

GRANT COUNTY CLERK'S OFFICE RECORDS

PROPERTY TRANSFERS · 10/23 – John Ellis Hodges, Jr and Nancy Childers to Diligent Properties, LLC, Tract 2, 5.00 Acres Kentucky 330 for \$192,000 · 10/23 – Edna R. Risen Estate and Gary Louie Jump Executor to Gary Louie Jump, Lot 22 Fieldcrest Subdivision for \$10.00 · 10/23 – Kentucky Farm Investments, LLC to Corbett DeMatteo and Helen Demat- eo, Tract 1 – 5.003 Acres Dry Ridge Mt. Zion \$330,000 · 10/24 – James C. Lee and Jacqueline Claypool to James C. Lee and Jacqueline Claypool, 0.736 Acre Gardnersville Road for love and affection between parties · 10/24 – Arthur Ray Ross to Jessica Nicole Wininger, Parcel Creek Road Dry Ridge for \$650.00 · 10/24 – Grant County Fiscal Court to Darin Collins and Anna Collins, 0.0413 Acre Keefer-Lawrenceville for \$0.00 · 10/24 – Darin Collins and Anna Collins to Grant County Fiscal Court, 0.1181 Acre Keefer-Lawrenceville for \$0.00 · 10/24 – Killian M. Gill, Camberley B. Arlinghaus and Camberly B. Gill to Dakota Hunter and Taylor Hunter, 16.108 Acres Kendall Road for \$474,250.00 · 10/24 – EARP Enterprises, LLC to Ivan P. Smith and Swana L. Smith, Lot 3 Summerfield Subdivision Phase 1 for \$295,000 · 10/24 – Matthew Carter and Stephanie Carter to James Lawrence Humphries and Denise Humphries, 16.5705 Acres Humes Ridge Road for \$700,000 · 10/27 – Stephen Cox to Stephen R. Cox Jr., Lots 42 & 43 Lake Corinth Estates for \$78,000 · 10/27 – BTN Properties III, LLC to Stephanie Stump and James Kyle Patrick, Lot 85 Thoroughbred Run Subdivision for \$290,680 · 10/27 – Gannon C. Pettit and Amanda R. Pettit to Gannon C. Pettit and Amanda R. Pettit, 2 Parcels Montana Drive for \$1.00 · 10/27 – Gannon C. Pettit and Amanda R. Pettit to Gannon C. Pettit and Amanda R. Pettit, 2 Parcels Montana Drive for \$1.00 · 10/27 – Richard Hutchinson and Brenda Hutchinson to Douglas Clasen and Sandra Clasen, 3.2393 Acres Kentucky Route 36 for \$10.00 · 10/27 – Herbert Niesche, Executor and Mark Niesche Estate to Robert J. Aulbach and Julie E. Aulbach, 7.00 Acres Kentucky Rout 1942 (Elliston Mt. Zion) for \$70,000 · 10/27 – John C. Lowrey and Carolyn A. Lowrey to Lowry Real Estate, LLC, 17.764 Acres Mt. Zion Crittenden Road for \$1.00 · 10/28 – Willis Dale Williams and Tammy L. Williams to Garrett Smith, North Side of Vallandingham Road for \$1.00 · 10/28 – Wallace Boian Family Revocable Trust and MKD Land Trust Partners Trustee to Hometown Management, LLC, Lot 52 Section 2 Southern Hills Subdivision for \$100.00 · 10/28 – Jennifer Lynn Scott and Seth Lang to Douglas Baird and Holly Baird, Lot 138 Section 5 Grantland Estates for \$229,000 · 10/29 – Leemason Contracting to Melanie M. Brinkley and David L. Brinkley, Lot 38 Section 1 Maple Ridge for \$365,000 · 10/29 – Karen D. Story and Jeffrey Nicely to B & C Tobacco, LLC, 2 Tracts with 18.723 Acres Crittenden Mt. Zion for \$1.00 · 10/29 – Brown Holding Trust, James Brown Trustee and Betty Brown Trustee to Emily Rigney and Nathan Roberts, 1.6625 Acres South Side Napoleon Zion Station for \$1.00 · 10/29 – EARP Enterprises, LLC to Mallory Mae Hance and Baily Jo Spicer, Lot 110 Section 3 Eagle Creek Estates via general warranty deed for valuable consideration paid · 10/29 – Gage S. Gabbert to Benjamin Riley Dunning and Kaitlyn G. O’Leary, Lot 13 Reeves Subdivision Section 8 for \$215,000	MARRIAGES · 10/23 – Emily Alaina Yoakum to Quinnin Joseph Delgado · 10/27 – Jessica Ann Napier to Nicholas Lee Currier · 10/27 – Alyssa Jordon Thomas to Dewey Lee Helton, Jr. · 10/27 – Abigail Grace West to Travis Dabrian Alley · 10/28 – Shy Dora Alice Thompson to Jacob Timothy Baker
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GRANT COUNTY SHERIFF'S OFFICE RECORDS

