

# CLASSIFIEDS

## PUBLIC NOTICES

### NOTICE OF PUBLIC HEARING

Notice is hereby given that the Kentucky Public Service Commission ("PSC") will conduct a public hearing in Case No. 2025-00175 beginning at 9:00 a.m. Eastern Standard Time on Tuesday, November 18, 2025, at the PSC's offices at 211 Sower Boulevard, Frankfort, Kentucky 40601. The purpose of the hearing is to cross-examine Kentucky Power's witnesses and take evidence on Kentucky Power's application for a certificate of public convenience and necessity to make the capital investments necessary to continue receiving capacity and energy from the Mitchell Generating Station after December 31, 2028, and to amend its Environmental Compliance Plan and Tariff Environmental Surcharge. This hearing will be streamed live and may be viewed by connecting to the YouTube link posted on the PSC website, psc.ky.gov. Public comments may be made at the beginning of the hearing. Those wishing to provide public comments may do so by arriving at 211 Sower Blvd., Frankfort, Kentucky, before the start of the hearing.

### PUBLIC NOTICE CARTER COUNTY SHERIFF JEFF MAY 2023 Tax Audit

A copy of the complete audit report for the Sheriff's Settlement of 2023 Taxes, including financial statements and supplemental information is on file and available for public inspection at the Carter County Sheriff's Office, 300 West Main Street, Room 204, Grayson, KY from 8:30 to 4:00 p.m. Monday through Friday.

Any citizen may obtain from the Sheriff's office a copy of the complete audit report, including financial statements and supplemental information, for his personal use.

Any citizen requesting a personal copy of the audit report will be charged for duplication costs at a rate which shall not exceed twenty-five cents (\$0.25) per page.

Copies of the financial statement prepared in accordance with KRS 424.220 and copies of the County Property Tax Settlement are available to the public at no cost at the Carter County Sheriff's Office, 300 W. Main Street, Room 204, Grayson, KY.

### NOTICE OF ADOPTION AND SUMMARY OF ORDINANCE

The City Council of the City of Olive Hill, Kentucky, at a meeting held on October 23, 2025, adopted an Ordinance entitled:

**AN ORDINANCE OF THE CITY OF OLIVE HILL, KENTUCKY APPROVING THE EXECUTION AND DELIVERY OF A LEASE AGREEMENT WITH THE COMMERCIAL BANK OF GRAYSON IN A MAXIMUM PRINCIPAL AMOUNT OF \$20,000 TO FINANCE THE COSTS OF THE ACQUISIDON AND EQUIPPING OF TRUCKS; PROVIDING FOR THE PAYMENT AND SECURITY OF THE LEASE AND DEPOSITS TO A SINKING FUND; AUTHORIZING THE EXECUTION OF VARIOUS DOCUMENTS RELATED TO THE LEASE; AND MAKING CERTAIN DESIGNATIONS REGARDING SUCH LEASE.**

It is hereby certified that the Ordinance approves a lease with The Commercial Bank of Grayson in a maximum principal amount of \$20,000 (the "Lease") to finance the costs of acquiring and equipping two trucks to be used for city utilities (the "Project"). The Lease will be payable over three years and will bear interest at a rate not to exceed 7.0% per annum. The Ordinance further provides a general obligation pledge to assess sufficient taxes to comply with the obligations to pay lease payments, designates the Lease as a qualified tax-exempt obligation, memorializes certain expectations regarding the Lease, incorporating the preambles to the Lease into the body thereof, and contains additional provisions regarding severability, inconsistent actions, open meetings, conflicts of laws, and its effective date. The full text of the section relating to the pledge to levy and assess a tax to pay the Lease follows:

