, Colby Jay, ARR. 1. Speeding MPH over lim-it. Def FTA, ISS DN.  
Justice, Wilson, ARR. 1. Rough fish, open season and creel limits. GP.  
Mason, Gregory, ARR. 1. TBUT or disp shoplifting, GP.  
Pelfry, Wesley, ARR. 1. Violation of Kentucky E.P.O./D.V.O., NG, PC @ 10.  
Powell, Krystina Jo, ARR. 1. Disregarding traf-fic control device, traffic light, GP 2. Failure to use child restraint device in ve-hicle, GP.  
Quinn, Shelley D, ARR. 1. License to be in posses-sion 2. Failure to or im-

proper signal 3. Failure to produce insurance card 4. DUI 2nd. NG, PC @ 10.  
Sheehan, David A, ARR. 1. Disregarding traffic con-trol device, traffic light. GP.  
Smedly, Steve, ARR. 1. Operating on suspended/ revoked operators license. Cont'd 7/28 @ 9.  
Smith, Cody Ray, ARR. 1. Speeding 10MPH over limit, GP 2. Failure of non owner operator to main-tain req insurance, 1st, GP 3. Failure to produce insurance card, merge w/2 4. Owner to notify clerk of residence/name change, update license w/correct address, 6 month court or-dered diversion, NVL.  
Snedegar, Ted, ARR. 1. No tail lamps 2. No ins 2nd. Def FTA, ISS DN.  
Stanfill, Darin S, ARR. 1. No/expired registration plates 2. No/expired Ken-tucky registration receipt 3. No ins 1st. Def FTA, ISS DN.  
Triplett, Jennifer N, ARR. 1. Speeding 5MPH over limit, GP 2. No opera-tors/moped license, GP 3. Failure to produce insur-ance card, dism.

Watson, April, ARR. 1. Public intoxication con-trolled subs (excludes alc) 2. Poss cont sub, 1st degree, 1st off (methamphetamine) 3. Poss of marijuana 4. Drug paraphernalia-buy/ possess. NG, PH 7/28 @ 11.  
Manning, Levon, ARR. 1. Violation of Kentucky E.P.O./D.V.O. NG, PC 6/23 @ 10.  
Jennings, Courtney D, ARR. 1. Assault, 2nd de-gree. NG, PH 6/23 @ 10.  
Goldy, Brandon, PTC. 1. Fraudulent use of credit card 2. Theft of prop mis-laid or deliver by mistake. Cont'd 7/14 @ 10.  
Grigsby, Emily R, PTC. 1. Reckless driving, merge w/2 2. Oper mv u/inf/ alc .08-1st, GP.  
Martin, Brittany, PTC. 1. Reckless driving, merge w/3 2. Disregarding traffic control device, traffic light, merge w/3 3. Oper mv u/ inf/ subst-1st, GP.  
Russell, Jacob Berlin, PTC. 1. Oper mv u/inf/ alc .08-1st 2. Improper start from parked position 3. Ve-hicle a nuisance, noisy etc 4. Failure to or improper signal 5. Reckless driving. Final PC 8/25 @ 10am, JT

9/11 @ 1:30.  
Smith, Jackie, PTC. 1. Assault 4th degree minor injury. GP.  
Staton, Gregory Phillip, PTC. 1. Reckless driving, merge w/4 2. Failure to or improper signal, merge w/4 3. Possess open alcoh-ol beverage container in a motor vehicle, merge w/4 4. Oper mv u/inf/ alc .08-1st, GP.  
Carpenter, Cody Allan, PH. 1. Alcohol intoxication in a public place-1st & 2nd, merge w/4 2. Disorderly conduct, 1st degree, merge w/4 3. Resisting arrest, w/4 4. Assault 4th, GP 5. Men-acing, merge w/4. Sentenc-ing 6/23 @ 10.  
Grzymala, Roland Da-vid, PTC. 1. Driving on DUI suspended license-1st offense. GP. PRH 1. Alco-hol intoxication in a public place-1st & 2nd 2. Disor-derly conduct, 2nd degree 3. Resisting arrest.  
Wilburn, Brandon, PH. 1-2. TBUT or disp shoplift-ing \$1,000<\$10,000. Based upon the testimony and evidence, the court finds probable cause to bound to the 7/2/25 @ 9am grand jury.

Legislative Update

Representative Richard White

Majority of legislation passed in 2025 Regular Session set to take effect June 27

The Kentucky Constitution governs when new laws take effect. If a bill doesn't include an emergency clause, a special provision stating it takes effect immediately, it will take effect 90 days after the General Assembly adjourns for the year. Each legislative session has a final adjournment date, referred to as sine die. Since this year's session ended on March 29, a law with no emergency clause would take effect roughly 90 days later on June 27. If a bill has an emergency clause, it becomes law as soon as the governor signs it, making it effective immediately.