Between Oct. 19 and Oct. 25, 2025, the Grant County Sheriff's Office: · Served 17 summons and/or subpoenas · Spent 5.5 hours serving court · Served three Emergency Protective Orders · Investigated four collisions (out of county residence) · Investigated two collisions (in county residence) · Drove 84 miles transporting prisoners	Kentucky. Swerve involved accident. GRANT COUNTY JAIL REPORT Population Analysis, October 22, 2025 Total Inmates: 325 (Male: 264, Female: 61) INMATES BY COUNTY 64 Grant 45 Gallatin (Paying)	19 Pendleton (Paying): 3 Other (Arrested in Grant County on warrants, awaiting pickup) STATE INMATES 103 SAP (Substance Abuse Program - Pays Extra) 41 SOAR I & 2 (Supporting Others in Active Recovery, Levels One and Two - Pays Extra) 50 Other (Regular Rate)
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COLLISIONS 10/19 –Deputy Bo Hammonds responded to a non-injury single vehicle accident at 8:14 a.m. on at the 164 Exit Southbound I-75 involving a 2017 Acura driven by Jewell Powell, 24, of Cincinnati, Ohio. Hydroplane 10/19 – Investigating Zachary Lewis and Deputy Bo Hammonds responded to a single vehicle, injury accident at 12:34 p.m. at exit 143 Southbound I-75 involving a 2016 Nissan driven by Cristina Russell, 29, of New Market, Tennessee. Driver lost control and hit a guardrail. 10/20 - Deputy Bo Hammonds responded to a non-injury single vehicle accident at 10:45 a.m. on Taft Highway, Dry Ridge involving a 2024 Volvo driven by Christopher Orsburn, 58, of Walton. Semi hi low hanging electric wires, damaged poles and wires. 10/20 – Deputy Bo Hammonds responded to a non-injury accident at 11:59 a.m. on Barley Circle, Crittenden involving a 2013 Ford driven by Tracey Rucker, 39, of Worthville, and a 1997 Toyota driven by Linda Harris, 51, of Lexington,



Tri-State Land Company
Real Estate Development
859-485-1330
www.tristatelandcompany.com

9 Ac. Crittenden, pasture, views, quiet country road, city water, electric available, \$146,900. Owner financing available.

5 Ac. Williamstown area, all pasture, single wide homes welcome, partially fenced, city water at street, \$85,900, \$3,000 down, \$844 per mo.

27 Ac. Grant Co., near Mason, ideal location for homesite, weekend get away, hunting, 7 miles off I-75, \$189,900, \$8,000 down.

14 Ac. Grant County, scattered cedar trees, small pond, blacktop dead-end road, city water, \$136,900, \$4,000 down, \$1,370 per mo.

5 Ac. Grant Co, near Mt. Zion area, restricted homesite, open pasture, rolling down into woods, Arnolds Creek frontage, city water, \$92,900, owner financing.

8 Ac. Corinth, Bracht Road, mostly pasture, double wides welcome, view, city water available, \$99,900, \$3,000 down, \$997 per mo.

