

COMMONWEALTH OF KENTUCKY
OWSLEY CIRCUIT COURT
CIVIL ACTION NO. 20-CI-00070

MID SOUTH CAPITAL PARTNERS LP PLAINTIFF VS.
JADA KAY FROST, et al. DEFENDANTS NOTICE OF SALE

Pursuant to and in compliance with the Judgment and Order of Sale of the Owsley Circuit Court, the Master Commissioner will offer for Sale at public outcry the following described property located in Owsley County, Kentucky:

Property Address: Off Beals Fork Rd., Booneville, Kentucky 41314
PVA Parcel No: 018-00-00-013.01

Said sale shall take place on the following date and at the following location:

THURSDAY, JANUARY 29, 2026, at 12:00 noon
AT THE FRONT DOOR OF THE OWSLEY COUNTY COURTHOUSE MAIN STREET,
BOONEVILLE, KENTUCKY

Said property shall be sold to raise the amounts hereinafter set forth, together with interest and the costs of the action, and the following terms and conditions:

1. At the time of the sale, the successful bidder shall either pay cash or make a deposit of at least ten (10%) percent of the purchase price with the balance on credit for thirty (30) days. In the event of default by the purchaser the ten percent (10%) deposit made by the purchaser shall be applied to any costs and/or expenses of this action. In the event the successful bidder elects to credit the balance, he or she will be required to post bond and furnish an acceptable surety or sureties thereon. Said bond shall be for the unpaid purchase price and bear the interest rate of five and sixty-four hundredths percent (6%) per annum from the date of sale until paid. Any purchaser or purchasers shall have the privilege of paying said bond before maturity by paying the principal together with all accrued interest. The bond shall have the force and effect of a judgment in order to secure the payment of the balance of the purchase price and said bond shall constitute a prior and superior lien on the property until paid. No bond or earnest money shall be required if the Plaintiffs are the purchasers and the bid is less than their adjudged lien.

2. All delinquent property taxes shall be paid from the proceeds of the sale. The purchaser shall be required to assume and pay all ad valorem taxes assessed by the county of Owsley and

State of Kentucky for the current year and all subsequent years. The property shall further be sold subject to any delinquent State, County and/or city real estate taxes sold pursuant to the provisions of KRS Chapter 134 to any private purchaser during the pendency of this action.

3. The property shall otherwise be sold free and clear of any right, title, and interest of all parties to the action and of their liens and encumbrances thereon, and all existing liens recorded after the recording of the Plaintiff's Lis Pendens Notice, excepting and subject to, however, easements, restrictions, stipulations and covenants of record in the Owsley County Clerk's office, any facts which an inspection and accurate survey of the property may disclose and any assessments for public improvements levied against the properties.

4. The risk of loss and the right of possession of the real estate and any improvements thereon shall pass to the purchaser upon confirmation of sale by the Owsley Circuit Court.

FURTHER INFORMATION REGARDING THE PROPERTIES AND/OR SALES THEREOF CAN BE FOUND IN THE OWSLEY CIRCUIT COURT CLERK'S OFFICE BY THE FILE NAME AND NUMBER FOR EACH SALE, THE OWSLEY COUNTY PROPERTY VALUATION ADMINISTRATOR'S OFFICE, AND THE OWSLEY COUNTY CLERK'S OFFICE. PROSPECTIVE BIDDERS ARE ADVISED AND ENCOURAGED TO REVIEW ANY AND ALL DOCUMENTS AVAILABLE AT THESE LOCATIONS FOR MORE DETAILS OF THE PROPERTIES OR SALE, AS THE MASTER COMMISSIONER HAS NO ADDITIONAL INFORMATION AND DOES NOT WARRANT TITLE TO THE PROPERTY TO BE SOLD. THE PROPERTY SALES, IF MORE THAN ONE IS SCHEDULED FOR A PARTICULAR DAY, WILL OCCUR SEQUENTIALLY AT THE APPOINTED HOUR.

This the 13th day of January, 2026.

/s/ Patrick E. O'Neill
PATRICK E. O'NEILL
MASTER COMMISSIONER
OWSLEY CIRCUIT COURT

STEP UP AND LEAD

2026 YOUTH TOUR
WASHINGTON, D.C. | JUNE 15-20



High school juniors
apply by TODAY!



- MEET ELECTED LEADERS
- EXPLORE CO-OP ENERGY ISSUES
- MAKE FRIENDS FOR LIFE
- INCLUDES ALL-EXPENSES-PAID DAY TRIP TO FRANKFORT AND WEEKLONG TRIP TO WASHINGTON, D.C. (application required)



DEADLINE TO APPLY: JANUARY 15, 2026

Make friends for life
Leadership lessons in action
Tour the state capitol
All-expense-paid week-long trip to D.C.

