

01 PUBLIC NOTICES

Commonwealth of Kentucky
Menifee Circuit Court
Division II
Action No. 26-CI-90025
PENNYMAC LOAN SERVICES, LLC
PETITIONER

vs: Notice of Commissioner's Sale
JASMINE WAGGONER
OWINGSVILLE BANKING COMPANY RESPONDENT

By virtue of a Judgment and Order of Sale entered in Menifee Circuit Court on May 15, 2026, to raise the sum of \$108,479.68, 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, June 10, 2026, at the hour of 11:00 a.m., the following described property:
Property Address: 5843 Hawkins Branch Road, Frenchburg, KY 40322
Tax ID No.: 11-12
ALL THAT TRACT OR PARCEL OF LAND situated in the County of Menifee, State of Kentucky, to wit: TRACT NO. 1
A boundary of land in Menifee County, Kentucky, on the waters of Hawkins Branch of Slate Creek, near crest of Fagan Hill, to-wit: BEGINNING at a common corner to the property line of Lowell Raney at the east right of way line of Rt. #713 (Hawkins Branch Indian

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Creek Road); thence a general east course with the Raney property line to a set stone in the property line of Steve Pitts; thence a southeast course with the Steve Pitts property line to Spaws Creek-Hatton Ridge County Road; thence south with the right of way line of said County Road, a distance of 224 feet to a (marked) white oak tree, a corner to other lands of Grantors (Brown); thence a general west-course with other property of Brown to a set stone just south of gas well, corner to other lands of grantee (Maultrice Conway); thence north with Conway property line to northeast corner of Conway tract; thence west with Conway line to corner of Conway and Ramey; thence south with Conway property line to-a (marked) walnut tree; a corner to other lands of grantors Brown; thence west with Brown's line to right of way of Route #713; thence northeast course with highway right of way line to the beginning point, corner to Ramey, containing five (5) acres more or less.
TRACT NO. II:
One acre of land on our farm near Fagan P.O. known as Sam Gross place. BEGINNING at a white oak; thence south 70 yds. to a stake on hill above house seat; thence west 70 yds. to stake on hill: thence north 70-yds. to stake near road; thence east 70 yds. to beginning. BEING the same premises which

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John Anthony Deim, a single man, conveyed to Jasmine Waggoner, a single woman, by Deed dated 01/31/2022 and recorded 02/16/2022 in Deed Book 129, Page 711 in the Department of Real Estate Office of Menifee County.
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 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.
Hon. Lincoln Caudill
Master Commissioner
Menifee Circuit Court
311 N. Wilson Ave.
Morehead, KY 40351
606-356-0705

COMMONWEALTH OF KENTUCKY

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MONTGOMERY CIRCUIT COURT
DIVISION II
ACTION NO. 25-CI-90288
Electronically Filed
PEOPLES EXCHANGE BANK, INC, PLAINTIFF
v.
MORGAN W. CULBERTSON, ET AL., DEFENDANTS
NOTICE OF COMMISSIONER'S SALE
By virtue of a Judgment and Order of Sale entered in Montgomery Circuit Court on May 7, 2026, to raise the sum of \$346,809.22, 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, June 13, 2026, at the hour of 12:00 p.m., the following described property:
Property Address: 3820 Spencer Road, Mt. Sterling KY 40353
PVA Map Number: 032-00-00-024.00
BEING THE SAME PROPERTY- Conveyed to Morgan W. Culbertson and Ashlea S. Culbertson, his wife, by a deed dated April 12, 2012, and of record in Deed Book 298, Page 832, in 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 (8.75%) 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 I
ACTION NO. 25-CI-90372
Electronically Filed
PENNYMAC LOAN SERVICES, LLC, PLAINTIFF
v.
JENNIFER LYNN FRALEY AKA JENNIFER L. FRALEY, ET AL., DEFENDANTS
NOTICE OF COMMISSIONER'S SALE

By virtue of a Judgment and Order of Sale entered in Montgomery Circuit Court on March 27, 2026, to raise the sum of \$78,314.77, 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, June 13, 2026, at the hour of 12:00 p.m., the following described property:
Property Address: 158 Greenhill Way, Mt. Sterling, KY 40353
PVA Map Number: 031-40-03-040.00
BEING THE SAME PROPERTY- Conveyed to Jennifer Lynn Fraley and Roy C. Fraley Jr., wife and husband, by Deed dated May 3, 2019, of record in Deed Book 328, Page 379, in the Office of the Clerk of Montgomery County, Ky.