CHECK OUT OUR WEBSITE FOR MORE PROPERTIES
www.tristatelandcompany.com

NOTICE Please take notice that, in an application to be filed no later than November 3, 2025, Duke Energy Kentucky, Inc. will be seeking approval from the Kentucky Public Service Commission to revise its Demand Side Management (DSM) rate for gas service and electric service for residential and commercial customers, with changes to become effective on or after December 3, 2025. Duke Energy Kentucky’s current monthly DSM rate for residential gas customers is \$0.001249 per hundred cubic feet and for non-residential gas customers is \$0.000000 per hundred cubic feet. Duke Energy Kentucky’s current monthly DSM rate for residential electric customers is \$0.002418 per kilowatt-hour and for non-residential customers is \$0.003409 per kilowatt-hour for distribution service and \$0.000674 per kilowatt-hour for transmission service. Duke Energy Kentucky seeks approval to revise these rates as follows: Duke Energy Kentucky’s monthly DSM rate for residential gas customers would increase to \$0.014440 per hundred cubic feet and for non-residential gas customers would remain at \$0.000000 per hundred cubic feet. Duke Energy Kentucky’s monthly DSM rate for residential electric customers would increase to \$0.005514 per kilowatt-hour and for non-residential customers would decrease to \$0.001154 per kilowatt-hour for distribution service and would decrease to \$0.000053 per kilowatt-hour for transmission service. The rate contained in this notice is the rate proposed by Duke Energy Kentucky. However, the Public Service Commission may order a rate to be charged that differs from this proposed rate. Such action may result in a rate for consumers other than the rate in this notice. The foregoing rates reflect a proposed increase in residential electric revenues of approximately \$4.7 million or 2.34% over current residential electric revenues and decrease in non-residential revenues of approximately (\$5.2) million or (1.98%) over current non-residential revenues. The proposed rates reflect an increase in residential gas revenues of approximately \$0.8 million or 0.81% over current total gas revenues. There is no change to non-residential gas revenues. A typical residential gas customer using 70 ccf in a month will see an increase of \$0.92 or 0.8%. A typical residential electric customer using 1000 kWh in a month will see an increase of \$3.14 or 2.1%. A typical non-residential electric customer using 40 kilowatts and 14,000 kWh will see a decrease of (\$32.19) or (1.8%). A non-residential customer served at transmission voltage using 10,000 kilowatts and 4,000,000 kWh will see a decrease of (\$2,533.19) or (0.8%). Non-residential gas customers will see no change in their bills from this application. Any corporation, association, body politic or person may by motion within thirty (30) days after publication or mailing of notice of the proposed rate changes, submit a written request to intervene to the Public Service Commission, 211 Sower Boulevard, P.O. Box 615, Frankfort, Kentucky 40602, and shall set forth the grounds for the request including the status and interest of the party. If the Commission does not receive a written request for intervention within thirty (30) days of the initial publication or mailing of the notice, the Commission may take final action on the tariff filing. The intervention may be granted beyond the thirty (30) day period for good cause shown. Written comments regarding the proposed rate may be submitted to the Public Service Commission by mail or through the Public Service Commission’s website. A copy of this application filed with the Public Service Commission is available for public inspection at Duke Energy Kentucky’s office at 1262 Cox Road, Erlanger, Kentucky 41018 and on its website at http://www.duke-energy.com. This filing and any other related documents can be found on the Public Service Commission’s website at http://psc.ky.gov and are available for inspection at 211 Sower Boulevard, Frankfort, Kentucky, Monday through Friday, 8:00 a.m. to 4:30 p.m.

COMMONWEALTH OF KENTUCKY UNIFIED COURT OF JUSTICE GRANT CIRCUIT COURT CIVIL ACTION NO. 25-CI-00215	
KENTUCKY HOUSING CORPORATION	PLAINTIFF
VS.	NOTICE OF COMMISSIONER’S SALE
DANIEL JOSEPH STEELE, ET AL	DEFENDANTS
By virtue of a Judgment and Order of Sale entered in the Grant Circuit Court on September 24, 2025, I will sell at public auction at the Judicial Center Lobby , 224 South Main Street, Williamstown, Kentucky, the property described herein located in Grant County, Kentucky, on Wednesday, November 19, 2025 , at the hour of 1:30 p.m. , prevailing time, and more particularly described as follows: <u>Property address: 202 Falmouth Street, Williamstown, KY 41097</u> Parcel No. 058-04-00-095.00 There is not a mobile home, doublewide and/or manufactured home included in the sale. Announcements made on the day of sale take precedence over printed material. The amount of money to be raised by this sale is the principal sum of \$146,886.38 plus interest at the rate of 3.75% per annum from November 1, 2024 until paid, plus late fees, costs, attorney’s fees and other advances. The real estate shall be sold on the terms of 10% 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 of 3.75% per annum for the 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 in the amount of the Court appraised value of said improvements or the amount of the unpaid balance of the purchase price, whichever is less, at minimum, with a loss payable clause to the Commissioner of the Grant Circuit Court and the Plaintiff herein. Failure of the purchasers to obtain such insurance shall not affect the validity of the sale or the purchaser’s liability thereunder, but shall entitle, but not require, the Plaintiff to obtain said insurance and furnish the policy or premium thereon or the proper portion thereof shall be charged to the purchaser as purchaser’s costs. The aforesaid property shall be sold free and clear of all liens and encumbrances, except the following: a. All unpaid state, county and city real estate taxes for the year 2025; b. Easements, restrictions, and stipulations of record; c. Assessments for public improvements levied against the property; d. Any facts which an 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 Grant County.	
/s/ Edward M. Bourne MASTER COMMISSIONER GRANT CIRCUIT COURT	

