

HARRISON COUNTY CIRCUIT COURT RECORDS

Items published in court news are public record. Juvenile court cases are not published. Crime reports are provided by local law enforcement agencies. Charges or accusations reported to The Democrat do not imply guilt. Cases being heard in circuit court by the Hon. William J. Verax, IV on June 2 were Commonwealth versus:

- Anthony Robert Annis, 1977, pretrial conference. Convicted felon in possession of a firearm and persistent felony offender (first degree). Guilty plea entered to both. Cancel jury trial. Order drug court assessment. Sentencing July 7.

- Anthony Robert Annis, 1977, pretrial conference. A guilty plea was entered on the first count, possession of a controlled substance (first degree, first offense, methamphetamine). The following were dismissed: possession of drug paraphernalia, rear license not illuminated and no/expired registration plates. Cancel jury trial. Order drug court assessment. Sentencing July 7.

- Anthony Bonell Banks, 1971, review of two cases. - William Banks, 1991, review. Bench warrant to be issued.

- Michael Jamal Barnes Jr., 1995, pretrial conference. Aggravated trafficking in a controlled substance (TICS) (28 or more grams fentanyl), TICS (second offense,

carfentanil or fentanyl derivatives), TICS (first degree, second or subsequent offense, four or more grams cocaine) and persistent felony offender (first degree).

- Michael Jamal Barnes Jr., 1995, pretrial conference. TICS (second offense, carfentanil or fentanyl derivatives), trafficking in marijuana (less than eight ounces, second or subsequent offense) and persistent felony offender (first degree).

- Michael Jamal Barnes Jr., 1995, pretrial conference. Retaliating against participant in legal process, terroristic threatening (third degree) and persistent felony offender (first degree).

- Brandon Scott Bryan, 1990, review. Paid in full. - Tommy Burton, Jr., 1961, preliminary hearing. Probation violation (for technical violation).

- Charolette Chambers, 1964, status hearing. Convicted felon in possession of a handgun and persistent felony offender (second degree). Guilty plea entered to both counts. Sentence imposed 15 years.

- Charolette Chambers, 1964, status hearing. Enhancement TICS (first degree, first offense, two or more grams methamphetamine), enhancement TICS (first offense, carfentanil or fentanyl derivatives) enhancement TICS (first offense, 10 or more dosage

units, drug unspecified), TICS (third degree, first offense, more than 120 dosage units, drug unspecified), enhancement TICS (third degree, first offense, less than 20 dosage units, drug unspecified), enhancement trafficking in marijuana (first offense, less than eight ounces), enhancement drug paraphernalia-buy/possess and persistent felony offender (second degree). Guilty plea entered to all except the charge of persistent felony offender, which was dismissed. Sentence imposed 15 years.

- Jeanine, 1968, diversion completion. Extend diversion five years for payment of restitution.

- Elijah Jibril Hamler, 1992, status hearing. Aggravated TICS (28 or more grams fentanyl), Agg. TICS (10 or more grams carfentanil or fentanyl derivatives), TICS (second or subsequent offense, heroin), TICS (third degree, second or subsequent offense, less than 20 dosage units, drug unspecified), importing fentanyl, carfentanil or fentanyl derivatives), importing heroin and persistent felony offender

(first degree).

- Tara Jade Harmon, 1985, preliminary hearing. Two cases of probation violation (for technical violation).

- Lisa Ann Hayes, 1969, status hearing. Theft by unlawful taking (\$1,000 but less than \$10,000). Guilty plea entered.

- Stephen Hicks, 1986, expungement response review. Denied until payment of costs and fines.

- Starla Reynolds Hill, 1959, disposition hearing. Probation violation (for technical violation). Impose sentence five years.

- Richard Kirk Jones, 1961, pretrial conference. Custodial interference and obstructing governmental operations.

- Morgan Ashley Korb, 2002, status hearing. TICS (second offense, carfentanil or fentanyl derivatives), TICS (first degree, second or subsequent offense, two or more grams methamphetamine), public intoxication (controlled substance, excludes alcohol) and persistent felony offender (second degree).

- Zachariah David Thomas Maresco, 1999, diversion completion. Dismiss-

diverted.

- Kayla Sargent McCoy, 1989, preliminary hearing. Probation violation (for technical violation).

- Kevin McCoy, 1982, disposition hearing. Two counts probation violation (for technical violation).