From reforms that support Kentucky families and businesses, to policies that strengthen education, public safety, and economic growth, the measures we passed in January, February and March reflect months of research, collaboration, discussion, and hard work by the General Assembly. This update provides an overview of some of the key bills that have taken effect, highlighting how they will benefit communities across the Commonwealth.

Cutting the State Income Tax on Working Kentuckians – HB 1 lowers the state's individual income tax to 3.5% as of January 2026, leaving approximately \$718 million in the pockets of Kentucky taxpayers in the first fiscal year of full implementation.

Ending Discrimination in Public Colleges and Universities – HB 4 prohibits wasteful and discriminatory diversity, equity, and inclusion (DEI) practices on the campuses of Kentucky's public universities.

Addressing Property Damage and Loss Caused by Squatters – HB 10 streamlines the process for law enforcement to remove squatters from private property while enhancing penalties for those who unlawfully damage real estate.

Strengthening Domestic Violence Laws – HB 38 makes violating a protective order three times in five years a class D felony.

Improving Emergency Response to Sexual Assault – HB 219 mandates that hospitals offering emergency services develop and provide training for emergency department staff on sexual assault emer-

gency response requirements, protocols, and resources.

Promoting Early Intervention to Ensure Long-Term Academic Success – HB 240 implements a universal reading proficiency screener for kindergarten and first grade students to be given within the final 14 instructional days of the school year. Students under the age of seven who do not reach reading benchmarks would remain in kindergarten or first grade for an additional year or until the local school determines the student has met criteria within the student's reading improvement plan.

Helping Military Healthcare Personnel Transition to Civilian Careers – HB 303 directs the Kentucky Community and Technical College System to develop pathways and programs to reduce the time needed to earn healthcare credentials for individuals who served in medical positions while in the military.

Protecting National Security – HB 315 prohibits any foreign entity from purchasing, leasing, or acquiring agricultural land in Kentucky if they are associated with a hostile foreign government identified by Title 22, section 126.1 of the Code of Federal Regulations and do not have a national security agreement with the Committee on For-

eign Investment.

Improving Efficiency in the Regulatory Process – HB 422 establishes administrative regulation filing and notification requirements; requires a centralized state government website to inform the public about new and amended administrative regulations; establishes procedures for the informational review of an administrative regulation by the Administrative Regulation Review Subcommittee or any other legislative committee; and sets out regulation deferral powers and requirements.

Ensuring Election Integrity – HB 684 strengthens the election process with changes that include clarification of candidate filing and reporting information; prohibiting a credit or debit card to be used as identification; allowing caregivers of those qualified to vote in-person absentee to do the same; requiring advance notification to school boards if a school will be used as a polling location, and eliminating a requirement that schools used as voting locations be closed on election day.

Banning the Use of Taxpayer Resources for Gender Transitions in Prison – SB 2 prohibits public resources from being used to fund cosmetic services or elective procedures like gender transitioning surgeries and hor-

mone therapies. The measure allows for eligible drug or hormone therapies to be tapered off if a health care provider documents that ending the treatment immediately would cause harm to the inmate.

Protecting Our Most Vulnerable from Sextortion – SB 73 establishes the crime of sexual extortion; requires posting of information and

resources available, and mandates school district superintendents to notify students in 4th grade and above, as well as parents and guardians of all students, of the crime of sexual extortion.

These are only a handful of the bills we approved this session. If you would like to receive a full list with summaries, please email me.

INVITATION TO BID

The City of Morehead invites bids from qualified landscapers for landscaping design, commercial hanging plants, mulch-decorative rock, monthly maintenance and fertilization for plants and landscaping in the Downtown Morehead area.

Bids are to be submitted by materials and labor necessary as set forth in the bid specifications.

All questions about this Invitation for Bids and/or bid specifications may be obtained from Helen Smith, City Clerk at hsmith@morehead-ky.gov or 606-784-8505, 314 Bridge Street, Morehead KY 40351.

You may submit bids to: Morehead City Hall/Administrative Building, ATTN: City Clerk, Helen Smith, 314 Bridge Street, Morehead KY 40351. **Bid envelopes shall be clearly marked "Landscaping Downtown Morehead Area".**

Bidding will open **Monday, July 7, 2025 at 9:00 AM EST.** All bids must be received by City Hall no later than **Monday, July 14, 2025 at 9:00AM EST.** Bids will be opened and read aloud at that time in the Conference Meeting Room of City Hall. **Late bids will not be accepted.**

No bidder may withdraw a bid within forty-five (45) days after the actual date of the opening thereof. The successful bidder must have a city occupational license and must be able to furnish copies of certificates of insurance evidencing general liability, auto liability and workers compensation. The City of Morehead is an Equal Opportunity Provider and Employer.

