



# NAB

FROM PAGE B1

improvement opportunities exist. While this court has certainly done some great things, it's the additional opportunities that fuel my desire to be Judge-Executive. For instance, I led a charge to revamp the nuisance ordinance process to help clean up Carroll County, but unfortunately, due to a failure to support the recommended changes we're no better off than we were in January 2023 ... I find that unacceptable. Additionally, I've advocated for improvements to roads — addressing slides and widening ... little to no progress.

While I know that government and non-government entities are different animals, I believe there's a lot of common ground. I present a resume with over 30 years of experience that I believe is highly relevant to county government. This combined with my term as a magistrate qualifies me to positively contribute to Carroll County's future.

## What is your approach to leadership and representation?

Ultimately the judge-executive is accountable to the county taxpayers, responsible for representing their concerns and considerations. That said, I believe that effective leadership is balancing that accountability with establishing and pursuing a vision (with a plan) for the county, a vision based on what lies ahead, not what's in the past. An effective leader works to help others realize that vision and commit to it. Let's face it, change is hard and most folks don't like it regardless of what they might say. But we've also got to face the fact that change is inevitable. If we don't embrace that fact, we regretfully lose control of where we're going; others will dictate what happens.

Good leaders recognize their primary role in the life of the organization — it's NOT about creating a legacy. Rather it is to lay the foundation for those that will follow and help them to be adequately equipped to handle challenges that will come. Since Carroll County was established nearly 190 years ago, county

leaders have been doing this to various degrees and others will continue to do this long after we're gone.

As your judge-executive I will work closely with the magistrates to ensure that we have a realistic plan that includes financial integrity and prudent use of your tax dollars, proactive assessment and maintenance of our infrastructure (e.g. roads, buildings, etc.), and a review of provided services to ensure they're as good as they can be. This plan will also include a comprehensive look at our vulnerabilities.

Lastly, as judge-executive, a priority is to improve transparency by increasing communication across the board — additional mediums, frequency, content, etc. I've heard many times on the campaign trail that despite the many methods we have at our disposal these days, it's harder than ever to do it well. Accountability starts with letting folks know what's going on ... we can do much better.

## What are the most pressing issues facing Carroll County and how can

## you and county government impact that?

This is a complex question. The easy response would be better roads, better services, etc. — all things that I believe to be important, but these issues are easy in comparison to what I believe is holding Carroll County back.


We have been blessed with an abundance of good paying jobs. Intuitively you'd think this would translate to "prosperity" for the county, but the county is plagued by several statistics that suggest otherwise. Nearly 25% of individuals in the poverty category, severe housing shortages, low home ownership values, etc. — we don't compare well to many of our neighboring counties.

The housing shortage is certainly an issue that deserves continued attention. If we had a better supply of the appropriate house-class (e.g. starter homes), would more of the people that work in Carroll County but take their paycheck to other counties move to Carroll

County? If we had more houses that were priced right, would more folks be able to pursue the American dream of owning a house? I think the answer is yes to both questions. But building more houses doesn't just happen because you want it to. Land must be available and developers need to feel secure to invest, not the case without land management policies in place to protect those investments. Both are legitimate challenges. As a county government, we can work and support the work of others (e.g. Carroll County Community Development Corporation) to establish relationships with landowners and home builders, and potentially look to incentivize, if necessary, much like one would do when courting industry... which we've proven to be good at.

Another haunting statistic is the number of Carroll County residents incarcerated at the jail, 60-70 each day, a majority there due to drug-related charges. This is a massive burden on the county — one that negatively impacts families, schools, employers and taxpayers. A continued focus on law enforcement is essential, but we must also move to provide effective treatment options, second-chance jobs, education, etc. We've got a lot of special folks that work in this arena each day — working to make a difference. I believe the county government can help with the collaboration efforts amongst these groups and a bit with funding with the Opioid Settlement Funds that are available. I've been offered the opportunity to participate in the KACO Opioid Solutions Network for 2026. I look forward to learning more about novel ideas being implemented around the state.