- Bradley McFarland, 1980, review. Sexual abuse (victim under 12 years of age), distribution of obscene material to minor (first offense), possession of matter portraying sex performance by a minor, and two counts sexual abuse (first degree).

- Timothy Clay Mitchell Jr., 1985, preliminary hearing. Probation violation (for technical violation).

- Shrika Lashay Reed, 1993, sentencing. Assault (third degree, police/probation officer identified), resisting arrest and criminal mischief (first degree). One year probated to three years.

- Timothy Ray Roark Jr.,

2006, disposition hearing. Probation violation (for technical violation). Remain on probation on condition of completion of longterm inpatient treatment. Released directly to treatment.

- James Joseph Scherder, 1984, sentencing. Possession of a controlled substance (first degree, first offense, methamphetamine) and drug paraphernalia-buy/possess. Impose sentence one year.

- Shawn C. Sears, 2005, status hearing. Fleeing or evading police (first degree, motor vehicle), reckless driving, operating a vehicle with expired operator's license and speeding 26 m.p.h. over.

- Cody Christian Stanley, 1990, status hearing. Theft by failure to make require disposition of property (\$1,000 but less than \$10,000). Transport order to be issued when we have his location.



LEGAL NOTICE

MASTER COMMISSIONER'S SALE

The Master Commissioner of the Harrison Circuit Court will sell at public auction to the highest and best bidder(s) at the Harrison County Justice Center, in Cynthiana, Kentucky, on Friday, June 26, 2026, at 10:00 a.m., the following properties listed below:

1. Pursuant to a Judgment and Order of Sale entered by the Harrison Circuit Court on November 12, 2025, in Civil Action No. 24-CI-00027 styled **Wells Fargo Bank, National Association, not in its individual or banking capacity, but solely as Trustee on behalf of the Lake Country Mortgage Loan Trust 2006-HE1, Plaintiff, vs. Unknown Heirs/Devises/Legatees/Beneficiaries of Donald Jackson (Deceased), Harrison County, City of Cynthiana, Kentucky, Donald Jackson, Jr., Erin Dan aka Erin Conners aka Erin Jackson, Kevin Jackson, Newrez LLC d/b/a Shellpoint Mortgage Servicing successor by merger to New Residential Investment Corp. fka Ditech Financial LLC SBM to Green Tree Servicing LLC fka Conseqo Finance Servicing Corp fka Green Tree Financial Servicing Corporation, United States of America Internal Revenue Service, Unknown Heirs/Devises/Legatees/Beneficiaries of Donna Jean Hiten Gonzales (Deceased), Unknown Spouse of Donald Jackson, Unknown Spouse of Donald Jackson, Jr., Unknown Spouse of Donna Jean Hiten Gonzales (Deceased) and Unknown Spouse of Kevin Jackson, Defendants: 103 Fourth St., Cynthiana, KY 41031**

Parcel ID# 089-3007-005-00-000
See Deed Book 227, Page 623.

The property is being sold to produce a sum sufficient to satisfy the judgments and liens as follows: (a) The costs of this action, including the Master Commissioner's fee, appraiser's fee and advertising costs; (b) Judgment for Wells Fargo Bank, National Association, not in its individual or banking capacity, but solely as Trustee on behalf of the Lake Country Mortgage Loan Trust 2006-HE1, Plaintiff, in the amount of \$22,508.97 from July 1, 2023, interest in the amount of \$5,781.43 as of September 24, 2025 with interest accruing at the rate of 10.75% per annum from September 24, 2025 until paid, (c) Real estate taxes, plus interest and penalties, if any, for taxes assessed for the year 2025 and previous years. (d) Plaintiff Court costs and attorney fees. Attorney for Plaintiff: Hon. Amy E. Gardner

2. Pursuant to a Judgment and Order of Sale entered by the Harrison Circuit Court on May 21, 2026, in Civil Action No. 25-CI-00292 styled **Planet Home Lending, LLC, Plaintiff, vs. Cheryl Burden and United States of America acting by and through its Agency The Department of Housing and Urban Development, Defendants: 3915 Salem Pike, Cynthiana, KY 41031**

Parcel ID# 138-0000-014-00-000
See Deed Book 384, Page 824.