*The City of Morehead reserves the right to award or reject bids in part or in whole and on any basis it deems in the best interest of the City.*

The bids are being solicited pursuant to KRS 424.260, KRS 424.140, KRS 424.130 and City of Morehead Municipal Order 12:2023.

*Published in the Rowan County News on 06.26.25*

COMMONWEALTH OF KENTUCKY  
21st JUDICIAL DISTRICT  
ROWAN CIRCUIT COURT  
DIVISION I

File No. 25-CI-90097

FREEDOM MORTGAGE CORPORATION

PLAINTIFF

VS:

NOTICE OF COMMISSIONER'S SALE

JUAN GUZMAN, ET AL

DEFENDANT

\*\*\*\*

By virtue of a Judgment and Order of Sale entered in the Rowan Circuit Court on JUNE 20, 2025, to raise the sum of \$410,863.17, plus interest, fees and costs, I will expose for sale to the highest and best bidder, at the Rowan County Judicial Center, 700 West Main Street, Morehead, Kentucky, 40351, on Wednesday, July 9, 2025, at the hour of 10:00 a.m., the following property:

A tract of land commonly known as 160 Hickory Drive, Morehead, Kentucky, a bring being Lot No. 8 of the Hickory Pointe Subdivision as shown on a plat in Plat Cabinet 1, Slide 451, of the Rowan County Records, and being the same land conveyed to Juan Guzman, et ux, by deed dated November 24, 2021, and recorded in Deed Book 282, Page 293, of the Rowan County Records.

Terms of the sale are as follows: (A) At the time of sale, the successful bidder shall either pay cash or make a deposit of 10% of the purchase price with the balance on credit for thirty (30) days. In the event the successful bidder elects to credit the balance, he shall post bond with acceptable surety for the unpaid purchase price bearing interest at the judgment rate from the date of the sale. The surety may be an individual who owns real estate in Kentucky who must be present at the sale, or an alternative type of surety. Alternative types of acceptable surety may be obtained by an email request to budsalyer4@gmail.com. A lien shall be retained by the Commissioner as security for the purchase price; (B) The purchaser shall assume and pay all taxes and assessments for the current fiscal year. (C) All other delinquent taxes and assessments for previous years shall be paid from the sale proceeds if properly claimed in writing and filed of record by the purchaser within ten (10) days from the date of sale; (D) If a successful bid is less than two-thirds of the appraised value, the defendant shall retain a right of redemption for six months from the date of sale; the purchaser shall receive an immediate writ of possession and a deed containing a lien in favor of the defendant reflecting the defendant's right of redemption. KRS 426.530; (E) The property shall otherwise be sold free and clear of any right, title and interest of all parties to the action and of their liens and encumbrances thereon, excepting easements and restrictions of record in the Rowan County Clerk's Office, and such right of redemption as may exist in favor of the United States of America or the Defendant(s); (F) For more particulars, reference is made to the records of the Rowan Circuit Clerk; (G) Bidders are advised to obtain a title examination; (H) Exceptions must be filed not later than ten (10) days following the filing of the Commissioner's Report of Sale; (I) Risk of loss for the subject property shall pass to the purchaser on the date of sale, and possession of the premises shall pass to the purchaser upon payment of the purchase price and delivery of deed; (J) Announcements made at the time of sale take precedence over any statement contained herein; (K) Purchaser is responsible for the current year's taxes.

Anyone wishing to be added to a mailing list of future sales should send a request to budsalyer4@gmail.com.

B. R. Salyer  
Rowan County Master Commissioner  
210 Big Brushy Road  
Morehead, KY, 40351  
606-776-0119  
budsalyer4@gmail.com

*Published in the Rowan County News on 6/26 & 7/3 of 2025*

COMMONWEALTH OF KENTUCKY  
21st JUDICIAL DISTRICT  
ROWAN CIRCUIT COURT  
DIVISION II

File No. 18-CI-90075

CARRINGTON MORTGAGE SERVICES

PLAINTIFF

VS:

NOTICE OF COMMISSIONER'S SALE

TIMMY ADAMS

DEFENDANT

\*\*\*\*

By virtue of a Judgment and Order of Sale entered in the Rowan Circuit Court on June 16, 2025, to raise the sum of \$99,322.32, plus interest, fees and costs, I will expose for sale to the highest and best bidder, at Rowan County Judicial Center, 700 West Main Street, Morehead, Kentucky, 40351, on Wednesday, July 2, 2025, at the hour of 10:00 a.m., the following described property:

A tract of land commonly known as 1035 Pleasant Valley, Morehead, KY 40351, bearing the PVA Parcel No. 063-00 00 001.27, and being the same land conveyed to Timmy Adams, et ux, by deed dated April 6, 2006, and recorded in Deed Book 229, Page 129, of the Rowan County Records, to include a 2005 Clayton manufactured home, Serial No CAP071912TNABC #TEN639863 and TEN639864.