CITY OF STANTON, KENTUCKY
ORDINANCE NO. 26-004
AN ORDINANCE REORGANIZING AND CONTINUING THE BOARD OF ZONING ADJUSTMENTS
WHEREAS, the City of Stanton, Kentucky, is authorized under Kentucky Revised Statutes Chapter 100 to establish and maintain a Board of zoning adjustments; and
WHEREAS, the Board of zoning adjustments for the City of Stanton was originally established in 1991; and
WHEREAS, the city desires to provide for the reorganizing and continuing of the Board of zoning adjustments to ensure clarity, consistency, and orderly administration under applicable law; and
WHEREAS, this Ordinance is intended to establish a clear and standardized structure for future appointments and operations of the Board;
NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF STANTON, KENTUCKY:

SECTION 1. ESTABLISHMENT AND CONTINUATION

Pursuant to Kentucky Revised Statutes Chapter 100, there is hereby reorganized and continued the Board of zoning adjustments for the City of Stanton, Kentucky, originally established in 1991.

SECTION 2. MEMBERSHIP

The Board of zoning adjustments shall consist of five (5) members, appointed in accordance with applicable law and City appointment procedures.

SECTION 3. TERMS OF OFFICE

A. The initial staggered terms of the Board shall be as follows:
• One (1) member shall serve a term of one (1) year
• One (1) member shall serve a term of two (2) years
• Two (2) members shall serve a term of three (3) years
• One (1) member shall serve a term of four (4) years
• All terms shall terminate on December 31st at the end of the appointed term.

SECTION 4. VACANCIES

Any vacancy shall be filled for the remainder of the unexpired term in the same manner as the original appointment.

SECTION 5. POWERS AND DUTIES

The Board of zoning adjustments shall exercise all powers and duties authorized under Kentucky Revised Statutes Chapter 100 and applicable local zoning regulations, including hearing appeals, variances, and other matters properly before it.

SECTION 6. COMPENSATION

Each member of the Board of zoning adjustments shall receive compensation in the amount of One Hundred Dollars (\$100.00) per month for service on the Board, provided the member attends all duly called meetings of the Board during that month. Compensation shall be payable monthly upon approval and processing in accordance with the City's regular financial procedures.

SECTION 7. EFFECTIVE DATE

This Ordinance shall take effect upon passage, approval, and publication as required by law.
Enacted this the 20 day of May, 2026.

Willie Means, Mayor
City of Stanton
Attest: Treasa Koontz, Clerk
City of Stanton

First Reading: 5/14/2026
Second Reading: 5/20/2026
Signed by Mayor: 5/21/2026
Published: 5/28/26

City of Stanton, Kentucky
Ordinance No. 26-011
Amendment of Ordinance 26-004 Section 3

An Ordinance Levying a Restaurant Tax Pursuant to KRS 91A.400 Effective January 11 2017

WHEREAS, the City of Stanton desires to fund marketing and development of tourism and related activity within and around the City of Stanton; and
WHEREAS, KRS 91A.400 provides that a city such as Stanton may levy a restaurant tax not to exceed 3% of the retail sales of all restaurants doing business in the city limits of the municipality; and
WHEREAS, the City of Stanton is in the process of creating a City of Stanton Tourism and Convention Commission per KRS 91A.350 and otherwise; and
WHEREAS, the City of Stanton believes the imposition of a restaurant tax pursuant to KRS 91A.400 in order to fund the aforementioned City of Stanton Tourism and Convention Commission to be prudent and in the best interests of the City of Stanton and the residents thereof;