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# LEGAL NOTICE

NO.24-CI-00127 TRIMBLE CIRCUIT COURT  
BEDFORD LOAN AND DEPOSIT BANK PLAINTIFF  
VS. PLAINIFF  
DAVID PIPES, II, ET AL. DEFENDANTS

COMMISSIONER SALE  
VINCENT J. EIDEN, MASTER COMMISSIONER

Per Judgment in Trimble Circuit Court, Master Commissioner will sell at 11:00 am on Friday, April 24, 2026 at public auction to the highest bidder at the Trimble County Courthouse, Bedford, Kentucky 40006, the property described as:

PROPERTY ADDRESS: 4121 Mt. Pleasant Road, Bedford, KY, 40006. Parcel No.: 010-00-00-008.02, Deed Book 139, Page 699. Indivisible. Terms are 10% by cash, certified check or money order & bond per KRS 426.705, balance due in 30 days; property is indivisible; sold free & clear of all liens encumbrances & interest of the parties except: A) All current real estate taxes and all taxes due thereafter, for which the purchaser shall not have a credit against the purchase price; B) Easements, restrictions, stipulations and agreements of record; C) Assessments for public improvements levied against the property; D) Any facts which an inspection and accurate survey of the property may disclose. However, neither the Plaintiff, its Counsel, the Court, nor the Commissioner, shall be deemed to have warranted title to any purchaser. At bidder's own expense, bidder is to carry fire and extended insurance coverage on said property from the date of sale until purchase price is fully paid. Amt to be raised-\$345,774.82. Ruth H. Baxter, Esq., Plaintiff's Atty. Vincent J. Eiden, Master Commissioner, Post Office Box 563, Crestwood, Kentucky 40014; (502) 243-1981.



# LEGAL NOTICE

COMMONWEALTH OF KENTUCKY  
UNIFIED COURT OF JUSTICE  
CARROLL CIRCUIT COURT

Civil Action No. 25-CI-00233  
PLAINIFF

CLICK N' CLOSE, INC. PLAINTIFF  
VS. NOTICE OF COMMISSIONER'S SALE  
Electronically Filed

NICHOLAS A. GROVES DEFENDANTS  
MELANIE A. GROVES  
ROSEBUD ECONOMIC DEVELOPMENT CORPORATION

By virtue of a Judgment and Order of Sale entered in the Carroll Circuit Court on the 23rd day of March, 2026, I will sell at public auction on the front steps (south door facing Highland Avenue) of the Carroll County Courthouse, 440 Main Street, Carrollton, Kentucky, the property described herein located in Carroll County, Kentucky, on FRIDAY, APRIL 24, 2026, at the hour of 9:00 a.m., prevailing time, and more particularly described as follows:

Property address: 214 Deatherage Drive, Carrollton, KY 41008  
Map ID #: 23-17A-11

Being the same property conveyed to Nicholas A. Groves and Melanie A. Groves, husband and wife, from Amy McDonald, f/k/a Amy Scudder, now married, and Wesley Ty McDonald, her spouse, by Deed dated August 28, 2023, of record in Deed Book 228, Page 596, in the Office of the Carroll County Court Clerk.

THERE IS NO MOBILE HOME, DOUBLEWIDE AND/OR MANUFACTURED HOME INCLUDED IN THIS SALE.

The amount of money to be raised by this sale is the sum of \$296,996.58, with accrued interest in the amount of \$33,206.64, as of January 9, 2026, and with interest continuing to accrue from January 9, 2026, at the rate of \$67.12 per day until fully paid, together with Escrows/Impounds of \$10,127.30; FHA Premium of \$264.10; Late Charges of \$1,079.52; Property Inspections of \$90.00; Fees required with Payoff Funds of \$46.00; Buyer Assistance of \$10,672.00. Expense Advances of \$5,818.31, plus advances for taxes and insurance premiums, its costs herein expended and reasonable attorneys fees.


The real estate shall be sold on the terms of ten (10%) percent cash at the time of the sale, except that said deposit shall be waived if the Plaintiff is the successful bidder at the sale, and the balance on a credit of thirty (30) days bearing interest at the rate the judgment bears per annum from date of sale. When the purchase price is paid in full, the deed will be delivered to the purchaser. It is further provided that the property sold includes insurable improvements and the successful bidder at said sale shall, at bidder's own expense, carry fire and extended insurance coverage on said improvements from the date of sale until the purchase price is fully paid, to the extent of the Court appraised value of said improvements or the unpaid balance of the purchase price whichever is less, as a minimum, with a loss payable clause to the Commissioner of the Carroll Circuit Court or the Plaintiff herein. Failure of the purchaser to effect such insurance shall not affect the validity of the sale or the purchaser's liability thereunder, but shall entitle, but not require, the Plaintiff Click N' Close, Inc., to effect said insurance and furnish the policy or evidence thereof to the Commissioner if it so desires, and the premium thereon or the proper portion thereof shall be charged to the purchaser as purchaser's costs.