**Section 5. General Obligation Pledge.** Under the Constitution of the Commonwealth, the General Obligation Act, and the Governmental Leasing Act, the obligation of the City created by the Lease Agreement shall be a full general obligation of the City and, for the payment of the Lease Payments (as defined in the Lease Agreement), the full faith, credit, and taxing power of the City are hereby pledged for the prompt payment thereof During the period the Lease Agreement is outstanding, there shall be and there hereby is levied on all the taxable property in the City, in addition to all other taxes, without limitation as to rate, a direct tax annually in an amount sufficient to pay the Lease Payments when and as due, it being hereby found and determined that current tax rates are within all applicable limitations. The tax shall be and is hereby ordered computed, certified, levied, and extended upon the tax duplicate and collected by the same officers in the same manner and at the same time that taxes for general purposes for each of the years are certified, extended, and collected. The tax shall be placed before and in preference to all other items and for the full amount thereof provided, however, that in each year to the extent that the other taxes of the City are available for the payment of the Lease Payments and are appropriated for such purpose, the amount of such direct tax upon all of the taxable property in the City shall be reduced by the amount of such other taxes so available and appropriated.

A complete copy of the Ordinance may be reviewed at the Office of the City Clerk of the City of Olive Hill, 225 Roger Patton Drive, Olive Hill, Kentucky 41164.

/s/ Stephanie Thomas, City Clerk  
City of Olive Hill, Kentucky

### PREPARATION CERTIFICATE

The undersigned Attorney-at-Law, licensed to practice in Kentucky, hereby certifies that the foregoing Notice of Adoption and Summary of Ordinance of the City of Olive Hill, Kentucky, was prepared by the undersigned and constitutes a general summary of essential provisions of the Ordinance, reference to the full text of which Ordinance is hereby made for a complete statement of its provisions and terms.

/s/ Mark S. Franklin  
Dinsmore & Shohl LLP  
101 South Fifth Street, Suite 2500  
Louisville, Kentucky 40202

Looking to buy, sell or trade?

Having a yard sale?

Looking to hire or trying to find work?

Post it in the CLASSIFIEDS!

Contact advertise@cartercountytimes.com

### PUBLIC HEARING NOTICE

The City of Olive Hill will hold a Public Hearing on **Tuesday, November 5, 2025, at 6:00 p.m.** at the **Olive Hill Police Department** for the purpose of hearing comments from the public regarding the proposed property tax rate for Fiscal Year 2025.

The City of Olive Hill is proposing a real property tax rate of **\$0.226 per \$100 of assessed value**, which is the same as the 2024 rate. However, because this rate will generate more revenue than the compensating rate, a public hearing is required under **KRS 132.027**.

All interested citizens are invited to attend and be heard.

## Library announcement

All after school and community programs scheduled for The Carter County Public Library Olive Hill branch will be cancelled until further notice, due to a broken water line. The library will

remain open during regular hours for those who wish to borrow or return books and DVDs, however bathroom facilities will not be available for guests at this time. The library thanks you for your patience.



**Fresh Start Health**  
MARYELLEN TUSSEY, APRN  
Accepting New Patients!

Primary/Family Care  
Addiction Treatment  
Walk-In Sick Care  
Hepatitis Treatment

207 CAROL MALONE BLVD  
GRAYSON, KENTUCKY  
606-225-8200  
www.FreshStartHealth.com



COMMONWEALTH OF KENTUCKY  
CARTER CIRCUIT COURT  
CASE NO. 23-CI-00319

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE PLAINTIFF  
SERVICING

VS. NOTICE OF SALE

AYTHEL BROWN; UNKNOWN SPOUSE, IF ANY, OF DEFENDANTS  
AYTHEL BROWN

Pursuant to the Judgment and Order of Sale in the Carter Circuit Court, entered on September 16, 2025, I shall offer for sale the property described herein at public auction on the Courthouse steps of the old Carter County Courthouse, 300 West Main Street in Grayson, Kentucky, on the **31st day of October, 2025 at or near the hour of 1:00 p.m.**, to the highest bidder on the following terms:

The aforementioned real estate shall be sold as a whole. The real estate shall be sold on a credit of thirty (30) days, with the privilege of the purchaser to pay for bid in cash in full, and if not paid in full then the purchaser shall make a cash down payment of at least ten percent (10%) of the purchase price to cover the costs of the judicial sale; and the purchaser shall execute a bond for the remainder of the purchase price, with good surety thereon, to be approved by the Master Commissioner of this Court, and bearing interest at the rate of 2.75% per annum from the date of the sale, until paid; additionally, a lien shall be retained upon the real estate to be sold herein, to secure the payment of the balance of the purchase price within thirty (30) days of the date of sale upon which execution may be levied by the Master Commissioner of this Court.