High school juniors from across the country will get to spend a week in the nation's capital as part of the National Rural Electric Cooperative Youth Tour

Students are sponsored by their local electric cooperative

Parent/guardian must be a Jackson Energy member to be eligible for the 2026 Youth Tour Program

Students may be notified for a personal interview

Register ONLINE at
jacksonenergy.com/washington-youth-tour



jacksonenergy.com ♦ 1-800-262-7480

BBB Warns Phishing Scam Targets Prominent Social Media Accounts

January 13, 2026 – BBB serving Greater Kentucky and South Central Indiana warns consumers of a phishing scam that locks users out of their X (formerly known as Twitter) accounts. Once the accounts have been hacked, they are used to promote cryptocurrency and other products.

The scam typically targets accounts with large followings. Several high profile local figures, including journalists and government officials, have been targeted by scammers.

Noted Kentucky turf writer Jennie Rees recently had her X account hacked.

"Hackers have gotten increasingly clever and insidious. Gone are the days when they were easily spotted by awkward wording, spelling or an outlandish claim. I got a DM on X seemingly from a long-time sports journalism colleague asking if I would vote for him in an

online contest to co-host a 'huge podcast event with Spotify and Google.' My colleague is in the podcast world, so sure, I wanted to help him out — and clicked on the purported link to vote. And I was infected. I was locked out of my X account, and a post surfaced where I say I bought a new Audi with my crypto earnings. Far worse is that my X contacts began receiving that bogus DM that started it all," said Rees. "I'm thrilled the BBB is working to raise public awareness of this hacker fraud."

BBB offers the following tips to help consumers avoid social media scams:

Understand how social media platforms work. Get to know a social media platform's policies before using it. For example, X never sends emails requesting login credentials, nor do they send emails with attachments. If you are clear on the platform's policies and



procedures, you'll be less likely to fall for correspondence from a scammer — even if it looks legit.

Be wary of unsolicited messages. Be skeptical about out-of-the-blue messages, whether it's a DM, an email, or a message on a messaging app, especially if they ask you to click on links or open attachments. Instead, go straight to the source — the platform's official customer service center — to determine if the message is real. Read more about this Facebook

phishing scam targeting business pages.

Look for the signs of a scam. Poor spelling, bad grammar, pressure to act now, demand for payment, and scare tactics are all red flags that indicate a scam.

Always protect your personal information. Never give a stranger your login credentials or other personal information without verifying their request's legitimacy. Most reputable companies won't ask you for your login information.

United States Forest Service will waive recreation fees for Martin Luther King Jr. Day



The U.S. Department of Agriculture's Forest Service will waive fees at all Forest-operated recreation sites in the Daniel Boone National Forest on Monday, January 19 in honor of Martin Luther King Jr. Day. This waiver does not apply to recreation sites operated by concessionaires, reserved group-use areas or recreation sites that have been closed for the season or maintenance.

Visitors will not be charged a recreation fee on Monday, January 19, at the following locations:

- Billy Branch Picnic Area – Rowan County
- Natural Arch Scenic Area – McCreary County
- Appletree Shooting Range – McCreary County
- Clear Creek Shooting Range – Bath County
- Kenosha Shooting Range – Pulaski County
- Whitman Branch Shooting Range – Whitley County
- Redbird Crest Trail – Clay and Leslie counties

Camping fees will also be waived on Sunday evening, January 18, at the following locations:

- Cave Run Lake boat ramps
- Laurel River Lake boat ramps
- Bee Rock Boat Ramp – Laurel County
- Clear Creek Boat Ramp – Bath County
- Backcountry camping in the Red River Gorge – Menifee, Powell and Wolfe counties
- Bee Rock Campground – Laurel County
- S-Tree Campground – Jackson County

FREE Small Business Support

Stuck on Step 1?
Franchising is Your Pre-Made Business Idea
Tuesday, January 13, 2026
Noon (ET)/11AM (CT)

StartupVille
The Startup Station Registration Clinic:
Name It. Claim It. Launch It.
Northeast Regional Library
15 Bellevue Ct., Louisville, KY
Wednesday, January 14, 2026
Walk-in from 6PM until 7:30PM(ET)

Food Service Permitting Process
Thursday, January 15, 2026
6:30PM (ET)/5:30PM (CT)

Partnering with UK to Grow Your Business
Tuesday, January 20, 2026
Noon (ET)/11AM (CT)

For additional business webinar options through the Kentucky Small Business Development Center (SBDC), visit the website <https://kentuckysbdc.com/webinars/> or scan the QR Code below.