The Master Commissioner does not warrant title, and the Purchaser herein buys the property as-is, in all respects, and the aforesaid property shall be sold free and clear of all liens and encumbrances listed in the Complaint, except the following:

- All unpaid state, county and city real estate taxes for the year 2026;
- Easements, restrictions, and stipulations of record;
- Assessments for public improvements levied against the property; and,
- Any facts which a title exam, inspection and/or accurate survey of the property may disclose.

For further information, see the Final Judgment and Order of Sale and pleadings of record in the Office of the Circuit Court of Carroll County.

/s/ Jake A. Thompson  
JAKE A. THOMPSON  
MASTER COMMISSIONER  
CARROLL CIRCUIT COURT



# LEGAL NOTICE


CITY OF CARROLLTON, KENTUCKY  
BUDGET HEARING  
L.G.E.A. FUND  
SECOND NOTICE

A PUBLIC HEARING WILL BE HELD BY THE CARROLLTON CITY COUNCIL AT THE CITY HALL, 750 CLAY STREET, CARROLLTON, KENTUCKY, ON APRIL 27, 2026, AT 6:45 P.M. FOR THE PURPOSE OF OBTAINING WRITTEN AND ORAL COMMENTS OF CITIZENS REGARDING THE POSSIBLE USE OF L.G.E.A. (LOCAL GOVERNMENT ECONOMIC ASSISTANCE) FUNDS. THE CITY WILL HAVE \$45,100 IN CARRY-OVER FUNDS FROM FISCAL YEAR 2025-2026 AND WILL BE RECEIVING \$5,000 DURING FISCAL YEAR 2026-2027 FOR A TOTAL OF \$50,100.

ALL INTERESTED PERSONS AND ORGANIZATIONS IN CARROLLTON ARE INVITED TO SUBMIT WRITTEN AND ORAL COMMENTS ON THE POSSIBLE USE OF THE MUNICIPAL ROAD FUNDS. THESE FUNDS WILL BE USED FOR RECREATIONAL PURPOSES.

ANY PERSON(S), ESPECIALLY SENIOR CITIZENS, WHO CANNOT SUBMIT COMMENTS, SHOULD CALL CITY HALL AT (502) 732-7060 SO THAT ARRANGEMENTS CAN BE MADE TO SECURE THEIR COMMENTS.

MELINDA WRIGHT  
CITY CLERK-TREASURER



# LEGAL NOTICE


CITY OF CARROLLTON, KENTUCKY  
BUDGET HEARING  
MUNICIPAL ROAD AID PROGRAM  
SECOND NOTICE

A PUBLIC HEARING WILL BE HELD BY THE CARROLLTON CITY COUNCIL AT THE CITY HALL, 750 CLAY STREET, CARROLLTON, KENTUCKY, ON APRIL 27, 2026, AT 6:30 P.M. FOR THE PURPOSE OF OBTAINING WRITTEN AND ORAL COMMENTS OF CITIZENS REGARDING THE POSSIBLE USE OF MUNICIPAL ROAD AID FUNDS. THE CITY WILL HAVE \$500 IN CARRY-OVER FUNDS FROM FISCAL YEAR 2025-2026 AND WILL BE RECEIVING \$70,000 DURING FISCAL YEAR 2026-2027 FOR A TOTAL OF \$70,500.

ALL INTERESTED PERSONS AND ORGANIZATIONS IN CARROLLTON ARE INVITED TO SUBMIT WRITTEN AND ORAL COMMENTS ON THE POSSIBLE USE OF THE MUNICIPAL ROAD FUNDS. THESE FUNDS WILL BE USED FOR THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE OR REPAIR OF CITY STREETS AND SIDEWALKS.

ANY PERSON(S), ESPECIALLY SENIOR CITIZENS, WHO CANNOT SUBMIT COMMENTS, SHOULD CALL CITY HALL AT (502) 732-7060 SO THAT ARRANGEMENTS CAN BE MADE TO SECURE THEIR COMMENTS.