The property is being sold to produce a sum sufficient to satisfy the judgments and liens as follows: (a) The costs of this action, including the Master Commissioner's fee, appraiser's fee and advertising costs; (b) Judgment for Planet Home Lending, LLC, Plaintiff, in the amount of \$309,771.52 plus interest at the rate of 7.125% per annum from December 4, 2025 until paid, (c) Real estate taxes, plus interest and penalties, if any, for taxes assessed for the year 2025 and previous years. (d) Plaintiff Court costs and attorney fees. Attorney for Plaintiff: Hon. Crystal L. Saresky

Terms of Sale:

All properties shall be sold upon the following terms and conditions unless otherwise noted: (1) The property shall be sold free and clear of all liens and claims of the parties to this action; (2) The purchaser shall be required to pay the sum of 10% of the purchase price in cash, certified funds or by other immediately verifiable collectable medium of exchange acceptable to the Commissioner, on the day of sale to apply on the purchase price; (3) The balance of the purchase price shall be due and payable within thirty (30) days after the day of sale; (4) The purchaser shall be required to execute a bond with good and sufficient surety thereon as approved by the Commissioner to secure the unpaid portion of the purchase price, the bond to bear interest at the rate the judgment bears, from the day of sale until paid, the bond to have the same force and effect as a judgment and shall remain a lien on the property as additional security until the purchase price is paid in full; (5) The purchaser shall have the privilege of paying all or any part of the purchase price or paying the bond before maturity by paying the balance of the principal together with all accrued interest thereon until the date of payment; (6) The purchaser shall obtain possession of the property upon confirmation of the sale by the Court and payment of the purchase price in full; (7) All ad valorem taxes on the property for calendar year 2026 and all subsequent years shall be assumed and paid by the purchaser. All real property taxes due and owing to Harrison County or the City of Cynthiana or City of Berry, if applicable, for 2025 and prior years will be paid from the proceeds of sale. (8) The property shall be sold subject to any assessment for public improvements levied against the property and subject to all rules and regulations enforced by the Cynthiana-Harrison County-Berry Joint Planning and Zoning Commission, all applicable health and safety regulations, all restrictions and easements thereon appearing of record in the Harrison County Court Clerk's Office, governmental laws and regulations affecting the property, and shall be subject to any unrecorded easements, discrepancies or conflicts in boundary lines, shortage in area and encroachments, if any there be, which an accurate and complete survey or an inspection of the property would disclose; (9) The purchaser shall bear the risk of loss on the improvements on the property and the risk of loss shall pass to the purchaser as of the day and time of sale; (10) The property shall be sold with any improvements thereon "as is"; and (11) The property shall be sold subject to such right of redemption as may exist in favor of the United States of America pursuant to 28 USC Section 2410, and the right of redemption of the Defendants, if applicable, and any rights or requirements imposed by Civil Rule 4.11, if applicable.

All bidders will be prepared to comply with these terms.

Hon. John Lair
Master Commissioner
Harrison Circuit Court



LEGAL NOTICE

Project:
New Phased Harrison County High School Phase 2 Cynthiana, KY

Owner:
Harrison County Board of Education
308 Webster Avenue
Cynthiana, KY 41031

Bid Date:
Trace Creek Construction, Inc. will receive bids for the New Phased Harrison County High School Phase 2 project on **Thursday June 25, 2026 by 2:00 PM ET for the Re-Bid of Bid Package #05 Aluminum Entrances, Storefronts, Curtain Walls and Glazing.** Bid opening will be held at the Harrison County Board of Education located at 308 Webster Avenue, Cynthiana, KY 41031. If a bidder wishes to mail a bid, it should be mailed to the Harrison County Board of Education, 308 Webster Avenue, Cynthiana, KY 41031 to the attention of Trace Creek Construction, Inc. Mailed bids must be received prior to the above-mentioned time and date. All bids received prior to the closing time will be publicly opened and read aloud. Late bids shall not be acknowledged and will be returned unopened to the contractor. The bids shall be guaranteed for a period of sixty days and no bid may be withdrawn prior to the sixty-day period. There will be no pre-bid meeting

Form of Proposal:
The official form of proposal is included within Volume One (1) of the official specification manual. The forms supplied within the specification manual shall be completely filled out and submitted within a sealed envelope. The form of proposal shall be copied from the specification manual. The exterior of the sealed envelope shall contain the following information:

Bid submitted by:
(Insert name of contractor)

Bid Guarantee:
Sealed Bid for the Project:
New Phased Harrison County High School Phase 2 Cynthiana, KY
Bid Package #

Bid Guarantee
A 5% bid bond or certified check equal to 5% of the bid, including all alternates, is required to be submitted with the official form of proposal.

