

NOTARIZED PROOF OF PUBLICATION

COMMONWEALTH OF KENTUCKY

COUNTY OF Franklin

Before me, a Notary Public, in and for said county and state, this 21st day of MARCH, 2023 came Rachael McCarty, personally known to me, who, being duly sworn, states as follows: that she is the Advertising Assistant of the Kentucky Press Service, Inc.; that she has personal knowledge of the contents of this affidavit; and that the publications included on the attached list published the Legal Notice for Duke Energy Corporation.

Rachael McCarty
Signature

Bennie J. Howard
Notary Public
My Commission Expires: 9-18-2024

(SEAL) Id. # 1119

GOVERNMENT

Falmouth City Council discusses information from both meeting and open records from PC Recreation Commission

By: Carolyn Reid

The Falmouth City Council caucus last Tuesday, March 7, spent a little time on city matters and quite a bit more time on recreation matters as Mayor Sebastian Ernst opened the floor to topics that the council deemed worthy of discussion.

Councilperson Sabrina Hazen was one of three council members who attended the hearing held Wednesday, February 28. She explained to the council that the meeting was to give parents and coaches a chance to be heard.

"Of course, we have no control over what the board does as far as their employees, hiring and firing the director," she admitted, "but then there have been other things brought up about money and some of the things money is being spent on and how it is being spent. I think we have a lot of questions, or I know I do, so ultimately, my first question is, how are we all in bed together? As governing bodies putting people on this board...what gives us the authority to do that?"

Ernst replied he thought the original agreement was formed in 1997 or 1998, and Councilperson Amy Hurst said it had been amended a time or two since its origins.

Hazen continued. "With the articles, that's not what I understand, that's not what an inter-local agreement is. It's just the articles of incorporation, so how does that work?"

City Attorney Brandon Voelker responded. "Generally, the cleanest way to do this is by inter-local agreement. They're a 501c3, but they are still governmental because they are appointed by cities, schools, and county. They are a 501c3 because if they were not, and someone wanted to donate, I would want to donate it to the schools, the city or the county to get my tax write-off." He explained having a 501c3 alleviates the worry; if a person donates to the city, for example, the concern would be whether that money would make it to the place the person intended it to go.

He continued. "I think there was some misunderstanding that a 501c3 makes them non-governmental. A call I got from a person I guess who is on the board...we had a lengthy discussion. She didn't appreciate an email she had received asking for that and I kind of had to explain to her you are government, and it is what it is.

"Who owns the property the parks sit on, the schools?" Voelker asked. Some on council responded the school owns it. "A KRS—the schools have to have KDE approval to allow a lease. If I were to bet, I would say there is no approved lease at the department of education."

Some, including the mayor, said they believed there was a lease. Councilperson Amy Hurst read from documentation that says the schools own the property and they would sign a lease with the county for \$20 years at the cost of \$1 per year. "When the 20 years was up was not certain at that time. "The process started in '97."

Ernst stated he believed the lease was recently renewed. Hurst said she was not sure if that was done in 2017, but the articles were done in 2017 by Keith Smith. She related that the beginning was in 1997, and the completion was in 2004.

"You have to have KDE approval because it is state property. Let's say the rec center does something that runs afoul of civil rights or something like that. Schools are different. They are basically the same as a state. Lots of special rules apply to schools. If the school surpluses property, it has to put a condition on the state approving the sale.

"I don't know if there is an official lease or not." Hazen stated we knew that the agreement was among the four entities: the commission, the cities, the county, and the school board. "So it is not an inter-local agreement."

"A cooperative agreement is how it is stated," Hurst replied.

"So it's lacking, I guess, something that spells it out, but regardless of that, we have the articles of incorporation, and it says that fiscal court has three (appointments), we have one, Butler has one, and the school board has one, how that is supposed to be composed as a board. The fiscal court is four because they just added a fourth back in September?"

"I went to the courthouse today, and this is not filed with the secretary of state, because I looked, and nothing amends that part and I have all the stuff. Nothing changes the make-up there. Nothing explains, and no one is following the rules or any kind of guidelines. I'm not sure why the fiscal court just appointed a fourth person all the sudden in September. Butler added a second person, but I don't think the fiscal court could appoint somebody for somebody else's."

City Clerk Ramona Williams stated, "I've asked the question, and all I got was there were two representatives for Butler, three for the county, two from Falmouth and two from the school board."

Hazen interjected, "But when you go back and look in fiscal court minutes..."

Williams said, "In the minutes, a magistrate did the resolution and it appears in the minutes that the appointment was done through the fiscal court and not by the City of Butler for the Butler representative that he is saying is on the Butler [seat]."

Hazen completed the statement with her thought. "So he is not a Butler appointee, so if that's the case, we could just remove him and appoint him to other people's..."

"Unless Butler can provide a resolution that they allowed the court to appoint," Williams said.

Voelker clarified. "So the original [commission] was nine members, the mayor of Falmouth, Butler, the superintendent, and the judge/executive were all ex-officios, so there were five members other than the four, and then the next thing Ramona sent me... that was in '99. I don't know if there has been an amendment since, but this one is dated 01. This one is dated 2009, and it allows for some indebtedness."

"Every time we ask a question, we don't get a direct answer; it just leads to more questions," Hazen stated. "I don't think they're hard questions. I don't see why they would be. And just discrepancies in all the financial stuff we were given. If they have two separate bank accounts, one for BINGO and one for the rec account. You see these large checks being written for rec, but then you have all these groups who go work the BINGO as a fundraiser for their groups (school organizations), those checks for BINGO are coming out of the rec account.

"Checks are being written for shirts to the director. The director and her sister own a business to print these shirts," Hazen continued.

