

State sues to protect renters from price fixing

BY TOM LATEK
KENTUCKY TODAY

FRANKFORT – The state attorney general's office announced action to protect Kentucky renters against corporate price fixing, by filing a lawsuit against RealPage Inc., a multibillion-dollar real estate software and service company based in Texas.

The suit, filed at U.S. District Court in Covington, also names several landlord organizations as defendants in accusations of unlawfully increasing prices of Kentucky renters.

According to the attorney general's office, around 560,000

The AG's office credited Chris Lewis, division chief for Consumer and Senior Protection for leading this effort along with Deputy Director for Consumer Protection Jon Farmer and Assistant Attorney General John Ghaelian.

Kentucky households are occupied by renters, and the number continues to grow. As of 2023, 47.5 percent of Kentucky renters were “cost-burdened,” meaning they spend at least 30 percent of their income on rent. At the same time, the growing cost of rent

in Louisville was second highest among all U.S. markets. Kentucky Attorney General Russell Coleman maintains RealPage operates commercial revenue management software, controlling more than 80 percent of the rental market. Since at least 2016, the company

has collected sensitive and nonpublic data from competing landlords to generate price recommendations for its clients. That data, which includes rental applications, executed new leases, renewal offers and acceptances and forward-looking occupancy, is fed into an algorithm to recommend the highest possible price a landlord could offer a renter. The complaint notes, “RealPage replaces competition with coordination. It does so openly and directly, and renters in Kentucky are left paying the price.” The complaint alleges RealPage and the landlord

organizations engaged in unlawful price fixing while violating federal antitrust laws and Kentucky's Consumer Protection Act. The Attorney General asked the federal court to prevent the defendants from continuing their illegal actions and pay civil penalties up to \$10,000 for each violation. “Out-of-state corporations are taking advantage of Kentuckians, and they’re

circumventing the free market to do it,” Coleman said. “These predatory businesses will face serious consequences in Kentucky.” The AG's office credited Chris Lewis, division chief for Consumer and Senior Protection for leading this effort along with Deputy Director for Consumer Protection Jon Farmer and Assistant Attorney General John Ghaelian.

PROPERTY TRANSFERS

Real estate transfers reflect information from deeds filed in the county clerk's office.

• Daisy Graham (a/k/a Daisy L. Graham) and Dyan Viers, married, Ford Street, Campbellsville, and William D. Hazelwood and Patsy Hazelwood, married, Oak Ridge Drive, Radcliff, to Kately Regan and Andrew Regan, married, Page Street, Campbellsville: Lot 18 of Park Subdivision. \$152,500.

• Reynolds Holdings of Kentucky LLC, East Broadway, Campbellsville, to LTC Enterprises, Somerset: Tract 2 (0.4 acres) and Tract 3 (0.283 acres) of Minor Retracement/Consideration Survey Reynolds Holdings of Kentucky. \$550,000.

• Estate of Richard Allen Denton, Stanley Lee McElroy, executor, and Stanley Lee McElroy, individually, unmarried, Monin Road, Elizabethtown, to LTC, Somerset: Tract 1 of the Minor/Retracement Consideration Survey Reynolds Holdings of Kentucky. \$175,000.

• Eddie Hazelwood and Vickie Hazelwood, married, Fairview Road, Campbellsville, to J Hawk Properties LLC, Christerson Lane, Campbellsville: Lots 15 and 16 of Western Estates Subdivision. \$270,000.

• Samantha Vanhoose, unmarried, Grant Street, Campbellsville, to Geneva Erlene Lawson, unmarried, Grant Street, Campbellsville: Beginning on south side of Grant Street, corner to Mrs. Ralph Newton property, in line of the Metzmeier property, consisting of 0.317 acre more or less. \$169,000.

• Logan Wilson and Misha J. Wilson, married, Frogtown Road, Loretto, to Ernest Duane Orange and Anita L. Orange, Old Lebanon Road, Campbellsville: Tract consisting of 0.60 acre, beginning on north side of Kentucky 744, corner of Jimmy W. Lee property. \$47,000.

KFW

FROM PAGE B1

the public to never approach or feed a bear, which can result in a negative encounter. If you encounter a bear, keep a safe distance and don't approach it. If you feel a bear is posing an immediate danger, call local law enforcement immediately.

Residents of an area where a bear has been spotted should secure their garbage in a garage or other building, not leave pet food outside, and clean and securely store barbecue grills. These are all best practices in general for people to prevent problems with wildlife. Also, people should not use bird feeders in bear range or in areas where they have been recently observed. It is a violation of Kentucky law to feed bears, or knowingly leave unsecured food available for them to consume.