**Description of the Property:** 5287 State Highway 2, Olive Hill, KY 41164. (For Legal Description see LSOT: Deed Book 442, Page 838, Carter County Clerk's Office.)

**Map/Parcel ID Number:** 031-00-00-011.01.

**NOTE:** Only delinquent ad valorem taxes shall be paid from the sale proceeds. The Purchaser shall be responsible for payment of the taxes for the current year and thereafter.

Honorable John P. Thompson  
Master Commissioner  
Carter County, Kentucky

COMMONWEALTH OF KENTUCKY  
CARTER CIRCUIT COURT  
CASE NO. 24-CI-00227

PENNYMAC LOAN SERVICES, LLC PLAINTIFF

VS. NOTICE OF SALE

CHRISTOPHER CALDWELL; DEANNA PURSLEY; DEFENDANTS  
UNKNOWN SPOUSE OF CHRISTOPHER CALDWELL;  
UNKNOWN SPOUSE OF DEANNA PURSLEY; COM-  
MONWEALTH OF KENTUCKY, CARTER COUNTY;  
CITY OF GRAYSON, KENTUCKY

Pursuant to the Judgment and Order of Sale in the Carter Circuit Court, entered on August 19, 2025, I shall offer for sale the property described herein at public auction on the Courthouse steps of the old Carter County Courthouse, 300 West Main Street in Grayson, Kentucky, on the **31st day of October, 2025 at or near the hour of 1:05 p.m.**, to the highest bidder on the following terms:

The aforementioned real estate shall be sold as a whole. The real estate shall be sold on a credit of thirty (30) days, with the privilege of the purchaser to pay for bid in cash in full, and if not paid in full then the purchaser shall make a cash down payment of at least ten percent (10%) of the purchase price to cover the costs of the judicial sale; and the purchaser shall execute a bond for the remainder of the purchase price, with good surety thereon, to be approved by the Master Commissioner of this Court, and bearing interest at the rate of 3.25% per annum from the date of the sale, until paid; additionally, a lien shall be retained upon the real estate to be sold herein, to secure the payment of the balance of the purchase price within thirty (30) days of the date of sale upon which execution may be levied by the Master Commissioner of this Court.

**Description of the Property:** 401 Bradford St., Grayson, KY. (For Legal Description see LSOT: Deed Book 455, Page 213, Carter County Clerk's Office.)

**Map/Parcel ID Number:** 104-70-05-007.00.

**NOTE:** Only delinquent ad valorem taxes shall be paid from the sale proceeds. The Purchaser shall be responsible for payment of the taxes for the current year and thereafter.

Honorable John P. Thompson  
Master Commissioner  
Carter County, Kentucky

COMMONWEALTH OF KENTUCKY  
CARTER CIRCUIT COURT  
CASE NO. 22-CI-00271

WINTRUST MORTGAGE, A DIVISION OF BAR- PLAINTIFF  
RINGTON BANK AND TRUST CO., N.A.

VS. NOTICE OF SALE

STANTON GARVIN; UNKNOWN SPOUSE (IF ANY) DEFENDANTS  
OF STANTON GARVIN; MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS, INC., AS NOMINEE FOR  
NATIONAL MORTGAGE CENTER LLC D/B/A PRICE-  
LINEMORTGAGE, ITS SUCCESSORS AND ASSIGNS;  
COMMONWEALTH OF KENTUCKY, DEPARTMENT  
OF REVENUE, DIVISION OF COLLECTIONS

Pursuant to the Judgment and Order of Sale in the Carter Circuit Court, entered on August 19, 2025, I shall offer for sale the property described herein at public auction on the Courthouse steps of the old Carter County Courthouse, 300 West Main Street in Grayson, Kentucky, on the **31st day of October, 2025 at or near the hour of 1:10 p.m.**, to the highest bidder on the following terms:

