

01 PUBLIC NOTICES

BID NOTICE
The Montgomery County Fiscal Court is accepting sealed bids for the following supplies for the County road department for FY 7-1-2026 thru 6-30-2027.
A. De-icing rock salt, approximately 1,600 ton.
For specifications, contact Mark Walters, County Road Supervisor at (859) 498-8750. Bids should be submitted by 6:00 p.m., June 16, 2026, to the County Judge Executive's office located in the Court-house Annex. The Fiscal Court reserves the right to reject any or all bids received.

BID NOTICE
The Montgomery County Fiscal Court is accepting sealed bids for the following supplies for the County Road Department for FY 7-1-2026 through 6-30-2027.
a. No. 2 diesel fuel and unleaded gasoline to be purchased by the Road Department. Price to include all applicable taxes and delivery charge to the Road Department. No. 2 diesel fuel and unleaded gasoline to be purchased through a card lock system by the Regional Jail and other County Departments approved by the Fiscal Court.
b. Crushed limestone, including quarry waste, #57 and #610 rejects, dense grade (DGA), #2 and channel line. Prices to include delivery to county road storage site and delivery to trucks at quarries.
c. Plant mixed asphalt (hot mix). In Place County and Picked Up.
For specifications, contact Mark Walters, County Road Supervisor at 859-498-8750. Bids must be submitted by 6:00 p.m., June 16, 2026 to the County Judge-Executive's office in the Courthouse Annex at 44 West Main Street, Mt. Sterling, KY 40353. The Fiscal Court reserves the right to refuse any/or all bids received.

Case: 02CH1:26-cv-00238-M Document #: 4
Filed: 05/12/2026
Page 1 of 1
IN THE CHANCERY COURT OF ALCORN COUNTY, MISSISSIPPI
CHAD KEGLEY PETITIONER
VS. CAUSE NO 26-cv-238-M
AMY LYNN SMITH RESPONDENT
RULE 4 SUMMONS
THE STATE OF MISSISSIPPI
TO: AMY LYNN SMITH
WHEREVER SHE MAY BE FOUND

NOTICE TO INTERESTED PARTY
THE COMPLAINT WHICH IS ATTACHED TO THIS SUMMONS IS IMPORTANT AND YOU MUST TAKE IMMEDIATE ACTION TO PROTECT YOUR RIGHTS.
You are required to mail or hand-deliver a copy of a written response to the Complaint to (Chad Kegley) the Petitioner, whose mailing and physical address is 9 County Road 683, Walnut, MS 38683. Your response must be mailed or delivered within the amount of time allowed under the Mississippi Rules of Civil Procedure, from the date of delivery of this Summons and Petition, or a judgment by default may be entered against you for the things demanded in the Petition.
You must also file the original of your response, with the Clerk of this Court, within the time prescribed by the Mississippi Rules of Civil Procedures.
Issued under my hand and the seal of said Court, this the 12th day of May, 2026.
CHANCERY COURT
CLERK
By: Keith Settlemires, D.C.
Chancery Court of Alcorn County
By B. Hunt P-C
Prepared by:
/s/Sarah Schnaithman, Esq.
Sarah Schnaithman, Esq.
RN COUNTY CORN
Attorney at Mississippi Accesostice Commission – First Chancery Court Legal Clinic
May 12, 2026 – Alcorn County MS Bar #106517
201 3rd Ave. North, Suite 11
Amory, MS 38821-3413
sarah@lawfirmubufetelegal.com
662-205-0069

NOTICE TO BIDDERS
Regular Cab 4x4 V8 Pickup Truck
The City of Stanton is soliciting sealed bids for the procurement of one (1) new regular cab 4x4 V8 pickup truck. All bids submitted must meet or exceed the minimum specifications established by the City and comply with all applicable federal, state, and local laws, regulations, and procurement requirements.
Minimum Specifications
• Two-door regular cab configuration
• 4x4 drivetrain
• V8 engine
• Standard bed length suitable for utility and service operations
• Tow package
• Heavy-duty suspension
• All-terrain tires
• Preferred white exterior for fleet uniformity
• Vinyl interior recommended for fleet uniformity
• Air Conditioning
Bid Submission Requirements
Bidders shall submit:
• A completed bid form with itemized pricing
• Warranty information
• Estimated delivery timeline
• Proof of compliance with all stated specifications
Any exceptions or deviations from the specifications must be clearly identified and fully justified within the bid submission.
Sealed bids must be received on Wednesday, June 10, 2026 at the office of the City of Stanton no later than 3:00 p.m. The City reserves the right to reject all bids, waive informalities, and accept the bid deemed to be in the best interest of the City. For more information, please call City of Stanton at (606) 663-6474.

