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COMMERCIAL RENTALS

MINI-WAREHOUSES: 3 Locations: Lexington Road, Crossfield & Bellview. Offering 6 sizes. Call Wilder Rentals at 879-9691. 2.18.tf

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M.R. Storage, 390 Crossfield, 4'X10', 5'X10', 6'X10', 10'X10', 15'X10', 20'X10' Climate control storage units available. Call 873-1276. 3.22.tf

900 SQ. FT. OFFICE space on South Main Street. \$500 rent and \$500 deposit. Call 859-608-5565. 8.3.tf

PUBLIC NOTICE

MASTER COMMISSIONER'S SALE

In order to comply with Orders of the Woodford Circuit Court, the Master Commissioner will sell the property in the action described below on **Friday, March 28, 2025** at the hour of 10:00 a.m. in the Woodford County Courthouse Annex Building Conference Room at 130 Court Street, Versailles, Kentucky. Each property shall be sold to comply with the Orders of Sale entered by the Woodford Circuit Court and to raise the amounts hereinafter set forth, together with interest and the costs of the actions described below, if said amounts are claimed, and (unless otherwise indicated) upon the following terms and conditions:

(A) At the time of sale, the successful bidder shall either pay cash or make a deposit of 10% of the purchase price with the balance on credit for thirty (30) days. In the event the successful bidder desires or elects to credit the balance, he or she will be required to post bond and shall furnish an acceptable surety thereon. Each bond shall be for the unpaid balance of purchase price and shall bear interest at the rate set forth in KRS 360.040 from the date of sale until paid.

IN THE EVENT THAT THE PURCHASER IS NOT PAYING THE FULL AMOUNT OF THE PURCHASE PRICE OF THE PROPERTY ON THE DATE OF SALE, ANOTHER PERSON MUST BE PRESENT ON THE PURCHASER'S BEHALF TO SIGN AS SURETY FOR THE REMAINDER OF THE PURCHASE PRICE, WITH SURETY THEREON ACCEPTABLE TO THE MASTER COMMISSIONER AND PRE-APPROVED BY THE MASTER COMMISSIONER.

(B) Risk of loss of improvements shall be on the purchaser from date of sale.

(C) The purchaser shall be required to assume and pay all taxes or assessments upon the property for the current tax year and all subsequent years. All taxes or assessments upon the property for prior years (unless otherwise indicated) shall be paid from the sale proceeds if properly claimed in writing and filed of record by the purchaser prior to payment of the purchase price.

(D) 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, excepting easements and restrictions of record in the Woodford County Clerk's Office and such right of redemption as may exist in favor of the United States of America or the defendant(s).

BIDDING INSTRUCTIONS TO ATTORNEY(S):

ATTORNEYS FOR PLAINTIFFS OR DEFENDANTS MAY FAX OR EMAIL THEIR BID NO LATER THAN THREE (3) BUSINESS DAYS PRIOR TO THE SALE DATE. THE RECEIPT OF THE BID MUST BE CONFIRMED BY THE MASTER COMMISSIONER BY FAX OR EMAIL PRIOR TO THE SALE. IF CONFIRMATION OF RECEIPT OF BID FROM THE MASTER COMMISSIONER'S OFFICE IS NOT RECEIVED BY THE BIDDING PARTY BY 5:00 PM OF THE DAY PRECEDING THE SALE, THEN THE PARTY SUBMITTING THE BID MUST HAVE A REPRESENTATIVE PRESENT AT THE SALE. THE BID SUBMITTED MUST BE FOR A SPECIFIED AMOUNT.

SALE NO. 1:

Barry T. Parrott v. Roy Allen Parrott; Wayne Allen Parrott; Kerry Dale Parrott; Darrell Keith Parrott; Donald Glen Parrott; Julie Rae Parrott Collier; Karen Jean Cox Lacfield; Sharon Rebecca Cox McFall; Denise Lois Cox Allen; Mark Thomas Cox; Kimberly Adair Cox Brown; Michelle Heart Brown; Clinton Daniel Cox; Nicole Breann Cox; Steve Craig Cox; Courtney Grace Cox; Tyler Franklin Cox; Eric Shane Cox; Billy Wayne Poor; Michael Wade Poor; Bobbie Michelle Poor Blackmer; Crystal June Poor Blackmer; Donald Ricky Poor; Albert E. Volmer, Jr.; Darrell Lowell Volmer; Vicki Ann Volmer Allen; Douglas Ray Sewell; Bonnie Kay Sewell Scott; Ann Kelly Watts; Roy Dwayne Watts Estate; Henriette Lee Potter; Timothy D. DeRose; Crystal Wilson Lee; Charles Delano Wilson; Chastity Colleen Wilson; Garnett Dean Wilson Estate; James David "Bo" Wilson; Minnie Mae Wilson; Kevin Dale "Knot" Wilson; Thomas "Tommy" Wilson; Tracy Jo Wilson Sanders; Deedee Gayle Wilson Stanfield; Mistie Dawn Wilson; and Unknown Heirs of Minnie A. Wilson (Woodford Circuit, Civil Action No. 23-CI-00283, Division I). This Master Commissioner's sale is held to partition the Real Property at issue in this Civil Action and for division of the sale proceeds among each Party in accordance with their respective interest in the Real Property.