In Kentucky, hunting bears is regulated and limited to defined seasons in the established bear zones in eastern Kentucky to ensure a sustainable and healthy population.

For more information about black bears, visit the Kentucky Fish and Wildlife Black Bears webpage on its website at fw.ky.gov or visit BearWise.org.

cash value \$7,000.

• Chad Floyd and Jessica Floyd, married, Bridlewood Park, Campbellsville, to CER Properties LLC, Timothy Trail, Campbellsville: Lot 1, 2 and one-half of Lot 3 in Block H of Birdwood Subdivision. \$145,000.

• Calaveras West Properties LLC, West Palms Drive, Myrtle Beach, South Carolina, to Steven Edward Wilson, unmarried, Risen Avenue, Campbellsville: Parcel beginning on Risen Street at common corner of Paul Davis and Minnie Lee Coffee. \$131,000.

• Lanie Newton Jr., unmarried, by and through his attorney-in-fact, Billie Newton, Gaddis Ridge Road, Elk Horn, to Lester Herron, Gaddis Ridge Road, Elk Horn: Parcel 1, Tract 31 of Carl and Margaret Gabehart Agricultural Division Farm No. 1; Parcel 2, Tracts 29 and 30 of Carl and Margaret Gabehart Agricultural Division Farm No. 1; Parcel 3, Tracts 27 and 28 of Carl and Margaret Gabehart Agricul-

tural Division Farm No. 1. \$75,000.

• Matthew Ryan Veatch and Latrishia Veatch, married, Ficus Street, Richmond, to Margaret S. Brady, single, Campbellsville: Tract beginning on the west side of Smith's Chapel Road, corner of William T. Spurling property to a new division corner in Charles Brockman property, containing one acre more or less. \$37,500.

• Rodney D. Sprowles, single, J.W. Bradshaw Lane, Campbellsville, to Samuel I. Miller and Elizabeth M. Miller, married, U.S. Highway 127, Dunnville: Tract 3 (15.05 acres) as shown in Plat Cabinet F, page 40. \$85,000.

• Bobby L. Kessler, by and through his attorney-in-fact, Joyce Kessler, and Joyce Kessler, married, Old Lebanon Road, Campbellsville, to John Wayne Kessler and Holly M. Kessler, married, Old Lebanon Road, Campbellsville: Parcel 3 (0.8222 acre) and Parcel 4 (0.4260 acre) of the Bobby L. Kessler Land Division. \$200,000.

EMPLOYMENT OPPORTUNITY

The Lebanon Enterprise newspaper in Lebanon, KY, is seeking a **FULL-TIME REPORTER/PHOTOGRAPHER.**

Applicants need to be able to write well-written, interesting, accurate, informative, and timely sports, feature, general news, and hard news stories as assigned. Photograph and process images on deadline that work with written text to illustrate news, sports or feature stories for print and online editions of the newspaper.

QUALIFICATIONS:

- College degree in journalism, English, related field or equivalent experience
- Understanding of journalistic ethics and legal/libel knowledge is helpful
- Effective organizational and time management skills
- Ability to work on tight deadlines
- Good communication skills
- Initiative to pursue news/feature/photo opportunities
- Sharp sense for news photography; keen eye for photos, strong sense of ethics.
- Ability to write effective, accurate cutlines.
- Proven adaptability and initiative.

ESSENTIAL FUNCTIONS:

- Cover assigned beats and breaking news with timely stories and photos.
- Taking photos and editing them with Adobe Photoshop and offering ideas for page design and performing page design using pagination software.
- Contribute photo ideas daily.
- Develop photo-story projects.
- Participate in news budget meetings, and project planning meetings.
- Process photos for publication using PhotoShop.
- Write effective, accurate cutlines

Interested individuals should send their cover letter and resume' to
bsheroan@paxtonmedia.com

Paxton Media Group is an Equal Opportunity Employer

The Lebanon Enterprise
www.lebanonenterprise.com



LEGAL NOTICE

Public Hearing Notice

To all interested citizens of Campbellsville, Kentucky:
The Kentucky Department for Local Government is accepting application material under the 2025 Community Development Block Grant (CDBG) Program. The City of Campbellsville intends to apply for assistance to provide operational funding for The Healing Place of Campbellsville. The City will hold a public hearing prior to the submission of the application form. The public hearing will be held on July 21, 2025 at 5:30 p.m. local time at the Campbellsville Civic Center at 205 N. Columbia Avenue. The purpose of this hearing is to obtain views on housing and community development needs, review proposed activities, and solicit public comments. Technical assistance is available to help groups representing low and moderate-income persons in developing proposals. The following information concerning the CDBG program is available for public inspection at www.campbellsville.us:

- A. Amount of funds available and range of activities that may be undertaken.
- B. Estimated amounts of funds proposed to be used for activities benefiting persons of low and moderate income.
- C. Plans for minimizing displacement of persons as a result of activities associated with CDBG funds and plans for providing assistance to those persons to be actually displaced as a result of CDBG-funded activities.
- D. Records regarding the past use of CDBG funds.
- E. A summary of other important program requirements.