Commonwealth of Kentucky
Menifee Circuit Court
Division II
Action No. 26-CI-90011
KAR TAX LIEN PORTFOLIO, LLC
PETITIONER
vs: Notice of Commissioner's Sale
HORACE R. ESKRIDGE, ET AL.
RESPONDENT

01 PUBLIC NOTICES

By virtue of a Judgment and Order of Sale entered in Menifee Circuit Court on May 15, 2026, to raise the sum of \$7,459.44, 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:
PIDN: 70-04
Property Address: 113 Heather Lane, Wellington, KY 40387
The One Half of Lot No. 9, in Morgan View Subdivision, described to-wit: BEGINNING at an iron pin corner to Lot No. 8 and edge of right-of-way of Heather Lane; thence along the right-of-way of Heather Lane South 27 deg. 26' 05" East 156.64 feet to an iron pin; thence in a southwesterly direction 225 feet to an iron pin in the line of Lots 5 and 9; thence along the line of Lot 5 and 9 North 43 deg. 15' 26" West 57.07 feet to an iron pin corner to Lots 8 and 9; thence along the line of Lots 8 and 9 North 40 deg. 05' 17" East 262.96 feet to the point of beginning.
Being the same real property conveyed to Horace R. Eskridge, by a deed recorded October 27, 2015 in Deed Book 115, Page 531 and recorded in the Menifee 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 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
Menifee Circuit Court
Division I
Action No. 26-CI-90010
ORCHARD TAX LIEN SERVICES, LLC, PLAINTIFF
vs: Notice of Commissioner's Sale
D U S T I N M O O R E ,
D E F E N D A N T S
UNKNOWN SPOUSE OF DUSTIN MOORE,
CITIZENS BANK OF KENTUCKY,
COUNTY OF MENIFEE, KENTUCKY

By virtue of a Judgment and Order of Sale entered in Menifee Circuit Court on May 28, 2026, to raise the sum of \$6,828.82, 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 24, 2026, at the hour of 11:00 a.m., the following described property:
Legal Description
PIDN: 70-08
Property Address: 86 Fast Lane Whispering Woods Rd., Wellington, KY 40387
Being Lot No. 13 of the Whispering Woods Subdivision in Menifee County which monuments thereon and for a more specific description of said lot, see Plat Book of record in Plat Book 1, Page 58.
Being the same real property conveyed to Dustin Moore, by a deed recorded November 29, 2017 in Deed Book 120, Page 30 and recorded in the Menifee 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 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/ Lincoln Caudill
Lincoln Caudill
Master Commissioner
Menifee Circuit Court

To whom it may concern - Sparks & Son Towing seeking payment or title for a 2011 Chevy Camaro, VIN #2G1FA1ED2B9117718, owner, Tamara A. Singer, 104 Overview Path, Apt. 10, Georgetown, KY 40324. Sparks & Son Towing, 2955 Hwy. 213 S., Jeffersonville, KY 40337. Phone 859-498-3483, 859-585-2454.

Commonwealth of Kentucky
Menifee Circuit Court
Division II
Action No. 26-CI-90017
CENTURION HOLDINGS, LLC
PETITIONER
vs: Notice of Commissioner's Sale
JEFF WINTERS, BARBARA WINTERS, ET AL.
RESPONDENT

By virtue of a Judgment and Order of Sale entered in Menifee Circuit Court on May 15, 2026, to raise the sum of \$3,992.06, 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:
All of that certain tract or parcel of land located in Menifee County, Kentucky, being more particularly

