

Prescribed fires planned for wildlife management areas this spring

Controlled burns will help improve wildlife habitat

Officials with the Kentucky Department of Fish and Wildlife Resources will work with local officials in a number of Kentucky counties to use prescribed fires as part of ongoing habitat management on the department's Wildlife Management Areas (WMA). Throughout March and April, fire experts will conduct these controlled burns across the state to help restore the health of local ecosystems that depend on fire.

Properties will be scheduled for one- or two-day prescribed fires as local activity permits and when weather conditions are optimal from both environmental and safety standpoints.

Fire managers will take into consideration wind, air temperature, relative humidity, soil moisture and other factors before determining when to conduct the fires. If favorable conditions do not occur, projects may be pushed to later dates.

Usually, only portions of a property will be closed to accommodate a prescribed fire, leaving large portions of the property unaffected. Signs will be posted and gates will be closed at all access points to project locations, and adjacent landowners will be notified of the burns. The prescribed fire areas will be monitored until all fire, embers and smoke are extinguished before reopening to the public.

Prescribed fire is an efficient tool for habitat management. The management goals of the fires are to increase production of nuts and soft fruits and to enhance the regen-



Courtesy photo

Officials with the Kentucky Department of Fish and Wildlife Resources will work with local officials in a number of Kentucky counties to use prescribed fires as part of ongoing habitat management.

eration of oaks. Burning sets back woody plant growth in fields and along edges, creates desirable open spaces on the ground's surface by removing leaf litter, improves native grass and wildflower composition within fields and helps control invasive plants.

Prescribed fires are expected to be conducted in the following counties and WMAs:

- Adair — R.F. Tarter
- Barren — Barren River Lake
- Bell — Cumberland Forest
- Bell/Harlan — Boone Forest-lands and Elk Forest
- Breathitt — Paul Van Booven
- Breckinridge — Yellowbank
- Butler — Gabbard Branch
- Carter — Grayson Lake
- Franklin/Owen — John A. Kleber
- Harrison — Griffith Woods
- Henderson — Sloughs
- Livingston — Livingston County
- Madison — Blue Grass Army Depot

- McCracken — West Kentucky
- Nelson/LaRue — Rolling Fork
- Nicholas/Fleming — Clay
- Ohio/Muhlenberg — Peabody
- Powell — Ping-Sinking Valley
- Pulaski — Buck Creek
- Russell/Wayne/Clinton — Lake Cumberland
- Spencer — Taylorsville Lake
- Taylor — Green River Lake
- Union — Higginson-Henry and Big Rivers
- Wayne — Meadow Creek

Prescribed fire is a safe way to apply a natural process, ensure ecosystem health and reduce wildfire risk. When there's smoke in the air, individuals can protect themselves and their families by following the advice at Fires and Your Health | AirNow.gov.

More information about public lands is available by visiting the Kentucky Fish and Wildlife (fw.ky.gov) Wildlife Management Area & Public Lands Search webpage.

— Submitted

Red Cross receives \$25K donation for Eastern Kentucky families

The LG&E and KU Foundation has donated \$25,000 to the American Red Cross to help families and area residents who are recovering from last month's devastating floods in Eastern Kentucky.

Red Cross volunteers and partners are still boots on the ground, and these funds will help the impacted communities with sheltering, food, critical services, financial assistance and cleanup efforts.

"Our company and our employees strive to support our fellow Kentuckians through challenges, and we hope this contribution provides some relief and healing," said LG&E and KU Vice President-Electric

Distribution Peter Waldrab.

As a board member for the American Red Cross Louisville Area Chapter-Regional Headquarters and Disaster Action Team volunteer, Waldrab understands firsthand the important work being done and assistance provided to help families and residents who've lost everything to a disaster.

"We are grateful for the long-standing support from our partners at LG&E and KU who help us in building more resilient communities by helping individuals and families be ready for emergencies, in addition to their support in times of disaster," said Nadine McCrindle, CEO, Red Cross Kentucky Region. "Disasters

can happen at any time, often without warning, changing lives forever in just minutes. Their support for the recent Eastern Kentucky floods helps us to give comfort and hope to hundreds of families impacted by this devastating disaster. Since the flooding began a month ago, we have been able to provide hot meals, safe shelter, relief supplies, emotional support, health services and financial assistance."

According to the Red Cross, the organization and its community partners have provided thousands of overnight shelter stays and more than 60,000 meals and snacks in Eastern Kentucky. They're providing financial

assistance and essential items, including clean-up kits and ceramic space heaters and blankets to combat the cold. They're assisting families who must replace everything from eyeglasses and medications to basic home goods.