MELINDA WRIGHT  
CITY CLERK-TREASURER



# LEGAL NOTICE

INSPECTION PERIOD  
FOR THE PROPERTY TAX ASSESSMENT ROLL

The TRIMBLE County real property tax roll will be opened for inspection from May 4 through May 18, 2025. Under the supervision of the property valuation administrator (PVA) or one of the Deputies, any person may inspect the tax roll.

This is the January 1, 2026, assessment on which state, county and school taxes for 2026 will be due about September 15, 2026.

The tax roll is in the office of the Property Valuation Administrator and may be inspected between the hours 8:30 am and 4:30 pm Monday through Friday, except for 12:00 pm until 12:30 pm when the office is closed for lunch. The office will also be open on Saturday May 9th and May 16th from 8:30 am until 12:00 pm.

Any taxpayer desiring to appeal an assessment on real property made by the PVA **MUST FIRST REQUEST A CONFERENCE WITH THE PVA. THE CONFERENCE MAY BE HELD PRIOR OR DURING THE INSPECTION PERIOD. WRITTEN DOCUMENTATION SUPPORTING YOUR OPINION OF VALUE WILL BE REQUIRED.**

Any property owner still aggrieved on real property, after the conference with the PVA or designated deputy, may appeal to the County Board of Assessment Appeals.

The appeal must be filed with the county clerk's office no later than one workday following the conclusion of the inspection period.


Any property owner failing to appeal to the county board of assessment appeals, or failing to appear before the board, either in person or by designated representative (see KRS 133.120), will not be eligible to appeal directly to the Kentucky Board of Tax Appeals.

Appeals of PERSONAL PROPERTY assessments **SHALL NOT** be made to the County Board of Assessment Appeals. Personal property taxpayers shall be served notice under the provisions of KRS 132.450(4) and shall have the protest and appeal rights granted under the provisions of KRS 131.110.

The following steps should be taken when a taxpayer does not agree with the assessed values of personal property as determined by the property valuation administrator.

- (1)Taxpayers must list under protest (for certification) what they believe to be the fair cash value of their property.
- (2)Taxpayers must file a written protest directly with the Department of Revenue, Office of Property Valuation within 30 days from the date of the notice of assessment.
- (3)This protest must be in accordance with KRS 131.110.
- (4)The final decision of the Department of Revenue may not be appealed to the Kentucky Board of Tax Appeals.

Jill Mahoney  
Property Valuation Administrator  
TRIMBLE County




# LEGAL NOTICE

PUBLIC AUCTION

The Little Kentucky River Watershed Conservancy District is hereby advertising for sale at public auction the following items: 1991 Starcraft 384C91 Boat, HIN FMCD19FFE191; 1993 Starcraft 384C93 Boat, HIN FMCC77FFA393; 1991 Starcraft 384C91 Boat, HIN FMCD25FFE191; 1992 Sea Nymph 1436 Boat, HIN OMCL1334B292; 1991 Starcraft 384C91 Boat, HIN FMCD21FFE191; 1991 Starcraft 384C91 Boat, HIN FMCD09FFE191; 1990 Grumman Jon Boat, HIN GBMA8428B090; 1990 Grumman Jon Boat, HIN GBMA8427B090; 1990 Grumman Jon Boat, HIN GBMA8261B090; 1991 Starcraft 1837- 14 Boat, HIN FMCA85FFI091; 1990 Grumman Jon Boat, HIN GBMA8458B090; 1992 Sea Nymph 1436 Boat, HIN OMCL1335B292; 1990 Grumman Jon Boat, HIN GBMA8416B090; 1990 Grumman Jon Boat, HIN GBMA8411B090; 1992 Sea Nymph 1436 Boat, HIN OMCL1337B292; 2013 John Deere 5065E, Serial Number 1PY5065EADB014002, with H240 Loader, RollGard Canopy, bucket, and pallet forks; County Line 22 Ton Wood Splitter; Scag Turf Tiger II, 40HP, Serial Number T3500144; 2023 Scag Turf Tiger II, 40HP, Serial Number V7200462; 3 point Pond Scoop implement; Buhler FarmKing 6' Finish Mower; 3 point Ford 5' Grader Blade; Boom Pole; Dirt Dog 6' Grader Box; Rotor Rooter Sewer Snake; 262X Weedeater; Sump Pump; Echo Weedeater; Backpack Sprayer; 2 Trolling Motors; Floor Jack; 3 Kayaks; Tablesaw; Gas Power Washer; Welder; Air Compressor; Bench Grinder; and, miscellaneous tools. The items listed above were used for park maintenance, and have been declared surplus by the District since the leasing out of the Lake Jericho Park and Campground.