Hurst said she was told the shirts the director and her sister print are just the coach's shirts, and she sells them wholesale, according to what she was told.

Hazen paged through the documents she had. "In February, we have \$2,152 concessions, I am assuming stocking concessions [because the checks are all to a variety of grocery or department stores], but none of their accounting shows one dollar—one penny—coming in for those concessions. I'm not saying the money is disappearing. I don't think the accounting is accurate. I don't see where a lot of the money is accounted for.

"I see checks for \$590. Anything over \$600 they have to do W-2. I confirmed this with a parent. Anything over \$590, they write the check to the parent. So I don't know what place that is allowed. Things they are not aware they can't do that is being done.

"It's been confirmed that a lawn mower and a Gator, Karen took home, and we were told that was bought from the BINGO account initially. The fiscal court has a receipt which we haven't seen or don't know what the receipt was for."

Hurst said the items were junked, and Councilperson Joyce Carson asked if they should be surplused.

"I would assume if they were government funds...Brandon, if they are surplused, can people take things home?" Hazen asked.

Voelker insisted, "Absolutely NOT! You can't. If I take this pen from the City of Falmouth, that's not allowed. That's a felony."

Hazen defended. "I just don't think they know the rules." Voelker asked, "What? Did somebody take something?"

Hazen stated, "I guess there is a lawnmower and a Gator at the director's house? The fiscal court said it is at Karen's house, and they said there is a receipt for it. I don't know what that means. I haven't seen the receipt."

Councilperson Luke Price stated he had heard the allegation.

"When we were at the meeting the week before, that is what the fiscal court members told," Hazen said.

Voelker said, "That group has to do what you all do: surplus it and have to sell it at a reasonably impartial manner. Take a sealed bid or list it to be sold. The same rules apply to this that apply to the city."

Hazen repeated when they asked, fiscal court said there is a receipt.

She went on to say there were a lot of checks. "The BINGO donations coming out of the rec account, the concessions with nothing coming in, a lot of checks for services and reimbursements to [the director's] ex-husband, scholar-

On Wed, Mar 2, 2022 at 7:26 AM Ramona Williams <rwilliams@cityoffalmouth.com> wrote:

Darcy/Janice
This email is a follow-up to the Caucus Meeting last night and to hopefully begin a communication process between you as board members and the City Council.

We put people on boards, but don't do a very good job of communicating what they do in that role or what might be expected of them as our representatives. With that being said, please do NOT feel that you have done anything in error or wrong. If you don't know, you can't do what is asked!!!

As a Representative to the PC Recreation Board, it would be the desire of the City Council/Mayor to attend a meeting (of your choice monthly, quarterly, every other month...whatever meets your schedule) and report to Council the activities of the Recreation Board, along with financial statements etc. This could be to giving updates on upcoming seasons, needs of the board for the Recreation program, but also to convey to the board the Council requests/questions/desires of the City! Council has also asked to see financial statements when presented. If minutes are provided, a copy of those might be helpful as well. If you do not have the ability to scan/copy, please feel free to bring to me and I will ensure Council gets those prior to the meeting...my job!

Caucus meetings are the 1st Tuesday of every month, 6:30 PM. There may be times when nothing is going on and nothing to report...but at least a quarterly visit would be desired. On behalf of Council, I thank you for your willingness to serve on the board and hope you continue taking an active part in representing the City.

I am also sending you email addresses of our city Council and Mayor...

On Thu, Mar 2, 2023 at 2:24 PM Ramona Williams <rwilliams@cityoffalmouth.com> wrote:

Emily/Janice
I have been asked to send an email to our PC Recreation Commission representatives and request your presence at our next Caucus meeting March 7th, 6:30 PM at City Hall. If there is a conflict with this request please advise.

They are asking you provide them with the following documents:

- Minutes for the last 12 months
- Financials for the last 12 months
- The most recent 990 or Tax filings
- Any budget that may exist.

If you need me to make copies of any of these documents please provide them and I will make sure each council member is copied.

On Mon, Mar 6, 2023 at 6:34 AM Janice Polley <janice.polley57@gmail.com> wrote:

Ramona
We have received your request and are working on gathering the records. It will require additional time, so we will not be at the meeting Tuesday night.

On March 2, 2022, City Clerk Ramona Williams informed the two Falmouth representatives of the PC Recreation Commission that Falmouth City Council would like to meet with them on a regular basis. That request has not been honored, according to council. A request for a presence at the council meeting March 7 could not be fulfilled due to time constraints, according to the representative Janice Polley.

ships—is that rec or is that something that should come out of BINGO? I just think they need guidance or an accountant, an audit to explain."

Price asked if they should operate under Redbook since they accept money from the school board.

"They need to have some standard of governmental accounting, yes. School auditor would probably try to get around Redbook, but the minimum standards should be what the city would have," Voelker said.

Hurst asked if they would be similar to booster programs, and Voelker replied that they are different because they are their own entity; they're not appointed by the school board. I was asked about KRT. They are different. We don't appoint to that board. The city may donate to them. The person who called Voelker argued the commission is identical to KRT, and he explained they were not. The council donates to them, but the commission is a creature of three governmental entities by appointment.

Hazen commented that is what she understood. "But now it's kind of like you have this rogue board out there who doesn't answer to anybody. They don't follow any of the open meetings act, nothing. They deny people being put on the agenda. They say you have to be in good standing with the rec board to be at meetings. There's no guidance, no oversight. At this point I don't feel like we can fund outside of making clarification on the organization and how many people are supposed to be appointed to this board; I think they should look at term limits. A lot of people would like to volunteer to be on this board who would have new ideas and help grow the programs. Two people there now completely shut down anything from what we heard from these parents the other night. It's not their idea. That's not the way. A lot of us can take our children out of the county, but there's a lot of kids whose parents can't do that. There is no customer service, and it needs to be brought back into the program. Parents should not be retaliated against for addressing a problem or asking a question. And they definitely need an accountant if we continue to fund."