Each Individual Bid Package Contractor shall furnish a Performance and Payment bond equal to one hundred percent (100%) of their contract sum plus the total amount of Direct Purchase Orders from issuance of the notice to proceed until receipt of certificate of substantial completion.

Kentucky State Sales Tax:
The Owner intends to purchase major materials for the project through purchase orders managed by the Construction Manager, which are also referred to as Direct Purchase Orders. Materials must be \$5,000 or greater in value in order to be listed and considered as Direct Purchase Order item. All material cost(s) intended to be used as an Owner Direct Purchase Order shall be included in the bid amount excluding tax. Any material purchased by the contractor and paid for by the contractor shall have sales tax paid for by the contractor. Any unused amounts included within a purchase shall be retained by the Harrison County Board of Education.

METHOD OF BIDDING:
Bids will be received from Individual Trade Package Contractors on a Lump Sum Bid Basis for the Individual Trade Bid Package as described herein. All phases of the work described and outlined within the Individual Trade Bid Packages will be completed by the successful Individual Trade Bid Package Contractor. Bids shall be submitted in the manner herein described and on the official proposal form included with the general conditions and specifications and shall be subject to all the conditions as set forth and described in the Bid Documents.

METHOD OF AWARD:
Award shall be issued on the lowest responsive bid by a responsible bidder meeting all requirements of this solicitation and as required by the specifications.

PROJECT CONTACTS:
The following shall be the official contact list for the project. All communication and clarification concerning the bidding documents shall be forwarded through the contacts listed below. All correspondence and questions shall be copied to the Construction Managers and the Architects office by email:

Construction Manager:
Trace Creek Construction, Inc.
Travis Curry, Senior Project Manager
Office: (606) 796-3867
Cell: (606) 202-0413
Email: tcurry@tracreek.net

Architect:
Summit Architects + Engineers
Sean Mathews
Office: (859) 264-9860
Cell: (859) 948-4670
Email: smathews@summit-ae.com

Bidding Documents:
Bidding Documents will be on file and available for review at the following locations:
1. Architect: 3205 Summit Square Place, Lexington, KY 40509
2. CM: 127 Market Street Vanceburg Kentucky 41179
3. Lynn Imaging: 328 E. Vine Street, Lexington, KY 40508 will be in charge of plan distribution. Plan purchase charges will be listed on the Lynn Imaging distribution website, [https:// www.lynnimaging.com/Documents](https://www.lynnimaging.com/Documents) will be available for pickup/delivery after receipt of the specified payment by Lynn Imaging.

BID WITHDRAWAL:
No bidder may withdraw his bid for a period of sixty (60) days after the date set for the opening of bids. Clerical errors and omissions in the computation of the lump sum bid shall not be cause for withdrawal of bid without forfeiture of bid bond. Bids may be withdrawn in person only, prior to the closing date for receipt of bids.

Individual Trade Bid Packages Listing:
The following Individual Bid Packages will be accepted:

BID PACKAGE 05 Aluminum Entrances, Storefronts, Curtain Walls and Glazing

Trace Creek Construction, Inc. reserves the right to accept and/or reject any bid deemed to be in the best interest of Trace Creek Construction, Inc. in accordance with the laws of the Commonwealth of Kentucky.



LEGAL NOTICE

SECTION 00100 ADVERTISEMENT FOR BIDS

City of Cynthiana
141 E Pike St
Cynthiana, Kentucky 41031

Sealed Bids for the construction of **Water Treatment Plant GAC Facility** consisting of a new GAC facility and all related appurtenances as shown on the DRAWINGS and described in the SPECIFICATIONS will be received by City of Cynthiana Office at 141 E Pike St, Cynthiana, Kentucky 41031 until **10:00 a.m. (EDT) Wednesday, July 1, 2026**, and then at said office publicly opened and read aloud. (Note: This project was originally scheduled for bid opening on June 17, 2026. The deadline for submission of bids and opening of bids has been extended to July 1, 2026 at 10 a.m. Any bidder who has submitted a bid prior to the original June 17, 2026 deadline may, but is not required, to withdraw their original bid and submit a new bid by July 1, 2026 at 10 a.m.)

Bids will be received for a single prime Contract. Bids shall be on a lump sum price basis as indicated in the Bid Form.