The aforementioned real estate shall be sold as a whole. The real estate shall be sold on a credit of thirty (30) days, with the privilege of the purchaser to pay for bid in cash in full, and if not paid in full then the purchaser shall make a cash down payment of at least ten percent (10%) of the purchase price to cover the costs of the judicial sale; and the purchaser shall execute a bond for the remainder of the purchase price, with good surety thereon, to be approved by the Master Commissioner of this Court, and bearing interest at the rate of 3.875% per annum from the date of the sale, until paid; additionally, a lien shall be retained upon the real estate to be sold herein, to secure the payment of the balance of the purchase price within thirty (30) days of the date of sale upon which execution may be levied by the Master Commissioner of this Court.

**Description of the Property:** 1065 Blueberry Ridge, Olive Hill, Kentucky 41164. (For Legal Description see LSOT: Deed Book 102, Page 769, Carter County Clerk's Office.)

**Map/Parcel ID Number:** 043-00-01-004.01.

**NOTE:** Only delinquent ad valorem taxes shall be paid from the sale proceeds. The Purchaser shall be responsible for payment of the taxes for the current year and thereafter.

Honorable John P. Thompson  
Master Commissioner  
Carter County, Kentucky

COMMONWEALTH OF KENTUCKY  
CARTER CIRCUIT COURT  
CASE NO. 24-CI-00432

EQUITY PRIME MORTGAGE LLC PLAINTIFF

VS. NOTICE OF SALE

DAVID SUTTLES III; UNKNOWN SPOUSE, IF ANY, OF DEFENDANTS  
DAVID SUTTLES III; WHITNEY GRIFFITH; UN-  
KNOWN SPOUSE, IF ANY, OF WHITNEY GRIFFITH

Pursuant to the Judgment and Order of Sale in the Carter Circuit Court, entered on August 5, 2025, I shall offer for sale the property described herein at public auction on the Courthouse steps of the old Carter County Courthouse, 300 West Main Street in Grayson, Kentucky, on the **31st day of October, 2025 at or near the hour of 1:20 p.m.**, to the highest bidder on the following terms:

The aforementioned real estate shall be sold as a whole. The real estate shall be sold on a credit of thirty (30) days, with the privilege of the purchaser to pay for bid in cash in full, and if not paid in full then the purchaser shall make a cash down payment of at least ten percent (10%) of the purchase price to cover the costs of the judicial sale; and the purchaser shall execute a bond for the remainder of the purchase price, with good surety thereon, to be approved by the Master Commissioner of this Court, and bearing interest at the rate of 6% per annum from the date of the sale, until paid; additionally, a lien shall be retained upon the real estate to be sold herein, to secure the payment of the balance of the purchase price within thirty (30) days of the date of sale upon which execution may be levied by the Master Commissioner of this Court.

**Description of the Property:** 39 Seagraves Lane, Grayson, Kentucky 41143. (For Legal Description see LSOT: Deed Book 498, Page 392, Carter County Clerk's Office.)

**Map/Parcel ID Number:** 094-20-00-011.00.

**NOTE:** Only delinquent ad valorem taxes shall be paid from the sale proceeds. The Purchaser shall be responsible for payment of the taxes for the current year and thereafter.

Honorable John P. Thompson  
Master Commissioner  
Carter County, Kentucky

COMMONWEALTH OF KENTUCKY  
CARTER CIRCUIT COURT  
CASE NO. 24-CI-00040

NEWREZ LLC D/B/A SHELLPOINT MORT- PLAINTIFF  
GAGE SERVICING C/O NEWREZ LLC, F/K/A  
NEW PENN FINANCIAL, LLC D/B/A SHELL-  
POINT MORTGAGE SERVICING