Hurst said the program had a self-audit in 2017-2018. "The way I understood things that was told to me that they are not held to yearly audits. They have paid to have them done periodically. Said the books were good, but past people hadn't filed taxes, so they lost their 501c3, and had to get it reinstated.

"I think there is a lot of he said/she said, and we all need to get together to work it out..."

COUNCIL page 3



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PUBLIC NOTICE

PROPOSED PLAN AMENDMENT
PENDLETON COUNTY KENTUCKY AREA SOLID WASTE MANAGEMENT PLAN

The Pendleton County 109 Board, in its capacity as the Governing Body of the Pendleton County Solid Waste Management Area, applied for and received approval on January 5, 2023, to propose for public comment and consideration an amendment to the Pendleton County Area Solid Waste Management Plan. The publication of this notice opens a 30-day comment period on a proposed amendment of the Pendleton County Area Solid Waste Management Plan.

The plan amendment under consideration would amend Section 3-A-4a. on Page 4 of the 2018-2022 Pendleton County Solid Waste Management Plan Update to authorize up to for approval to begin the public notice and comment process for consideration of an amendment to current solid waste management plan that would authorize up to 13,400,000 cubic yards of additional disposal capacity for in- and out-of-area solid waste beyond the authorized capacity in the current solid waste plan. Assuming normal compaction and density, that would represent some 10,050,000 tons of additional disposal capacity for in- and out-of-area solid waste beyond the authorized capacity in the current solid waste plan.

The proposed plan amendment application text with justification is available for public inspection beginning on the date of publication of this notice, at the following location during their normal business hours:

Office of the Pendleton County Solid Waste Coordinator, 233 Main Street, 2nd Floor, Falmouth, Kentucky 41040

Any person wishing to comment on the proposed plan amendment options may do so in writing no later than the close of business thirty days after the date of publication of this notice, either by mail to Pendleton County Solid Waste Coordinator, 233 Main Street, 2nd Floor, Falmouth, Kentucky 41040 [address] or by email to pcsolidwaste@gmail.com. A public hearing will be held on April 20, 2023, at 7:00pm at the Pendleton County Courthouse, 233 Main Street, 2nd Floor Falmouth Ky 41040 to accept verbal or written comments on the proposed plan amendment. It is not necessary to reserve time to speak in advance of the hearing; however, depending on the number of persons indicating a desire to speak, reasonable time limits may be imposed in order to assure everyone who wishes to have an opportunity to be heard.

A response to comments will be provided to all commenters within 15 days of the close of the comment period, and the Pendleton County 109 Board, as Governing Body will, after consideration of those comments, determine whether to amend the current area solid waste management as proposed. If approved, the plan amendment will be incorporated into future plan updates required by state law.

NOTICE

NOTICE is hereby given that the Kentucky Public Service Commission has scheduled a public hearing in a case styled "In the Matter of the Electronic Application of Duke Energy Kentucky, Inc. to Amend its Demand Side Management Programs," Case No. 2022-00251, beginning Tuesday, March 28, 2023, at 9:00 a.m., Eastern Standard Time, in the Richard Raff Hearing Room at the offices of the Public Service Commission at 211 Sower Boulevard, Frankfort, Kentucky. The purpose of the hearing will be to take evidence on Duke Energy Kentucky's Application. Public comments may be made at the beginning of the hearing. Those wishing to make oral public comments may do so by following the instructions listed on the PSC website, psc.ky.gov. This hearing will be streamed live and may be viewed on the PSC website, psc.ky.gov.

send ads to:
ads@falmouthoutlook.com

Public Notices

PUBLIC NOTICE:
The public will take notice that the undersigned has qualified as the Co-Administrators of the estate of Walter Ortholf, deceased. All persons indebted to, will make payment to, and all persons having claims upon said estate will make their claims as required by law.

Ronnie Trout
114 Factory Rd.
Ceaderville, NV 08311
Jon C. Ortholf
280 Wildwood Ct.
Warsaw, KY 41095
11-1c

PUBLIC NOTICE:
The public will take notice that the undersigned has qualified as the Co-Executor & Executrix of the estate of Gail Roberts, deceased. All persons indebted to, will make payment to, and all persons having claims upon said estate will make their claims as required by law.

Karla Dossett
P.O. Box 150
Warsaw, KY 41095
Jimmy Roberts
P.O. Box 492
Warsaw, KY 41095
11-1c

PUBLIC NOTICE:
The public will take notice that the undersigned has qualified as the Executor of the estate of Paul Courtland Qualls, deceased. All persons indebted to, will make payment to, and all persons having claims upon said estate will make their claims as required by law.

Bryant Qualls
2121 Jamieson Ave.
Unit 702
Alexandria, VA 22314
11-1c

PUBLIC NOTICE:
Second reading of a proposed ordinance amending the Gallatin County budget for Fiscal Year 2022-23 to include unanticipated receipts from Excess Revenues-Variou Funds in the amount of \$520,381.79 and increasing expenditures in the area of Reserve for Transfer (General, Road, Jail, LGEA, EMS, 911) will be held on April 13, 2023 at 6 p.m. at the Gallatin County Extension Office, 395 Hwy. 42 West, Warsaw, KY. A copy of the proposed ordinance with full text is available for public inspection at the Office of the County Judge/Executive during normal business hours.