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described as follows:
Lot. No. 64, and Lot No. 65, Four Seasons Resort, Section 5, Menifee County, Kentucky, a plat of which is of record in Slide 162, Page 253, Menifee County Clerks Office, to which reference is hereby made for a more particular description and location of said lot. Being he same property conveyed by Lester Coatney and Agnes Coatney, husband and wife, and Ronald K. Coatney and Rita Coatney, husband and wife, to Jeff Winters and Barbara Winters by deed dated May 8, 2001 and recorded in Deed Book 99, Page 669, records of the Menifee County Clerk's Office.
Menifee County PVA Map No.: 71-07-02
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
Menifee Circuit Court
Division II
Action No. 26-CI-90005
ORCHARD TAX LIEN SERVICES, LLC, PLAINTIFF
vs: Notice of Commissioner's Sale
JAMES ROBERT GAUT, AS TRUSTEE OF
THE JAMES ROBERT GAUT AND BARBARA KAY GAUT REVOCABLE LIVING TRUST, ET AL.
DEFENDANTS

By virtue of a Judgment and Order of Sale entered in Menifee Circuit Court on May 15, 2026, to raise the sum of \$7,336.60, 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:
PIDN: 70-01A
Property Address: 75 Cedar Lane, Wellington, KY 40387
Lot. No. 19 of the Dillard Pierce Subdivision, in Menifee County, Kentucky, plat of record in Deed Book 40, Page 323, and Plat Book 1, Page 18, Menifee County Clerk's Office, and being a part of the property Charles E. Ingram et ux purchased from Thomas E. Youtsler, Single, by deed dated November 29, 1981, or record in Deed Book 51, Page 155, Menifee County Records.
Provided however, this conveyance made subject to the Dillard Pierce Subdivision Restrictions of record in the Menifee County Court Clerk's Office in Deed Book 40, Page 333 and 353.
Being the same real property conveyed to James Robert Gaut, as Trustee of the James Robert Gaut and Barbara Kay Gaut Revocable Living Trust, by a deed recorded February 22, 2007 in Deed Book 99, Page 440 and recorded in the Menifee 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 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

Request for Qualifications for Engineering Services
Red River Wastewater System Improvements

The Red River Wastewater Authority seeks to procure professional engineering services in connection with the Red River Wastewater System Improvements Project. All documents must be SEALED and MARKED ON THE OUTSIDE "REQUEST FOR QUALIFICATION RRWA SYSTEM IMPROVEMENTS PROJECT." Submittals in excess of 10 single-sided pages will not be considered. The Authority reserves the right to evaluate the responses submitted, to waive any informalities and irregularities therein, or to reject any or all submittals should it be deemed in the best interest of the Authority.
Engineering firms desiring to provide these services may request information from and should submit FOUR copies of their proposal to:
John Brewer, Chairman
P.O. Box 1960
200 River Road
Stanton, KY 40380
Electronic submission of Proposals will only be accepted at pelfre_d@bellsouth.net.
Statement of Qualifications must be received by 4:00 PM local time on JUNE 19th, 2026.
Questions concerning this RFQ should be addressed to Frank Carter, Superintendent at the Authority, or by calling (606) 663-0990; or Casey Cash, Infrastructure Development Coordinator at the Bluegrass Area Development District by calling (859) 460-6216 or emailing ccash@bgadd.org.

Commonwealth of Kentucky
Menifee Circuit Court
Division I
Action No. 26-CI-90026
LAKEVIEW LOAN SERVICING, LLC, PLAINTIFF
vs: Notice of Commissioner's Sale
BRITTANY G. MAYS AKA

01 PUBLIC NOTICES

DEFENDANTS
BRITTANY GAIL MAYS, ET AL.

By virtue of a Judgment and Order of Sale entered in Menifee Circuit Court on May 28, 2026, to raise the sum of \$62,309.72, 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 24, 2026, at the hour of 11:00 a.m., the following described property:
Property Address: 663 Blevins Road, Wellington, KY 40387
Tax ID No.: 66-25-03
Prior Instrument: Deed Book 124, Page 372
The following described real property with improvements thereon, situated in Menifee County, Kentucky, and more particularly described as follows, to-wit:
Beginning at a sourwood tree a common corner with the Margaret Blevins Adkins lot, and also joining the Shirley Lawson lands; thence commencing an easterly direction along with a fence line a distance of approximately 210 feet; thence commencing a northerly direction a distance of approximately 210 feet and continuing across the Blevins road to a steel pin; thence commencing a westerly direction a distance of approximately 210 feet to a stake corner; thence commencing a southerly direction and across the Blevins road; thence approximately 210 feet to the beginning point, a sourwood tree.
Grantees also convey to the grantee, heirs, successors and assigns, a perpetual right of way easement for purposes of ingress and egress to the above described lot on the Blevins Road and Drive-way leading to said lot.
Subject to any and all easements, restrictions, conditions, and legal highways of record and/or in existence.
Being the same property conveyed from Darrell Blevins and Gladys D. Blevins, husband and wife, to Brittany G. Mays, married by virtue of a deed dated July 15, 2010 and recorded July 20, 2010 at Deed Book 106, Page 73 of the Menifee County, Kentucky real estate records.
Then further conveyed from James Sampson Mays, single to Brittany Gail Mays, single by virtue of a deed dated January 24, 2020 and recorded January 24, 2020 at Deed Book 124, Page 372 of the Menifee County, Kentucky real estate records.
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/ Lincoln Caudill
Lincoln Caudill
Master Commissioner
Menifee Circuit Court