For those interested in supporting recovery efforts in Eastern Kentucky, visit redcross.org/local/kentucky to make a donation or learn more about ways to help.

Visit lge-ku.com/community to learn more about the LG&E and KU Foundation and the company's giving initiatives and employee volunteerism.

— Submitted

REALTORS announce Purchasing Power Calculator, February housing market data

Monthly housing market report focuses on the state of real estate in Kentucky

Kentucky REALTORS, the largest professional association of REALTORS in the Commonwealth, is dedicated to supporting consumers and helping Kentuckians achieve the dream of homeownership. To better support consumers in finding their future homes, Kentucky REALTORS has launched its Purchasing Power Calculator.

The Purchasing Power Calculator allows consumers to determine the approximate maximum home price and monthly payment based on factors such as income, down payment percentage and interest rate. Taking it one step further, the tool then shows how many listings are available and pertinent trends (such as average bedrooms and square footage for their price range) in their area.

"The Purchasing Power Calculator will help Kentuckians gearing up to buy a home. The tool equips consumers with an idea of their budget and pairs it with live data about the homes on the market in their corner of the state," said Barb Curtis, president of Kentucky REALTORS. "Being able to see the data will allow buyers to prepare for their future home purchase and know what they can realistically expect in their home search."

The Purchasing Power Calculator helps buyers explore how changes in income, down payment or interest rates could affect their ability to purchase a home. For more information and to access the tool, visit kyhousingfacts.com.

In addition to announcing the Purchasing Power Calculator, Kentucky REALTORS recently released housing market data for February 2025, showing that the total volume of real estate sold for the month was \$831.53 million.

Complete market details for Kentucky in February include:

- Total sales volume: \$831.53M, down 3.0% year-over-year (YoY), down 0.91% month-over-month (MoM)
- Total number of listings sold: 2,784, down 8.0% YoY, down 0.25% MoM
- Median sales price: \$260,000, up 4.0% YoY, even MoM
- Days on the market: 32, up 8.0% YoY, down 6.45% MoM
- New listings: 4,369, down 10.0% YoY, up 2.4% MoM

"Despite seasonal fluctuations, Kentucky's housing market remains strong," said Curtis. "The month-over-month increase in new listings and decrease in days on the market reflect a steady demand and are great signs for the state of real estate in the Commonwealth. We are optimistic about what is still ahead in 2025."

Total sales volume reached \$831.53 million with 2,784 transactions completed last month.

The median sales price continues to trend upward, reaching \$260,000, an increase of 4.0% YoY, indicating continued demand for homes across the state. The number of new listings reached 4,369 last month, reflecting a 2.4% increase MoM.

While the average days on the market rose to 32 days, up eight days YoY, this timeframe remains healthy, allowing buyers slightly more time to make informed decisions while maintaining a balanced market.

• Data sourced and aggregated from participating Kentucky REALTORS member board content as taken on Mar. 17. Data is subject to revision.

— Submitted

KENTUCKY

FROM PAGE B3

Kentucky, are grappling with a steady decline in available farmland," said McConnell. "Now more than ever, we must preserve our agricultural land and keep it in production for the next generation of producers. The Protecting American Farmland Act reduces the tax burden on selling farmland, making it easier for retiring farmers to keep their land in the hands of those who will continue to cultivate it. This legislation, which I was proud to partner with the Kentucky Farm Bureau on, is a big win for farmers across the country, and one that will help plant the seeds of farming for generations to come."

McConnell has been a member of the Agriculture Committee since his first day in the Senate and currently is the chairman of the Subcommittee on Food and Nutrition, Specialty Crops, Organics and Research.

The Protecting American Farmlands Act offers incentives to help retiring farmers transition their land to active producers instead of selling to developers or investors who remove farmland from production. The legislation allows landowners who sell to active farmers to defer taxes on the

proceeds of the sale. This provides a much-needed financial pathway for retiring farmers while ensuring that farmland remains in agricultural use.

KFTI NETWORK MEMBERS ENDORSING THE LEGISLATION AND URGING CONGRESS TO PASS THIS BILL ARE:

- Agribusiness Association of Kentucky
- Community Farm Alliance
- FarmCredit Mid-America
- Kentucky Association of Conservation Districts
- Kentucky Association of Meat Processors
- Kentucky Burley and Dark Tobacco Producers Association
- Kentucky Cattlemen's Association
- Kentucky Center for Agriculture and Rural Development
- Kentucky Corn Growers Association
- Kentucky Dairy Development Council
- Kentucky Department of Agriculture
- Kentucky Forage and Grassland Council
- Kentucky Horticulture Council
- Kentucky Pork Producers Association
- Kentucky Poultry Federation
- Kentucky Sheep and Goat Development Office
- Kentucky Small Grain Growers Association

Kentucky Soybean Association
Kentucky Thoroughbred Association

Kentucky Woodland Owners Association
WAVE Ag Initiative
For more information

on the Kentucky Farmland Transition Initiative Network, visit kyfarmlandtransition.com/about.