11-1c

PUBLIC NOTICE:
Advertisement for Gallatin County Schools Local Planning Committee Public Forum and Meeting
The Gallatin County Schools' Local Planning Committee will conduct a PUBLIC FORUM on March 22, 2023 at 5:30 p.m. at the Wallace Central Building, 75 Boardwalk, Warsaw, KY 41095.

This meeting is an informal gathering to encourage local participation through community suggestions relative to future utilization of existing school facilities and construction of new school facilities. These community suggestions or recommendations will be closely monitored by the Local Planning Committee. This meeting will be immediately followed by a meeting of the Gallatin County Local Planning Committee.

11-1c

PUBLIC NOTICE:
COMMISSIONER'S SALE GALLATIN CIRCUIT COURT, CASE NO. 22-CI-00020 SPECIALIZED LOAN SERVICING, LLC PLAINTIFF VERSUS) UNKNOWN HEIRS OF JUDY COMBS, et al DEFENDANTS NOTICE OF SALE

By virtue of a judgment and order of sale of the Gallatin Circuit Court entered February 10, 2023, in the above case, I shall proceed to offer for sale on the SECOND FLOOR LOBBY OF THE GALLATIN COUNTY COURTHOUSE (or on the Gallatin Courthouse lawn, weather permitting) in Warsaw, Kentucky, to the highest bidder, at public auction on THURSDAY, March 23, 2023, at the hour of 1:30 p.m. or thereabouts, the following described property, to-wit:
ADDRESS: 500 Timberline Rd., Warsaw, KY 41095

Tax Parcel No.: 27-CT-06
Lying and being in the County of Gallatin, State of Kentucky, and being generally located on the north side of U.S. 42, approximately 2.0 miles south of its intersection with Kentucky 1010 and being more particularly described as follows:

Beginning at a common corner to Taylor and Raymond H. Scott in the centerline of U.S. Highway 42; said point shall hereinafter be referred to as Reference Point "A"; thence N 18-01 W along the dividing line between Grantor and Raymond H. Scott a distance of 1593.60 feet to a point; thence S 70-23 W a distance of 168.42 feet to a point; thence S 64-13 W a distance of 202.70 feet to a point; thence S 41-34 W a distance of 94.50 feet to a point; thence S 48-11 W 143.95 feet; thence S 53-13 W a distance of 141.60 feet to a point; thence S 57-33 W a distance of 124.65 feet to a point in the centerline of a proposed road; said point shall hereinafter be referred to as Reference Point "B"; thence along a proposed road for three (3) calls; S 56-07 E a distance of 149.01 feet to a point; S 33-09 E a distance of 90.45 feet to a point; S 19-58 W a distance of 199.56 feet to a point; said point shall hereinafter be referred to as Reference Point "C"; thence S 64-50 E a distance of 350.97 feet to a point; thence S 17-24 E a distance of 117.53 feet to a point; thence S 29-31 E a distance of 104.25 feet to a point; thence S 39-04 E a distance of 188.22 feet to a point; said point shall hereinafter be referred to as Reference Point "D"; thence S 34-28 E a distance of 180.45 feet to a point; thence S 43-27 E a distance of 151.00 feet to a point; thence S 29-29 E a distance of 132.15 feet to a point in the centerline of U.S. 42; said point shall hereinafter be referred to as Reference Point "E"; thence N 65-47 E along the centerline of U.S. 42 a distance of 44.78 feet to a point; thence N 62-30 E along the centerline of U.S. 42 a distance of 319.00 feet to the place of beginning.
To be deducted from the above description is 45 feet to the North or right side of the lines connecting aforementioned Reference Point "A" and Reference Point "E".

Also to be deducted is 25 feet to the North or right side of the lines connecting aforementioned Reference Point "B" and Reference Point "C".
Said parcel containing 21.485 acres more or less.

Also reserved is a 25-foot easement for a telephone line. The centerline of said easement is as follows:

Beginning at aforementioned Reference Point "D"; thence N 41-51 E a distance of 566 feet to a point in the dividing line between Grantor and Raymond H. Scott.
This deed description was prepared by John W. Liver Registered Land Surveyor #522 in the state of Kentucky

and Registered Professional Engineer #7178 in the State of Kentucky.

Exception: Being part of a 17.303 acre tract of Dempsey Merrill known as Tract #6 lying on the north side of U.S. 42 on the east by Raymond Scott and being more particularly described as follows:

Beginning in center of U.S. 42 and property line of Raymond Scott a P.K. nail; thence with Scott line fence N 38-19-50 W 10.00 feet to iron pin; thence with said fence of Scott N 38-19-50 W, 436.94 feet to a 60 inch tree; thence with said fence 39-18-20 W 452.56 feet to a 18 inch walnut; in fence line of Scott; thence leaving Scott line fence and along new made line of lot #C S 54-56-00 W 100.72 feet to a iron pin; thence with another new made line of Lot #6 S 38-51-20 E 410.25 feet to a iron pin; thence with same 6 38-51-20 E 331.91 feet to a iron pin; thence with same S 38-51-20 E 157.28 feet to a iron pin; thence with same S 38-51-20 E 39.72 feet to a P.K. nail in center of U.S. 42; thence with center line of U.S. 42 N 49-28-50 E 1.84 feet to a P.K. nail; thence with center of U.S. 42 N 49-24-00 E 97.89 feet to beginning containing 2.189 acres less 0.091 acres 40 foot right-of-way net 2.098 acres being subject to all legal highways and legal easements on record and/or in existence. This property having been conveyed to James Isaacs, et ux, by deed dated March 5, 1985.