3545 Fords Mill Road
Versailles, Kentucky 40383
PVA Parcel No. 23-0000-061-00

ROBERT C. STILZ, JR.
MASTER COMMISSIONER
WOODFORD CIRCUIT COURT 3-13-1t

FOR SALE

FIREWOOD FOR SALE. 4X8 rick longbed. Will burn. Hardwood. Call Jesse Brown at 859.509-1530 11.14.tf

MISC. FOR SALE. 5 ft x 8 ft single axle drive-on trailer with tongue jack. \$650.00 Call 859-230-7686 3.13.1t

AUTOMOTIVE

WE WILL BUY JUNKED CARS and trucks. Wilson's Used Auto-Parts. Call 859-873-3466. 9.12.52tp

PUBLIC NOTICE

NOTICE TO CREDITORS ESTATE OF FRED FAUST

The undersigned, MARY A. FAUST and MARY ROUTH FAUST SHRYOCK, have been appointed CO-EXECUTORS of the Estate of FRED FAUST, Deceased. All persons having claims against the Estate should present them verified as required by law to them, or their attorney at the addresses below no later than 08/01/25.

MARY A. FAUST
4935 TROY PIKE
VERSAILLES, KY 40383
or
MARY ROUTH FAUST SHRYOCK
363 COLONY DRIVE
VERSAILLES, KY 40383
or
MELISSA H.P. PALMER
301 E. MAIN STREET, SUITE 800
LEXINGTON, KY 40507

SARAH LITRELL, CLERK
WOODFORD DISTRICT COURT 3-13-1t

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NOTICE

Kentucky-American Water Company provides notice of its requested adjustment of the Kentucky River Authority withdrawal fee. The fees contained in this notice are the fees to be proposed by Kentucky-American Water Company to the Public Service Commission no later than March 1, 2025, to be effective on March 31, 2025. The current fee, which applies to Residential, Commercial, Industrial, Other Public Authority and Sales for Resale customers, is \$0.0298 per 100 gallons. The requested fee, which applies to the same customer classes as the current fee, is \$0.0316 per 100 gallons. For all customer classes to which the fee applies, the requested fee is an increase of \$0.0018, or 6.04%, per 100 gallons. Average usage, in hundreds of gallons, for each customer class to which the fee applies is: Residential: 38; Commercial: 355; Industrial: 18,327; Other Public Authority: 1,294; and Sales for Resale: 11,837. The effect on the average monthly bill for each customer class to which the increased fee applies is: Residential: \$0.07; Commercial: \$0.64; Industrial: \$32.99; Other Public Authority: \$2.33; and Sales for Resale: \$21.31. Customers in Eastern Rockcastle County are not charged the fee, therefore are excluded from the calculation. Any person may examine this tariff filing at Kentucky-American Water Company's offices located at 2300 Richmond Road, Lexington, Kentucky 40502, and on the utility's website at https://www.amwater.com/kyaw/. This filing may also be examined at the Public Service Commission's offices located at 211 Sower Boulevard, Frankfort, Kentucky, Monday through Friday, 8:00 a.m. to 4:30 p.m., or through the Commission's website at https://psc.ky.gov. Comments regarding this filing may be submitted to the Public Service Commission through its website or by mail to Public Service Commission, P.O. Box 615, Frankfort, Kentucky 40602. The fees contained in this notice are the fees proposed by Kentucky-American Water Company, but the Public Service Commission may order fees to be charged that differ from the proposed fees contained in this notice. A person may submit a timely written request for intervention to the Public Service Commission, P.O. Box 615, Frankfort, Kentucky 40602, establishing the grounds for the request including the status and interest of the party. If the Commission does not receive a written request for intervention within thirty (30) days of the initial publication or mailing of this notice, the Commission may take final action on the filing.

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