Commonwealth of Kentucky
Menifee Circuit Court
Division I
Action No. 26-CI-90006
ORCHARD TAX LIEN SERVICES, LLC, PLAINTIFF
vs: Notice of Commissioner's Sale
UNKNOWN HEIRS OF DAVID MARKWELL, ET AL, DEFENDANTS

By virtue of a Judgment and Order of Sale entered in Menifee Circuit Court on May 28, 2026, to raise the sum of \$7,535.04, 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 24, 2026, at the hour of 11:00 a.m., the following described property:
Legal Description
PIDN: 71-00-00-003.77
Property Address: ADAMS ACRES L-77, Wellington, KY 40387
Lot #77 Adams Acres Subdivision as shown on a survey and plat of said subdivision of record in Plat Box one (1), Page 81, Menifee County Clerk's Office, to which reference is made for a more particular description and location of said lot.
Being the same real property conveyed to Unknown Heirs, Devises, and/or Legatees of David Markwell, by a deed recorded October 15, 2015 in Deed Book 115, Page 483 and recorded in the Menifee 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 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/ Lincoln Caudill
Lincoln Caudill
Master Commissioner
Menifee Circuit Court

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,

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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. I
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 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 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
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.
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 (4.12500%) 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-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

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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-90342
Electronically Filed
FIVE FOUR LEAN, LLC, PLAINTIFF
v.
DWAYNE R. SMITH, ET AL., DEFENDANTS
NOTICE OF COMMISSIONER'S SALE
By virtue of a Judgment and Order of Sale entered in Montgomery Circuit Court on May 5, 2026, to raise the sum of \$9,255.82, 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: 604 Jacana Court, Mt. Sterling KY 40353
PVA Map Number: 024-60-02-111.00
BEING THE SAME PROPERTY- Conveyed to Dwayne R. Smith by Deed dated March 19, 2004, of record in Deed Book 260, Page 427, in the Office of the Montgomery County Clerk. Said property is subject to any and all valid easements and/or restrictions of record in said 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 (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. 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

PUBLIC HEARING NOTICE
CITY OF MOUNT STERLING
MOUNT STERLING FRONTIER HOUSING PROJECT

To all interested citizens of Mount Sterling, Kentucky:
The Kentucky Department of Local Government (DLG) is accepting application material under the 2026 Community Development Block Grant Housing Program. The city of Mount Sterling intends to apply for assistance to complete the Mount Sterling Frontier Housing Project. The City of Mount Sterling is partnering with Frontier Housing, Inc. to construct low-to-moderate-income persons housing on various lot throughout the city of Mount Sterling.
Mount Sterling will hold a public hearing on Tuesday, June 16th, 2026, at 2:00 PM at Mount Sterling City Hall located at 33 N Maysville Street, Mount Sterling, Kentucky 40353. The purpose of this hearing is to obtain views on housing and community development needs, review proposed activities, review the proposed application, and solicit public comments. Technical assistance is available to help groups representing low- and moderate-income persons in developing proposals.
The following information concerning the CDBG program is available for public inspection at Mount Sterling City Hall at 33 N Maysville Street, Mount Sterling, Kentucky 40353, during regular business hours:
A. Amount of funds available and range of activities that may be undertaken.
B. Estimated amounts of funds proposed to be used for activities benefiting persons of low and moderate income.
C. Plans for minimizing displacement of persons as a result of activities associated with CDBG funds and plans for providing assistance to those persons to be actually displaced as a result of CDBG-funded activities.
D. Records regarding the past use

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