THERE IS ALSO EXCEPTED FROM THE ABOVE DESCRIBED 21.485 ACRE TRACT OF LAND, THE FOLLOWING:
Being known as part of Tract #6 of Dempsey and lying on the north side of U.S. 42, approximately 8 miles east of Warsaw, Kentucky, and being more particularly described as follows:

Beginning in center of U.S. 42, and property line of Raymond Scott, a P.K. nail, thence with the center of U.S. 42, S 49-24-00 W 97.89 feet to a P.K. nail; thence with said center S 49-28-50 W 1.84 feet to Real beginning of described tract; thence leaving center of U.S. 42, N 38-51-20 W 39.72 feet to a iron pin; thence with the same and line of Jim Isaacs, N 38-51-20 W, 871.48 feet to a iron pin; thence with new made line of Tract #6, S 49-28-50 W, 100.00 feet to a iron pin; thence with another line of Tract #6, S 38-51-20 E, 871.20 feet to a iron pin in 40 foot N/W of U.S. 42; thence with same, S 38-51-20 E, 40.00 feet to a P.K. nail in center of U.S. 42, thence with center of U.S. 42, N 49-28-50 E, 100.00 feet to beginning, containing 2.090 acres, less 40 foot right-of-way, 0.09 acres, net 2.00 acres, being subject to all legal highways and legal easements on record and/or in existence.

Subject to easements, conditions, restrictions, and covenants of record and/or in existence.

Being the same property conveyed to Arcan Combs and Judy Combs, husband and wife, from Craig Cook and Dee S. Cook, husband and wife, by deed dated July 2, 1985 and recorded July 3, 1985 in Deed Book 50 at page 55 of the Gallatin County Clerk's records at Warsaw, Kentucky.

Being the same property conveyed to Arcan Combs and Judy Combs, husband and wife, for and during their joint lives, with remainder in fee simple to the survivor of them, by deed dated July 2, 1985, and recorded July 2, 1985, in Deed Book 50, page 55 in the records of the Gallatin County Clerk. Arcan Combs died on or about August 19, 2014, and, by virtue of the survivorship clause contained in said deed, fee simple title vested in Judy Combs. Judy Combs died on or about May 30, 2020.

Said property shall be sold for the purpose of collecting the following judgment debt: A judgment in favor of the plaintiff(s) in the amount of \$75,142.33 together with interest, assessments, taxes and costs herein expended.

TERMS OF SALE: The property shall be sold as a whole. The purchaser may pay all or part of the purchase price in cash, and may pay the balance of the purchase price on a credit of 30 days after date of sale; said credit shall be granted only upon the execution by the purchaser of bond, with surety thereon, and said surety shall be a lending institution, fidelity or surety company authorized and doing business in Kentucky or other surety approved by the Master Commissioner; an authorized officer of the surety must be present at the sale or must have given the Master Commissioner adequate assurance of its intent to be surety prior to or at the sale; said Bond shall be, and shall remain, a lien on the property sold as additional security for the payment of the full purchase price, and shall have the full force and effect of a Judgment; and said Bond shall bear interest at the rate of 12% percent per annum until paid. The purchaser shall be required to pay the sum of 10% of the bid amount in cash or certified check on the purchase at the time of sale. Risk of loss shall pass to the successful bidder at the close of the sale. The successful bidder at the sale shall, at bidder's own expense, carry fire and extended insurance coverage on any improvements

TERMS OF SALE: The property shall be sold as a whole. The purchaser may pay all or part of the purchase price in cash, and may pay the balance of the purchase price on a credit of 30 days after date of sale; said credit shall be granted only upon the execution by the purchaser of bond, with surety thereon, and said surety shall be a lending institution, fidelity or surety company authorized and doing business in Kentucky or other surety approved by the Master Commissioner; an authorized officer of the surety must be present at the sale or must have given the Master Commissioner adequate assurance of its intent to be surety prior to or at the sale; said Bond shall be, and shall remain, a lien on the property sold as additional security for the payment of the full purchase price, and shall have the full force and effect of a Judgment; and said Bond shall bear interest at the rate of 6.5% percent per annum until paid. The purchaser shall be required to pay the sum of 10% of the bid amount in cash or certified check on the purchase at the time of sale. Risk of loss shall pass to the successful bidder at the close of the sale. The successful bidder at the sale shall, at bidder's own expense, carry fire and extended insurance coverage on any improvements from the date of sale until the purchase price is fully paid, with a loss payable clause to the Master Commissioner of the Gallatin Circuit Court. 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, a lien holder herein, after giving notice to the Master Commissioner, to effect said insurance and furnish the policy or evidence thereof to the Master Commissioner, and the premium thereon or the proper portion thereof shall be charged to the purchaser as purchaser's cost. The property shall be sold subject to ad valorem taxes for the year 2023 and all subsequent years thereafter; easements, restrictions and stipulations of record; assessments for public improvements levied against the property, if any; existing zoning ordinances, statutes, laws, or regulations; and any facts which an inspection and accurate survey of the property may disclose. **BIDDERS SHALL BE PREPARED TO COMPLY WITH THESE TERMS.**

STEPHEN P. HUDDLESTON, MASTER COMMISSIONER, GALLATIN CIRCUIT COURT P.O. Box 988, WARSAW, KY 41095, #859-567-2818, 10-3c

PUBLIC NOTICE:
COMMISSIONER'S SALE GALLATIN CIRCUIT COURT, CASE NO. 22-CI-00055 STEVEN W. AULBACH, ET UX PLAINTIFFS VERSUS) GARY N. POLLARD, ET UX, ET AL DEFENDANTS NOTICE OF SALE
By virtue of a judgment and order of sale of the Gallatin Circuit Court entered February 20, 2023, in the above case, I shall proceed to offer for sale on the SECOND FLOOR LOBBY OF THE GALLATIN COUNTY COURTHOUSE (or on the Gallatin Courthouse lawn, weather permitting) in Warsaw, Kentucky, to the highest bidder, at

public auction on THURSDAY, March 23, 2023, at the hour of 1:30 p.m. or thereabouts, the following described property, to-wit:

ADDRESS: 70 Millers Ridge Rd., Warsaw, Kentucky 41095
GROUP NO.: Gallatin Co. Lot 5 - 1.079 Acres
There is not a mobile home, doublewide and/or manufactured home included in the sale located on the property. Being all of Lot #5, being 1.079 acres, more or less, of Cook Farm, as shown on Plat A-78 of the Gallatin County Clerk's records at Warsaw, Kentucky. **EROSION CONTROL:** All lot owners and/or home builders are responsible for individual erosion control and proper driveways are to be constructed into each lot by the home builder or homeowner prior to construction. **SOURCE OF TITLE:** Being all of the same property conveyed to Steven W. Aulbach and Karen M. Aulbach, husband and wife, by Deed recorded at Deed Book 108, page 102, of the Gallatin County Clerk's records. **SUBJECT TO THE FOLLOWING RESTRICTIONS:** (See Attached) Said property shall be sold for the purpose of collecting the following judgment debt: A judgment in favor of the plaintiffs in the amount of \$49,079.66 together with interest, assessments, taxes and costs herein expended.

TERMS OF SALE: The property shall be sold as a whole. The purchaser may pay all or part of the purchase price in cash, and may pay the balance of the purchase price on a credit of 30 days after date of sale; said credit shall be granted only upon the execution by the purchaser of bond, with surety thereon, and said surety shall be a lending institution, fidelity or surety company authorized and doing business in Kentucky or other surety approved by the Master Commissioner; an authorized officer of the surety must be present at the sale or must have given the Master Commissioner adequate assurance of its intent to be surety prior to or at the sale; said Bond shall be, and shall remain, a lien on the property sold as additional security for the payment of the full purchase price, and shall have the full force and effect of a Judgment; and said Bond shall bear interest at the rate of 12% percent per annum until paid. The purchaser shall be required to pay the sum of 10% of the bid amount in cash or certified check on the purchase at the time of sale. Risk of loss shall pass to the successful bidder at the close of the sale. The successful bidder at the sale shall, at bidder's own expense, carry fire and extended insurance coverage on any improvements

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from the date of sale until the purchase price is fully paid, with a loss payable clause to the Master Commissioner of the Gallatin Circuit Court. 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, a lien holder herein, after giving notice to the Master Commissioner, to effect said insurance and furnish the policy or evidence thereof to the Master Commissioner, and the premium thereon or the proper portion thereof shall be charged to the purchaser as purchaser's cost. The property shall be sold subject to ad valorem taxes for the year 2023 and all subsequent years thereafter; easements, restrictions and stipulations of record; assessments for public improvements levied against the property, if any; existing zoning ordinances, statutes, laws, or regulations; and any facts which an inspection and accurate survey of the property may disclose. **BIDDERS SHALL BE PREPARED TO COMPLY WITH THESE TERMS.**

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The Kentucky Transportation Cabinet

In accordance with KRS 176.051, Kentucky's noxious weed law, the Kentucky Transportation Cabinet will control noxious weeds on state-owned right of way at the request of the adjoining property owner. The noxious weeds named in this law are Johnson grass (*Sorghum halepense*), Canada thistle (*Cirsium arvense*), Cutleaf Teasel (*Dipsacus laciniatus*) Nodding thistle (*Carduus nutans*), Common teasel (*Dipsacus fullonum*), Poison hemlock (*Conium maculatum*), Mareostail (*Conyza canadensis*), Amur Honeysuckle (*Lonicera maackii*), Multiflora Rose (*Rosa multiflora*) Japanese knotweed, (*Polygonum cuspidatum*), Spotted Knapweed (*Centaurea stoebe*) and Kudzu (*Pueraria montana*).

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GRANT COUNTY SHERIFF

Between Feb. 27 and March 6, the Grant County Sheriff's Department:

- Issued 52 summons and/or subpoenas
- Spent 16 hours serving court
- Served 1 Emergency Protective Order
- Responded to 4 accidents (out of county residence)
- Made 4 arrests/warrants (out of county residence)
- Drove 325 miles transporting prisoners
- March 3 — Deputy Kevin

Gorton responded to a non-injury accident on Knoxville Road at 4:07 PM involving a 2012 Nissan driven by Ayanna Huff of Falmouth and a 2016 Honda driven by Tyler Scrogins of Dry Ridge.

March 2 — Sargent Mike Wright responded to a non-injury single vehicle accident on Owenton Road at 1:32 PM involving a 2013 Honda driven by Stephanie Burrows of Dry Ridge.

March 2 — Sargent Brandon Markesbery responded to a non-injury accident on Warsaw Road at

5:07 PM. The accident involved a 2003 Ford driven by Justin Cavins of Ghent and a 2018 GMC driven by Sherry Shipp of Dry Ridge.

March 1 — Deputy Trenton Dalton responded to a non-injury accident on US 25 Business at 9:32 PM between a 2003 Ford driven by Jeffery Cleveland of Williamstown and a 2015 Chevrolet driven by Jeffrey Anderson of Dry Ridge.

February 26 — Deputy Kevin Gorton responded to a non-injury accident on Taft Highway at 9:15 PM between a 2020 Toyota driven

by Jonathan Miller of Independence and a 2015 Chevrolet driving by Remington Skilling.

March 6 — Deputy Jacob Perkins arrested Natasha Brzensinski of Williamstown at 9:59 PM on KY 491 on offense/charge of fraudulent use of credit card. Brzensinski was lodged in the Grant County Detention Center.