BE IT ORDAINED BY THE CITY OF STANTON, KENTUCKY AS FOLLOWS:
Section 1. For the purposes of this Ordinance the following definitions shall apply unless the context clearly indicates or requires a different meaning:

(a) "Restaurant" shall be defined as any fixed or mobile commercial establishment that engages in the preparation and serving of ready-to-eat foods in portions to the consumer, including, but not limited to: grills; service stations; grocery stores; restaurants; coffee shops; cafeterias; short order cafes; sandwich shops; roadside stands; street vendors; delicatessens; or similar places in which food is prepared for sale for consumption on the premises or elsewhere. It does not include schools, food vending machines or establishments serving beverages only in single service or original containers. Temporary food stands and street concessions operated by non-profit organizations are exempt from this tax. Any clarification of the applicability of this ordinance shall be referred to the City Council of the City of Stanton for a legal interpretation or final decision.
(b) "Commission" shall be defined as the City of Stanton Tourism and Convention Commission.

Section 2. Pursuant to KRS 91A.400, there is hereby levied upon the retail sales of all food and beverages by restaurants in the municipal limits of Stanton, Kentucky, a tax of three percent, (3%), of the gross amount of such sales; which shall be passed on to the customer or ultimate consumer.

Section 3. On or before the twentieth day of each calendar month, each restaurant operator, (to include any person, group, partnership, company, corporation, or similar legal entity doing business as a restaurant or similar business as described above in the definitions section), located inside the city limits of Stanton, Kentucky shall report to the (Treasurer of the City of Stanton (Tourism and Convention Commission), on forms provided by the (Commission) City, the gross sales of that restaurant from food and beverages for the preceding calendar month, and calculate the tax due for that month by computing three percent, (3%) of its gross sales from food and beverages, and the operator shall remit with the form the tax due to the Commission. All payments due under this ordinance shall be remitted by the business owner to the (City of Stanton Tourism and Convention Commission.) City of Stanton and City of Stanton shall remit the funds to the Stanton Tourism Commission.

Section 4. Any tax imposed by this ordinance which shall remain unpaid when it becomes due, as set forth herein, shall have added to it a penalty of ten percent (10%), of the unpaid balance. Interest in the amount of twelve percent per annum shall also be applied on any tax imposed by this ordinance which is unpaid when timely due per this ordinance. Said rate of interest, (12% per annum), shall also be applied to the penalty assessed on the unpaid balance. In the event the Commission or the City of Stanton is required to file suit or take other civil legal action to collect the sums due pursuant to this Ordinance, the entity filing said litigation, (whether it be either the City of Stanton or the Commission), shall be entitled to recover its costs and reasonable attorney fees actually incurred.

Section 5. A lien is hereby granted unto the City of Stanton upon all property, real and personal of any restaurant facility, to secure the unpaid tax receipts due from that restaurant, which lien shall be perfected by filing a notice of the estimated amount due and a statement of lien in the office of the Powell County Court Clerk, describing the property on which the lien is asserted. The costs of preparing and filing said lien with the County Clerk's Office by the Commission shall be added to the amount due.

Section 6. The City of Stanton Tourism and Convention Commission shall only expend the money collected under this ordinance within the specific guidelines of KRS 91A.350.

Section 7. The tax imposed herein by this Ordinance shall be in addition to other general taxes and the occupational or business licenses payable to the City of Stanton.