The Contract Documents may be examined at the following locations:

KENTUCKY ENGINEERING GROUP, PLLC., 101 High Street, Versailles, Kentucky 40383
Phone: 859.251.4127

CITY OF CYNTHIANA, 141 E Pike St, Cynthiana, Kentucky 41031
Phone: 859.234.7150

Issuing office for the Bidding Documents is: **LYNN IMAGING - 328 Old Vine Street, Lexington, KY 40507, Phone: 859-255-1021**. Website: www.lynnimaging.com. Printed copies or electronic download (as portable document format PDF files) of the Contract Documents may be obtained upon receipt of a non-refundable amount of \$500.00.

All bids must be made on required Bid Form and must be fully completed and executed with original signatures and corporate seals. All bidders must be listed as plan holder by the plan distributor.

This project may be partially or entirely funded by the Kentucky Infrastructure Agency State Revolving Fund Loan.

Bidders must comply with President's Executive Orders No. 11246 and No. 11375 and any amendments or supplements to those Executive Orders. Attention of bidders is particularly called to the requirements as to conditions of employment to be observed under the contract, Section 3, Segregated Facility, Section 109 and E.O. 11246.

Bidders must certify they do not and will not maintain or provide for their employees any facilities that are segregated or based on race, color, creed or national origin. Bidders must comply with 41 CFR 60-4 in regard to affirmative action and to insure equal opportunity to females and minorities, and all that are applicable. Minorities and small businesses are encouraged to submit bids on this project.

Bidders must comply with Title VI of the Civil Rights Act of 1964 Anti-Kickback Act, and the Contract Work Hours Standard Act.

The procurement and performance of this contract are subject to the requirements of the Davis-Bacon Act.

Successful Bidder shall make positive efforts to use small, minority, women owned and disadvantaged businesses.

BUILD AMERICA BUY AMERICA REQUIREMENTS - The contractor acknowledges to and for the benefit of the **City of Cynthiana** ("owner") and the **Kentucky Infrastructure Authority** (the "funding authority") that it understands the goods and services under this agreement are being funded with federal monies and have statutory requirements commonly known as "build America, buy America;" that requires all of the iron and steel, manufactured products, and construction materials used in the project to be produced in the united states ("build America, buy America requirements") including iron and steel, manufactured products, and construction materials provided by the contractor pursuant to this agreement. The contractor hereby represents and warrants to and for the benefit of the owner and funding authority (a) the contractor has reviewed and understands the build America, buy America requirements, (b) all of the iron and steel, manufactured products, and construction materials used in the project will be and/or have been produced in the united states in a manner that complies with the build America, buy America requirements, unless a waiver of the requirements is approved, and (c) the contractor will provide any further verified information, certification or assurance of compliance with this paragraph, or information necessary to support a waiver of the build America, buy America requirements, as may be requested by the owner or the funding authority. Notwithstanding any other provision of this agreement, any failure to comply with this paragraph by the contractor shall permit the owner or funding authority to recover as damages against the contractor any loss, expense, or cost (including without limitation attorney's fees) incurred by the owner or funding authority resulting from any such failure (including without limitation any impairment or loss of funding, whether in whole or in part, from the funding authority or any damages owed to the funding authority by the owner). If the contractor has no direct contractual privity with the funding authority, as a lender or awardee to the owner for the funding of its project, the owner and the contractor agree that the funding authority is a third-party beneficiary and neither this paragraph (nor any other provision of this agreement necessary to give this paragraph force or effect) shall be amended or waived without the prior written consent of the funding authority.

The City of Cynthiana, Kentucky, reserves the right to waive any bidding informalities and to reject any or all bids, for any reason. The right is reserved by the Owner, in the exercise of its sole judgment to reject any or all Bids, and to re-advertise and award the Contract in the regular manner or to waive any informalities, irregularities, mistakes, errors, or omissions in any Bid received and to accept any Bid deemed to be responsive to this invitation and favorable to interests of the Owner.

The sealed bid for this project shall be clearly marked on the outside of the envelope: "Sealed Bid for **Water Treatment Plant GAC Facility**" for the City of Cynthiana. The bid may be mailed to: City of Cynthiana at 141 E Pike St, Cynthiana, Kentucky 41031. A certified check or Bid Bond payable to City of Cynthiana in the amount of five (5) percent of the Bid shall accompany the Bid.

The contract award will be made in writing to the lowest responsive and responsible bidder.

Isaac Dailey, Mayor
City of Cynthiana, Kentucky

Date: June 2026