Terms of the sale are as follows: (A) At the time of sale, the successful bidder shall either pay cash or make a deposit of 10% of the purchase price with the balance on credit for thirty (30) days. In the event the successful bidder elects to credit the balance, he shall post bond with acceptable surety for the unpaid purchase price bearing interest at the judgment rate from the date of the sale. The surety may be a person who owns real estate in Kentucky who must be present at the sale, or an alternative type of surety. Alternative types of acceptable surety may be obtained by an email request to budsalyer4@gmail.com. A lien shall be retained by the Commissioner as security for the purchase price; (B) The purchaser shall assume and pay all taxes and assessments for the current fiscal year. (C) All other delinquent taxes and assessments for previous years shall be paid from the sale proceeds if properly claimed in writing and filed of record by the purchaser within ten (10) days from the date of sale; (D) If a successful bid is less than two-thirds of the appraised value, the defendant shall retain a right of redemption for six months from the date of sale; the purchaser shall receive an immediate writ of possession and a deed containing a lien in favor of the defendant reflecting the defendant's right of redemption. KRS 426.530; (E) The property shall otherwise be sold free and clear of any right, title and interest of all parties to the action and of their liens and encumbrances thereon, excepting easements and restrictions of record in the Rowan County Clerk's Office, and such right of redemption as may exist in favor of the United States of America or the Defendant(s); (F) For more particulars, reference is made to the records of the Rowan Circuit Clerk; (G) Bidders are advised to obtain a title examination; (H) Exceptions must be filed not later than ten (10) days following the filing of the Commissioner's Report of Sale; (I) Risk of loss for the subject property shall pass to the purchaser on the date of sale, and possession of the premises shall pass to the purchaser upon payment of the purchase price and delivery of deed; (J) Announcements made at the time of sale take precedence over any statement contained herein; (K) Purchaser is responsible for the current year's taxes.

Anyone wanting to be added to a mailing list of future sales should send a request to budsalyer4@gmail.com.

B. R. Salyer  
Rowan County Master Commissioner  
210 Big Brushy Road  
Morehead, KY, 40351  
606-776-0119  
budsalyer4@gmail.com

*Published in the Rowan County News on 06.19 & 06.26 of 2025*

ABSOLUTE AUCTION

SATURDAY JUNE 28TH @ 10:00 AM

TWO TURN KEY BUSINESSES  
IN OWINGSVILLE

Offered Separately and Combined



**TRACT #1: Service Center at 63 Suddith Street**  
Three Bay Block Structure with Office, Restroom and Utility Room. Heated with Two Gas Wall Heaters. Concrete and Gravel Parking Lot. City Amenities. Complete with 2 Car Lifts, Air Compressor, Tire Changer & Balancer. All Situated on a Corner Lot With Approximately 183' of Frontage Along Suddith Street.



**TRACT #2: Parts House at 101 Water Street**  
Block Structure Has Three Entrances, One is Overhead Door At The Loading Area. Has an Office, Utility Room and Restroom. Lots of Display and Storage Area. Also, Large Room Currently Used For Hydraulic Hose Repair. Metal Roof Approximately 5 Years Old. Gas Wall Radiant Heat and Free Standing AC Unit. Lot Has Approximately 83' Of Frontage Along Water Street And 142' Deep.  
Parts House Sells With Inventory: A Partial List Includes: Brake Rotors, Pads, Lines And Fittings, Ball Joints, Tie Rod Ends, Inner Tubes, Patches and Plugs, Oil, Oil Filters, Air Filters, Welding Supplies, Lights, Wiring Supplies, Paint, Wrenches, Sockets, Nuts, Bolts, Clutch Kits, Hydraulic Hose Machine, Fittings And Hose, All Shelving, Computer System and Too Much More To List.  
Business Has Recently Been Affiliated with The *AUTO VALUE* Brand and Their Company Rep is Eager to Meet with the New Owner.

- SELLERS -  
David and Peggy Jackson

TERMS: SELLING AS-IS, WHERE-IS. No Contingencies! No Buyers Premium! 10% Down Payment Day of Auction. Balance On Or Before 30 Days. Possession at the Close of Escrow. 2025 Property Taxes Paid By The Buyer.

ANNOUNCEMENTS DAY OF SALE TAKE PRECEDENCE OVER ANY PREVIOUS ADVERTISEMENTS.

Sale Conducted By:

LISA ROGERS REALTY

Lisa Rogers  
Principal Broker

1261 West Highway 60  
Owingsville, KY 40360  
(606) 674-2599

Bobby Rogers - Principal Auctioneer  
L.W. Patton - Auctioneer  
Vernon Stamper - Auctioneer