Section 8. The City of Stanton and the City of Stanton Tourism and Convention Commission, (individually or jointly), shall be entitled to injunctive relief in the Powell Circuit Court, both temporary and permanent, against any person or entity that fails to pay the tax imposed by this ordinance, ordering said person or entity to stop doing business and close to the public for a judgment revoking any business license held by such person or entity

Section 9. No present or former employee of the Commission or any other person connected with the Commission shall divulge any information acquired by him of the affairs of any person, or information regarding tax schedules, returns or reports required to be filed with the Commission, or any information produced by a hearing or investigation, insofar as the information may have to do with the affairs of the person's business. The prohibition does not extend to information required in prosecutions for making false reports or any other infraction of this ordinance, nor does it extend to any matter, which is in any way made a matter of public record, nor does it preclude furnishing any taxpayer or her properly authorized agent with information respecting his own report. Further, this prohibition does not preclude the Commission or any employee of the Commission from testifying in any court, or from introducing as evidence returns or reports filed with the Commission, in an action for violation of state or federal laws.

Section 10. Every restaurant, as defined in this ordinance, shall keep such records, receipts, invoices, and other pertinent papers in such form as the Commission may require, for not less than five (5) years from the making of such records unless the Commission in writing authorizes their destruction at an earlier date. The Commission may have access to all of the above records to the extent necessary to determine proper compliance with this ordinance.

Section 11. Any person who violates this ordinance shall be deemed to have committed a violation and shall be fined not less than twenty dollars, (\$20.00) and not more than fifty dollars, (\$50.00), for each offense. Each day the tax is past due shall constitute a separate offense.

Section 12. The tax provided for in this Ordinance and enacted by the City of Stanton per KRS 91A.400 is levied and shall commence on the first day of January 2017. The first report and remittance pursuant to this Ordinance shall be due on February 20, 2017.

Section 13. The provisions of this Ordinance are severable. Should one or more provision be found to be invalid, said invalidity shall not affect the validity or enforcement of the other portions of the Ordinance.

Section 14. This Ordinance shall take effect following passage and upon publication.

Enacted this the 20 of May, 2026
Willie Means, Mayor
City of Stanton
Attest: Treasa Koontz, City Clerk
City of Stanton

First Reading: 5/14/2026
Second Reading: 5/20/2026
Signed by Mayor: 5/21/2026
Published: 5/28/26

ORDINANCE NO. 2026-05
FIRST READING 4/21/2026
SECOND READING 5/19/2026
AN ORDINANCE AMENDING ORDINANCE 166-90

"AN ORDINANCE RELATING TO THE FINANCE AND COST OF ACQUISITION, CONSTRUCTION, OPERATION, AND MAINTENANCE OF FACILITIES USEFUL IN THE ATTRACTION AND PROMOTION OF TOURISTS AND CONVENTION BUSINESS IN THE CITY OF MT. STERLING, KENTUCKY"
WHEREAS, The City Council has experienced the need for continued funding for the promotion of recreational, convention, and tourist activity within the City of Mt. Sterling; and
WHEREAS, The City Council has created Ordinances to establish Commissions for both Tourism and Parks and Recreation for the promotion of these activities within the City of Mt. Sterling; and
WHEREAS, KRS 91A.400 authorizes the imposition, by authorized city legislative bodies (of eligible cities listed on the registry maintained by the Department for Local Government, of which Mt. Sterling is listed,) of a levy of a restaurant tax not to exceed three percent (3%) of the retail sales by all restaurants doing business in the city.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF MOUNT STERLING, KENTUCKY THAT ORDINANCE NO. 166-90 IS AMENDED AS FOLLOWS:
Amendments to Ordinance are listed below and will be replaced in the Code of Ordinances.

SECTION 1: For the purpose of the operation of the Mt. Sterling-Montgomery County Recreation & Tourism Commission and Parks and Recreation Commission to finance the cost of acquisition, construction, operation and maintenance on of facilities useful in the attraction and promotion of tourist and convention business, including the city/county park system, there is hereby imposed and levied a special tax of 2% 3% of the gross retail sales of the restaurants doing business within the city.
SECTION 2: On or after July 1, 1990 January 1, 2027, every person, company, corporation or other like, or similar persons, groups or organizations doing business as restaurants located in the city shall pay quarterly to the City Treasurer a tax of 2% 3% of the gross retail sales, which is defined to mean gross sales excluding state sales tax, collected by them during the preceding quarter. Such tax shall be due and payable to the City thirty (30) days after the last day of each quarter, together with a return on a form furnished or obtained from the City Clerk, setting forth an aggregate amount of gross sales charged and collected during the period to which tax applies, together with such other pertinent information as the City may require. Restaurants will begin collecting the tax of 3% on gross retail sales of food and drinks (both alcoholic and non alcoholic) on July 1, 1990 January 1, 2027 and make the first payment before October 31, 1990 May 4, 2027.