March 6 — Deputy Trenton Dalton arrested Jessica Peare of Corinth at 9:03 PM on Bracht Road on offense/charge of Violation of EPO (Emergency Protective

Order). Peare was lodged in the Grant County Detention Center.

March 5 — Deputy Bryan Panko arrested Jessica Stolz of Corinth at 12:04 AM on Baton Rouge Road on offense/charge of Failure to Appear X's 4. Stolz was lodged in the Grant County Detention Center.

March 2 — Deputy Trenton Dalton arrested Steven Neeley of Dry Ridge at 8:22 PM on Day Road on offense/charge of Failure to Appear. Neeley was held in the Grant County Detention Center.



Takedown Tribe represented Grant County well at the Floyd Folkstyle Championship tournament on Feb. 23. Back row, left to right: Assistant Coach Shane iLes and Head Coach Brett Blackmore. Front row left to right: Finland iLes (1st place), Wyatt Blackmore (6th place), Tristan Blackmore (2nd place), and Wayne iLes (3rd place).

By Michael Iles



By Michael Iles

Takedown Tribe competed at the Dragon Folkstyle Farewell on March 5. From left to right: Head Coach Brett Blackmore, Wyatt Blackmore (2nd place), Tristan Blackmore (2nd place), Assistant Coach Shane iLes, Finland iLes (2nd place)

New wrestling club for K-8th graders

BY MICHAEL ILES

Takedown Tribe Wrestling has come to Grant County. Takedown Tribe is a wrestling club for all boys and girls K-8th grade. It was created by coaches Brett Blackmore and Shane Iles, both of whom have sons on the team.

Takedown Tribe is looking for youth athletes willing to put in extra work. We are currently in training and are wrestling in offseason tournaments in preparation for the 2023-24 wrestling season.

The team is traveling to tournaments in Tennessee, Indiana, and Ohio, with wrestlers taking 1st, 2nd, 3rd and 6th places at the Floyd Folkstyle Championship Tournament at Floyd Knobs, Indiana on Feb. 23. This past weekend, the Tribe took two 2nd places and a 3rd place at the Dragon Folkstyle Farewell in New Palestine, IN.

Takedown Tribe wrestling wanted to start something different from the traditional way of coaching the children. "We are also wanting to take kids willing to commit to the next level of competition for the wrestling season this fall," says Blackmore, who grew up in wrestling. He is a former 1993 KHSAA 135 lbs. State Champion for BCHS. He wrestled in college as varsity 134 lbs. at West Liberty State College NCAA Division II then varsity 148 lbs. Freestyle for US Navy wrestling.

Afterwards, Blackmore turned to coaching, becoming assistant coach for Ryle

High School, where he watched his brother, Jordan Blackmore, win state for Ryle High School at 135 lbs. in 2001. He then focused on youth wrestling. He was assistant coach for Walton Verona Youth Club and then head coach for Braves Youth wrestling club. He now wants to pass the torch to his kids, Wyatt and Tristan Blackmore.

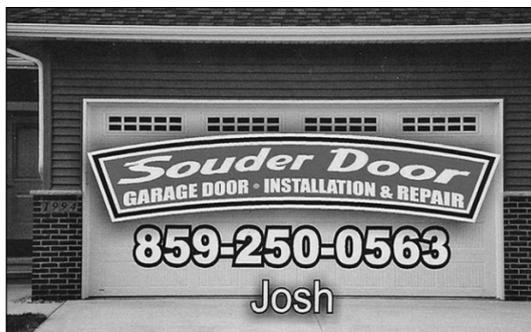
Blackmore is currently collaborating with Grant County High School coach Chris Webster in increasing awareness of wrestling in Grant County and growing the team from a youth level all the way to high school.

"We are wanting to grow the sport in the Grant County area. As we grow as a community, we are hoping to get more children involved in wrestling because the sport keeps kids and young adults focused on positive activities like setting and achieving goals, trying to eliminate all the screen time kids spend on their phones and electronics" says Coach Iles. He is also no stranger to the sport; he is the father of Finland Iles, a two-time Kentucky youth state champion.

Takedown Tribe is a nonprofit organization and currently looking for limited sponsorship for its 2023-24 wrestling season. We also intend to fundraise for the team as well this year. If you want to sponsor the team or have a child interested in joining the team, please reach out via Facebook at <https://www.facebook.com/Takedowntribe>.



Logo for the newly formed wrestling club, Takedown Tribe.



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Pickaway zebra attack: What happened to cause animal to bite?

Bethany Bruner
Columbus Dispatch
USA TODAY NETWORK

When Pickaway County Sheriff's office deputies first got to Darby Road near Circleville around 5:40 p.m. on Sunday, they found 72-year-old Ronald Clifton lying in a field with blood on his face and a sweatshirt covering his right arm.

He had called 911 to request medical help after a male zebra, which he owned, had attacked him.

Deputies and EMS personnel began heading to a field on Clifton's property as Clifton told

the dispatcher the zebra was still in the field with him and was close to him.

"Come before it gets me again," Clifton said.

The first deputy to get on the scene wrote in an incident report that the male zebra had approached the driver's side door of his cruiser and "was acting very hostile." That deputy was able to use the cruiser's sirens and an air horn to get the zebra to go into a area of the field down a small hill from where Clifton was receiving medical attention.

A tourniquet was applied to Clifton's arm and

he was helped to a waiting ambulance, where paramedics continued to treat him. As Clifton was in the ambulance, the zebra again approached the people gathered in the field, according to body camera footage.

"He turned his back to him," a family member who arrived on the scene told deputies. A female who was also on the scene told deputies the zebras were "not nice."

"It's only the one that's aggressive, the rest of them are not," the woman later said.