The items will be sold by public auction on May 3rd, 2026, at 1:00 P.M., at 1317 Lake Access Road, Smithfield, Kentucky 40068, by Potts Auctions, Inc., on the terms and conditions set by Potts Auctions, Inc., at the day of the sale. For any questions regarding viewing the above listed items prior to the auction, please contact Potts Auctions, Inc., at (502) 220-0431.



# LEGAL NOTICE

COMMONWEALTH OF KENTUCKY  
UNIFIED COURT OF JUSTICE  
CARROLL CIRCUIT COURT

Civil Action No. 25-CI-00187  
PLAINIFF

KENTUCKY HOUSING CORPORATION PLAINTIFF  
VS. NOTICE OF COMMISSIONER'S SALE  
Electronically Filed

SHERMA L. ARVIN DEFENDANTS  
UNKNOWN SPOUSE, IF ANY, OF  
SHERMA L. ARVIN  
UNITED STATES OF AMERICA,  
SECRETARY OF HOUSING AND  
URBAN DEVELOPMENT

By virtue of a Judgment and Order of Sale entered in the Carroll Circuit Court on the 23rd day of March, 2026, I will sell at public auction on the front steps (south door facing Highland Avenue) of the Carroll County Courthouse, 440 Main Street, Carrollton, Kentucky, the property described herein located in Carroll County, Kentucky, on FRIDAY, APRIL 24, 2026, at the hour of 9:00 a.m., prevailing time, and more particularly described as follows:

Property Address: 603 Eighth Street, Carrollton, KY 41008  
Map ID #: C1-50-02

Being the same property conveyed to Sherma L. Arvin, unmarried, from Danny Perkins and Jeannine Blackburn Perkins, married, et al., by Deed dated October 13, 2023, of record in Deed Book 229, Page 218, in the Office of the Carroll County Court Clerk.

There is included on this property and in this sale a 1991 Sunh, 28' x 44', Manufactured Home which was converted to real property pursuant to Affidavit of Conversion of record in Misc. Book 3, Page 628, in the Office aforesaid.

The amount of money to be raised by this sale is the principal sum of \$112,671.03, with accrued interest at the rate of 6.5% per annum from November 1, 2024, until fully paid, together with late fees, reasonable attorneys fees and other advances made and its costs herein expended.

The real estate shall be sold on the terms of ten (10%) percent cash at the time of the sale, except that said deposit shall be waived if the Plaintiff is the successful bidder at the sale, and the balance on a credit of thirty (30) days bearing interest at the rate the judgment bears per annum from date of sale. When the purchase price is paid in full, the deed will be delivered to the purchaser. It is further provided that the property sold includes insurable improvements and the successful bidder at said sale shall, at bidder's own expense, carry fire and extended insurance coverage on said improvements from the date of sale until the purchase price is fully paid, to the extent of the Court appraised value of said improvements or the unpaid balance of the purchase price whichever is less, as a minimum, with a loss payable clause to the Commissioner of the Carroll Circuit Court or the Plaintiff herein. Failure of the purchaser to effect such insurance shall not affect the validity of the sale or the purchaser's liability thereunder, but shall entitle, but not require, the Plaintiff Kentucky Housing Corporation, to effect said insurance and furnish the policy or evidence thereof to the Commissioner if it so desires, and the premium thereon or the proper portion thereof shall be charged to the purchaser as purchaser's costs.

The Master Commissioner does not warrant title, and the Purchaser herein buys the property as-is, in all respects, and the aforesaid property shall be sold free and clear of all liens and encumbrances listed in the Complaint, except the following:

- All unpaid state, county and city real estate taxes for the year 2026;
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/s/ Jake A. Thompson  
JAKE A. THOMPSON  
MASTER COMMISSIONER  
CARROLL CIRCUIT COURT