— Submitted



LEGAL NOTICE

COMMISSIONER'S SALE
APRIL 14, 2025 AT 11:00 A.M. CENTRAL TIME
OLD BRECKINRIDGE COUNTY COURTHOUSE
FRONT DOOR
208 SOUTH MAIN STREET
HARDINSBURG, KENTUCKY

BRECKINRIDGE CIRCUIT COURT, DIVISION II
CIVIL ACTION NO. 20-CI-00038

FREEDOM MORTGAGE CORPORATION PLAINTIFF

VS.

NOTICE OF SALE

JAMES L. CAYTON, II DEFENDANTS
ALLISON C. CAYTON

By virtue of a Judgment and Order of Sale entered November 16, 2023, and Order to Reset Sale entered March 6, 2025, the Master Commissioner will on April 14, 2025 at 11:00 a.m. or thereabouts, offer for sale the property described below. The property will be offered at public auction to the highest bidder on terms of TEN (10%) PERCENT down in the form of **cash, cashier's check or certified check**, and the balance on a credit of thirty (30) days, secured by a bond with sufficient surety, and bearing interest at the accruing interest rate of 4.625% per annum from date of sale until the purchase price is paid. A lien will be retained on the property sold until the purchase money is fully paid. Please contact the Master Commissioner's office prior to the date of sale to ensure that you have all information necessary to qualify to bid. Health and safety measures will be required.

Property Address: 4321 High Plains Road, Vine Grove, Kentucky 40175
aka 4376 High Plains Road, Vine Grove, Kentucky 40175
Parcel Identification Number: 157-7B-1

The real estate will be appraised. The purpose of the sale is to satisfy a judgment in the amount of \$303,052.15 plus interest and costs. However, bids will not be required to meet or exceed the appraised value. The real estate has been adjudged to be indivisible and will be sold as a whole. It will be sold free of liens of all the parties hereto except for real estate taxes for 2025 and thereafter, and will be sold subject to all restrictions and easements of record.

HERBERT M. O'REILLY
MASTER COMMISSIONER
POST OFFICE BOX 539
HARDINSBURG, KENTUCKY 40143
PHONE: (270) 756-2882



LEGAL NOTICE

COMMISSIONER'S SALE
APRIL 14, 2025 AT 12:01 A.M. CENTRAL TIME
OLD BRECKINRIDGE COUNTY COURTHOUSE
FRONT DOOR
208 SOUTH MAIN STREET
HARDINSBURG, KENTUCKY

BRECKINRIDGE CIRCUIT COURT, DIVISION II
CIVIL ACTION NO. 24-CI-00105

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST PLAINTIFF

VS. **NOTICE OF SALE**

SAMUEL D. RAMSEY DEFENDANTS
DISCOVER BANK
FORT KNOX FEDERAL CREDIT UNION
N/K/A ABOUND CREDIT UNION, INC.
LVNV FUNDING LLC

By virtue of a Judgment and Order of Sale entered March 6, 2025, the Master Commissioner will on April 14, 2025 at 12:01 p.m. or thereabouts, offer for sale the property described below. The property will be offered at public auction to the highest bidder on terms of TEN (10%) PERCENT down in the form of **cash, cashier's check or certified check**, and the balance on a credit of thirty (30) days, secured by a bond with sufficient surety, and bearing interest at the accruing interest rate of 5.44% per annum from date of sale until the purchase price is paid. A lien will be retained on the property sold until the purchase money is fully paid. Please contact the Master Commissioner's office prior to the date of sale to ensure that you have all information necessary to qualify to bid. Health and safety measures will be required.

Property Address: 3557 E. Highway 60, Harned, Kentucky 40144
Parcel Identification Number: 88-16E

The real estate will be appraised. The purpose of the sale is to satisfy a judgment in the amount of \$130,579.09 plus interest and costs. However, bids will not be required to meet or exceed the appraised value. The real estate has been adjudged to be indivisible and will be sold as a whole. It will be sold free of liens of all the parties hereto except for real estate taxes for 2025 and thereafter, and will be sold subject to all restrictions and easements of record.

HERBERT M. O'REILLY
MASTER COMMISSIONER
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HARDINSBURG, KENTUCKY 40143
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