A few minutes later, the zebra again ap-

proached the area where the cruisers and ambulance were. Deputies asked another family member if they could get the zebra out of the area, adding they didn't want to shoot it. The family member attempted to run the male zebra away from the area with a large stick, but the zebra didn't go far.

Clifton's son-in-law told deputies to "shoot the dumb (expletive) if you have to," after arriving on the scene.

Moments later, after the zebra again approached deputies, a single shot was fired, killing

the zebra. Deputies immediately apologized to Clifton's family, who agreed deputies had no choice. Clifton was taken to OhioHealth Grant Medical Center and is expected to be able to keep his arm.

Zebras are not considered exotic animals under Ohio's law requiring certain animals to be reg-

istered with the state. The deputies, in body camera footage obtained by The Dispatch, expressed surprise that there were zebras in the area.

Several other zebras that were in the field where Clifton was found were unharmed.

bbruner@dispatch.com

Grad testifies on teacher misconduct bill

Candice Hare
FOX19

A bill making its way through the Kentucky General Assembly would ban nondisclosure agreements about teacher misconduct, including sexual misconduct, and would require teachers to disclose past investigations.

It's a bill that has the backing of a Northern Kentucky woman who says she's working to help protect students from the trauma she says she endured at the hands of one of her high-school teachers.

"Even though people may not believe survivors, that doesn't mean it didn't happen," said Kotomi Yokokura, a former student at Beechwood High School.

Yokokura said she was the target of grooming and sexual abuse at the school, where one of her teachers allegedly communicated with her through a private chat group on a school communication platform called Remind.

"It eventually evolved into one-on-one chats, bringing students in or bringing me into his office behind, like, the closed doors of his office, where he'd ask you details of your personal life, your dating life, things to get closer to you," Yokokura said.

Yokokura said the teacher's advances escalated when he began tutoring her. She says that's when he inappropriately touched her.

"I went to his apartment parking lot to have tutoring, and that's when the more sexual things happened," she said. "I thought it was just kind of the high-school experience ... My parents are

kind of like ... I'm a first-generation American, so they didn't really know what was happening either. So, I think all of that just made the perfect storm for what happened," she said.

It wasn't until Yokokura started attending college that she said she realized during conversations with friends the magnitude of the teacher's alleged inappropriate behavior.

"I was like, 'Did your teacher not do that?' And they're like, 'No,'" Yokokura recalled. "And then we got to physical touch, and they're like, 'That's a hard line at my school.' And that's when everything started to come together."

The teacher resigned and was investigated by Kentucky State Police but has not been charged.

Yokokura said her trauma has resulted in lasting psychological damage.

"I think anything we can do to ensure students aren't afraid to come to school or aren't afraid of the system would be great," she said.

House Bill 288 would require teachers accused of sexual misconduct in schools to disclose more

information when applying for jobs in other schools. It unanimously passed the Kentucky House of Representatives.

HB 288 now heads to the Kentucky Senate.

Enquirer media partner Fox19 provided this report

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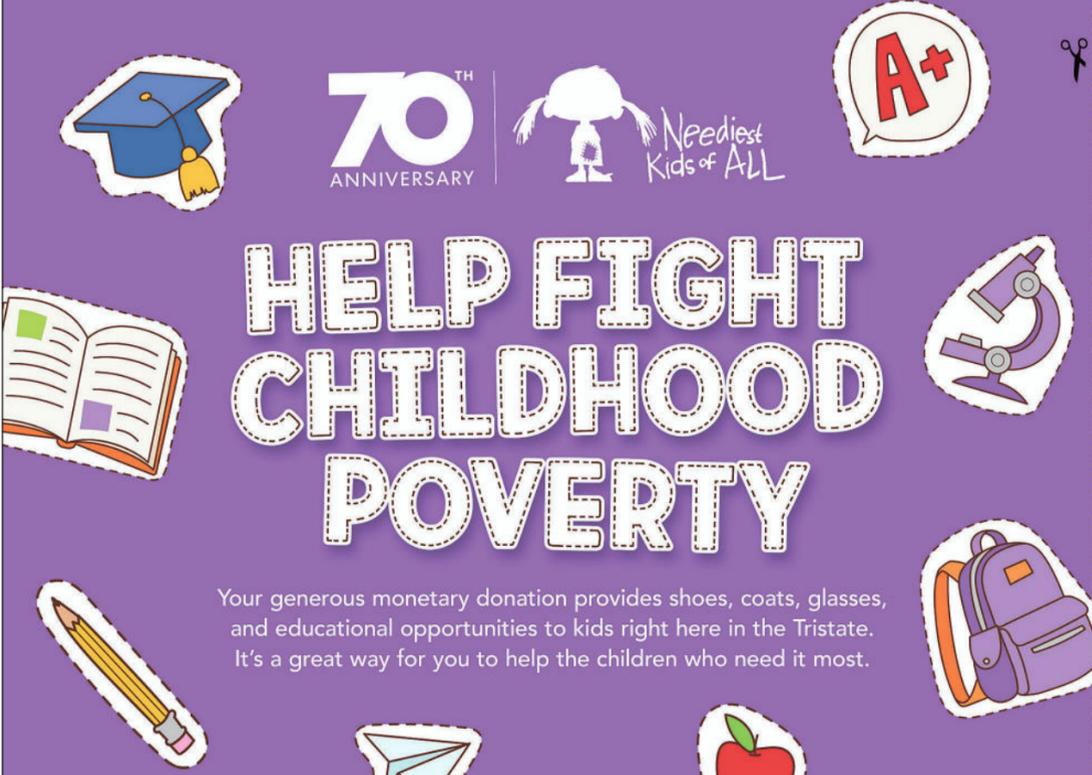
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