COMMONWEALTH OF KENTUCKY UNIFIED COURT OF JUSTICE GRANT CIRCUIT COURT CASE NO. 25-CI-00048	
TAX BRAKE KY LLC	PLAINTIFF
VS.	NOTICE OF COMMISSIONER’S SALE
TIMOTHY BOWMAN, ET AL	DEFENDANTS
By virtue of a Judgment and Order of Sale entered in the Grant Circuit Court on October 1, 2025, I will sell at public auction at the Judicial Center Lobby , 224 South Main Street, Williamstown, Kentucky, the property described herein located in Grant County, Kentucky, on Wednesday, November 19, 2025 , at the hour of 1:30 p.m. , prevailing time, and more particularly described as follows: <u>PROPERTY ADDRESS: 285 Keefer Road, Corinth, KY</u> MAP ID NO.: 062-00-00-038.00 There is not a mobile home, doublewide and/or manufactured home included in the sale. Announcements made on the day of sale take precedence over printed material. The amount of money to be raised by this sale is the sum of \$8,964.86 adjudged due to plaintiff on its first lien on the property, together with interest thereon at the rate of 12% per annum from September 30, 2025, until paid. The real estate shall be sold on the terms of 10% 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 of 12% per annum for the 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 in the amount of the Court appraised value of said improvements or the amount of the unpaid balance of the purchase price, whichever is less, at minimum, with a loss payable clause to the Commissioner of the Grant Circuit Court and the Plaintiff herein. Failure of the purchasers to obtain such insurance shall not affect the validity of the sale or the purchaser’s liability thereunder, but shall entitle, but not require, the Plaintiff to obtain said insurance and furnish the policy or premium thereon or the proper portion thereof shall be charged to the purchaser as purchaser’s costs. The aforesaid property shall be sold free and clear of all liens and encumbrances, except the following: a. All unpaid state, county and city real estate taxes for the year 2025; b. Easements, restrictions, and stipulations of record; c. Assessments for public improvements levied against the property; d. Any facts which an 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 Grant County.	
/s/ Edward M. Bourne MASTER COMMISSIONER GRANT CIRCUIT COURT	

POSTED NO TRESPASSING

****No Trespassing Persons are notified that the land and property belonging to the below listed persons are posted against hunting, fishing, trapping, 4-wheeling or dirt bike riding, walking, horseback riding, woodcutting, dumping or any other kind of trespassing. Owners are not responsible for any accidents.**

Violators will be prosecuted to the fullest extent of the law.

POSTED PROPERTY LISTINGS ARE BELOW.

Property of Doering Family Ltd. Partnership on Dry Ridge Mt. Zion Rd., Dry Ridge.

PROPERTY LOCATED AT - 5340 Stewartsville Rd., Williamstown.

Dimitt Property 7120 Warsaw Rd Dry Ridge (Old Kelly Martin Farm).

DEGLOW, RICHARD & LINDA. Farm at 1495 Heekin Road, Williamstown, KY.

MCINTIRE PROPERTY located on Old Cynthiana Rd. and Oak Ridge Pike.

MARTIN PROPERTY - Lots on Sunny Hill Drive, Dry Ridge, KY.

West-Marsh Property located at 2975 Falmouth Rd., Williamstown, KY

Henry Family Farm at 1115 Smokey Rd., Williamstown, KY 41097

PICKETT Property located at 10490 Taft Hwy, Williamstown (Route 22 & White Chapel Road)

Janice & Jack Bowling property located on White Chapel Road.

Littrell Property located at 800 & 940 Ashbrook Rd. Williamstown, KY 41097 NO TRESPASSING & NO HUNTING