VS. COUNTERCLAIMANT/  
CROSS CLAIMANT

RTL-F-KY, LLC

VS. DEFENDANTS

MATTHEW RITCHIE; JENNIFER R.  
RITCHIE; SERVICE FINANCE COMPANY,  
LLC

NOTICE OF SALE

Pursuant to the Judgment and Order of Sale in the Carter Circuit Court, entered on July 23, 2025, I shall offer for sale the property described herein at public auction on the Courthouse steps of the old Carter County Courthouse, 300 West Main Street in Grayson, Kentucky, on the **31st day of October, 2025 at or near the hour of 1:15 p.m.**, to the highest bidder on the following terms:

The aforementioned real estate shall be sold as a whole. The real estate shall be sold on a credit of thirty (30) days, with the privilege of the purchaser to pay for bid in cash in full, and if not paid in full then the purchaser shall make a cash down payment of at least ten percent (10%) of the purchase price to cover the costs of the judicial sale; and the purchaser shall execute a bond for the remainder of the purchase price, with good surety thereon, to be approved by the Master Commissioner of this Court, and bearing interest at the rate of 6% per annum from the date of the sale, until paid; additionally, a lien shall be retained upon the real estate to be sold herein, to secure the payment of the balance of the purchase price within thirty (30) days of the date of sale upon which execution may be levied by the Master Commissioner of this Court.

**Description of the Property:** 538 Williams Creek, Rush, Kentucky 41168. (For Legal Description see LSOT: Deed Book 467, Page 596, Carter County Clerk's Office.)

**Map/Parcel ID Number:** 129-00-00-033.00.

**NOTE:** Only delinquent ad valorem taxes shall be paid from the sale proceeds. The Purchaser shall be responsible for payment of the taxes for the current year and thereafter.

Honorable John P. Thompson  
Master Commissioner  
Carter County, Kentucky

COMMONWEALTH OF KENTUCKY  
CARTER CIRCUIT COURT  
CASE NO. 23-CI-00424

FEDERAL HOME LOAN MORTGAGE CORPORATION, PLAINTIFF  
AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE  
MAC SEASONED LOANS STRUCTURED TRANSAC-  
TION TRUST, SERIES 2020-2

VS. NOTICE OF SALE

TERESA M. VIRGIN; COMMONWEALTH CREDIT DEFENDANTS  
UNION; COMMONWEALTH OF KENTUCKY, COUNTY  
OF CARTER

Pursuant to the Judgment and Order of Sale in the Carter Circuit Court, entered on August 19, 2025, I shall offer for sale the property described herein at public auction on the Courthouse steps of the old Carter County Courthouse, 300 West Main Street in Grayson, Kentucky, on the **31st day of October, 2025 at or near the hour of 1:30 p.m.**, to the highest bidder on the following terms:

The aforementioned real estate shall be sold as a whole. The real estate shall be sold on a credit of thirty (30) days, with the privilege of the purchaser to pay for bid in cash in full, and if not paid in full then the purchaser shall make a cash down payment of at least ten percent (10%) of the purchase price to cover the costs of the judicial sale; and the purchaser shall execute a bond for the remainder of the purchase price, with good surety thereon, to be approved by the Master Commissioner of this Court, and bearing interest at the rate of 6.87% per annum from the date of the sale, until paid; additionally, a lien shall be retained upon the real estate to be sold herein, to secure the payment of the balance of the purchase price within thirty (30) days of the date of sale upon which execution may be levied by the Master Commissioner of this Court.

**Description of the Property:** 208 Victoria Lane, Grayson, Kentucky 41143. (For Legal Description see LSOT: Deed Book 207, Page 454, Carter County Clerk's Office.)

**Map/Parcel ID Number:** 104-10-46-010.03.

**NOTE:** Only delinquent ad valorem taxes shall be paid from the sale proceeds. The Purchaser shall be responsible for payment of the taxes for the current year and thereafter.