Comments on Application

A copy of the CDBG application material will be on file at the city hall for citizens' review and comment from July 10, 2025 through July 21, 2025. Written comments on the proposed application may be submitted to the attention of Mayor Dennis Benningfield, 110 S. Columbia Avenue, Suite B, Campbellsville, KY 42718, until the close of business on July 21, 2025.

Discrimination Clause

The City of Campbellsville does not discriminate on the basis of race, color, sexual orientation, gender identity, national origin, sex, age, religion or disability, and provides, upon request, reasonable accommodation, including auxiliary aids and services, to afford an individual with a disability an equal opportunity to participate in all services, programs and activities. Any persons requiring special needs assistance should contact Jennifer Thompson, City Clerk at 270-465-7011 at least five days prior to the meeting. The TDD number for the hearing impaired is 1-800-648-6057 or 711.

Americans with Disabilities Act Contacts:

Vocational Rehabilitation
Division of the Blind
502-564-4440
https://kcc.ky.gov/Vocational-Rehabilitation/seeking-services/Blind-Services/Pages/Blind-Services-Division.aspx

American Printing House
1-800-223-1839
www.aph.org

Commission for the Deaf and Hard of Hearing

1-800-372-2907
www.kcdhh.org

For Interpreter Directory
https://oop.ky.gov/public_Dir.aspx

State Relay TDD Number
1-800-648-6057



LEGAL NOTICE

NOTICE OF MASTER COMMISSIONER'S SALE

Pursuant to a Judgment and Order of Sale entered on June 11, 2025, in the Taylor Circuit Court Civil Action No. 23-CI-00129, styled UMB Bank, National Association, Not In Its Individual Capacity, But Solely As Legal Title Trustee of PRL Title Trust II vs Betty Veatch, et al., the Master Commissioner of the Taylor Circuit Court will sell at public outcry the following real property at:

322 Taylor Blvd, Campbellsville, KY 42718

PVA Map # C06-04-10

The sale will be conducted at the front door of the Taylor County Courthouse, Campbellsville, Kentucky, at the hour of 10:00 a.m., on Tuesday, July 22, 2025. The real property will be sold to the highest and best bidder or bidders. At the time of sale the successful bidder(s) shall either pay full cash or make a deposit of 10% of the purchase price with the balance on credit of 30 days. Amount to be raised: \$68,230.50 plus interest at the judgment rate. If the purchase price is not paid in full, the successful bidder(s) shall execute a bond at the time of sale, with sufficient surety approved by the Master Commissioner prior to the sale, to secure the unpaid balance of the purchase price. The bond shall bear interest at the rate of 10.6320% per annum from the date of sale until paid. If Plaintiff is the successful bidder(s) in lieu of a deposit the Plaintiff shall be permitted to bid on credit up to the total Judgment amount.

CRAIG COX,
TAYLOR CIRCUIT COURT
MASTER COMMISSIONER



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Pursuant to a Judgment and Order of Sale entered on June 11, 2025, in the Taylor Circuit Court Civil Action No. 24-CI-00379, styled BG48, LLC vs Celia Ann Demers, et al, the Master Commissioner of the Taylor Circuit Court will sell at public outcry the following real property at:

306 George Williams Street, Campbellsville, KY 42718

PVA Map # C06-03-35

The sale will be conducted at the front door of the Taylor County Courthouse, Campbellsville, Kentucky, at the hour of 10:00 a.m., on Tuesday, July 22, 2025. The real property will be sold to the highest and best bidder or bidders. At the time of sale the successful bidder(s) shall either pay full cash or make a deposit of 10% of the purchase price with the balance on credit of 30 days. Amount to be raised: \$6,553.15 plus interest at the judgment rate. If the purchase price is not paid in full, the successful bidder(s) shall execute a bond at the time of sale, with sufficient surety approved by the Master Commissioner prior to the sale, to secure the unpaid balance of the purchase price. The bond shall bear interest at the rate of 6% per annum from the date of sale until paid. If Plaintiff is the successful bidder(s) in lieu of a deposit the Plaintiff shall be permitted to bid on credit up to the total Judgment amount.

CRAIG COX,
TAYLOR CIRCUIT COURT
MASTER COMMISSIONER

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