SECTION 3: As used in this Ordinance, restaurant means any fixed permanent or mobile commercial establishment that engages in the preparation and serving of ready-to-eat foods in portions to the consumer, including, but not limited to: restaurants; coffee shops; cafeterias; convenience stores; gas or refueling stations, catering businesses; cocktail lounges or bars; delicatessens; diners; dining rooms (hotel and motel); short order cafes; luncheonettes; grilles; tea rooms; sandwich shops; soda fountains; roadside stands; street vendors; mobile food vendors; food trucks; or similar places in which food is prepared for sale for consumption on the premises or elsewhere. It does not include schools, senior citizen centers; short- or long-term rehab facilities, child or adult or disabled day care facilities, churches which are only serving to members or guests, non-profit fundraising activities, hospitals, stand-alone food vending machines which are not located on restaurant property, or establishments serving beverages only in single service or original containers.

SECTION 4: Temporary food stands, booths, street concessions, mobile food trucks or vendors, and similar type operations, whether operated by non-profit corporations or not, when food is prepared and sold for immediate consumption, are not exempt from this tax. The City Council may, by Resolution, exempt vendors at certain government sponsored events or festivals.

SECTION 5: Any tax imposed by this Ordinance which shall remain unpaid after it becomes due, as set forth therein, shall have added to it a penalty of 10%, together with interest at the rate of 12% against the total amount of tax overdue at any time. After Sixty (60) days, the amount of penalty shall be compounded each month.

SECTION 6: The tax imposed herein shall be in addition to other general taxes and fees as the Occupational Tax or business Permit (License) payable to the City of Mt. Sterling.

SECTION 7: It will be the responsibility of the taxpayer, or restaurant business license holder, owner or management team to maintain books, records, and papers in support of all amounts reported on the quarterly return. The City will be permitted to examine the books, records and papers of the taxpayer upon notification in writing of the taxpayer.

SECTION 8: Any person who shall purposefully refuse to file a return, pay the tax due, or who shall knowingly file a false or fraudulent return required herein, shall be guilty of a misdemeanor subject to a fine of not more than \$100 \$500 for each violation, imprisonment for not more than thirty (30) days, or both.

SECTION 9: The funds collected from this tax shall be maintained by the City Clerk-Treasurer in a special fund and disbursed to the Recreation and Tourism Commission in accordance with its annual budget. All such money shall be used solely for the purpose of promoting recreational, convention and tourist activity in the city as set out in KRS Section 91A.390, and shall not be used to provide a subsidy in any form to any hotel, motel or restaurant. Any money not expended by the Commission during any fiscal year will be used to make up part of the Commission's budget of the next fiscal year. The Tourism Commission may provide grants to non-profit entities for the funding of recreational, convention, and tourist activity. Those current entities which have been in receipt of previous funding are automatically qualified for consideration.

SECTION 10: The Mt. Sterling City Council forbids the Tourism Commission and the Parks and Recreation Commission to issue revenue bonds or to borrow money beyond the fiscal year without the express approval of the Mt. Sterling City Council. The fiscal year shall begin July 1 and terminate on June 30 following.
SECTION 11: This Ordinance shall take effect after its passage and upon publication, but not before January 1, 2027.
Any provision(s) in the City of Mt. Sterling Code of Ordinances specifically in conflict with any provision in this Ordinance is hereby deemed inoperative and repealed.
This Ordinance shall become effective upon passage and publication.
ATTEST: Jeanette C. Bertram, City Clerk

Al Botts, Mayor