Honorable John P. Thompson  
Master Commissioner  
Carter County, Kentucky

COMMONWEALTH OF KENTUCKY  
CARTER CIRCUIT COURT  
CASE NO. 21-CI-00193

RTL-F-KY, LLC PLAINTIFF

VS. NOTICE OF SALE

HAL DAVID SMITH; VICTORIA LEIGH SMITH; LIEN DEFENDANTS  
SOLUTIONS, LLC; JAMOS FUND I LP; AND COUNTY  
OF CARTER, KENTUCKY

Pursuant to the Judgment and Order of Sale in the Carter Circuit Court, entered on July 23, 2025, I shall offer for sale the property described herein at public auction on the Courthouse steps of the old Carter County Courthouse, 300 West Main Street in Grayson, Kentucky, on the **31st day of October, 2025 at or near the hour of 1:35 p.m.**, to the highest bidder on the following terms:

The aforementioned real estate shall be sold as a whole. The real estate shall be sold on a credit of thirty (30) days, with the privilege of the purchaser to pay for bid in cash in full, and if not paid in full then the purchaser shall make a cash down payment of at least ten percent (10%) of the purchase price to cover the costs of the judicial sale; and the purchaser shall execute a bond for the remainder of the purchase price, with good surety thereon, to be approved by the Master Commissioner of this Court, and bearing interest at the rate of 6% per annum from the date of the sale, until paid; additionally, a lien shall be retained upon the real estate to be sold herein, to secure the payment of the balance of the purchase price within thirty (30) days of the date of sale upon which execution may be levied by the Master Commissioner of this Court.

**Description of the Property:** 202 Maple Drive, Grayson, KY 41143. (For Legal Description see LSOT: Deed Book 100, Page 608, Carter County Clerk's Office.)

**Map/Parcel ID Number:** 104-10-50-009.00.

**NOTE:** Only delinquent ad valorem taxes shall be paid from the sale proceeds. The Purchaser shall be responsible for payment of the taxes for the current year and thereafter.

Honorable John P. Thompson  
Master Commissioner  
Carter County, Kentucky

COMMONWEALTH OF KENTUCKY  
CARTER CIRCUIT COURT  
CASE NO. 24-CI-00029

ANP TAX LIEN COMPANY, LLC PLAINTIFF

VS. NOTICE OF SALE

BOBBY LEE VERNATTER; UNKNOWN SPOUSE OF DEFENDANTS  
BOBBY LEE VERNATTER; YVONNIE JUNE VERNAT-  
TER; UNKNOWN SPOUSE OF YVONNIE JUNE VER-  
NATTER; DOT CAPITAL INVESTMENTS, LLC; LVNV  
FUNDING, LLC; COMMONWEALTH OF KENTUCKY,  
DIVISION OF UNEMPLOYMENT INSURANCE; PORT-  
FOLIO RECOVERY ASSOCIATES, LLC; MIDLAND  
FUNDING, LLC; COUNTY OF CARTER, KENTUCKY

Pursuant to the Judgment and Order of Sale in the Carter Circuit Court, entered on July 29, 2025, I shall offer for sale the property described herein at public auction on the Courthouse steps of the old Carter County Courthouse, 300 West Main Street in Grayson, Kentucky, on the **31st day of October, 2025 at or near the hour of 1:25 p.m.**, to the highest bidder on the following terms:

The aforementioned real estate shall be sold as a whole. The real estate shall be sold on a credit of thirty (30) days, with the privilege of the purchaser to pay for bid in cash in full, and if not paid in full then the purchaser shall make a cash down payment of at least ten percent (10%) of the purchase price to cover the costs of the judicial sale; and the purchaser shall execute a bond for the remainder of the purchase price, with good surety thereon, to be approved by the Master Commissioner of this Court, and bearing interest at the rate of 6% per annum from the date of the sale, until paid; additionally, a lien shall be retained upon the real estate to be sold herein, to secure the payment of the balance of the purchase price within thirty (30) days of the date of sale upon which execution may be levied by the Master Commissioner of this Court.

**Description of the Property:** 64 Jay Lane, Olive Hill, Kentucky 41164. (For Legal Description see LSOT: Deed Book 325, Page 620, Carter County Clerk's Office.)

**Map/Parcel ID Number:** 042-00-00-012.00.

**NOTE:** Only delinquent ad valorem taxes shall be paid from the sale proceeds. The Purchaser shall be responsible for payment of the taxes for the current year and thereafter.

Honorable John P. Thompson  
Master Commissioner  
Carter County, Kentucky