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YARD/GARAGE SALES

COMMUNITY GARAGE SALE - Shire Village (Rumsey Circle). Friday & Saturday, 8am-2pm. Treasures beyond belief! 7.24.1f

MULTI-FAMILY YARD SALE - 612 Turret Court. Saturday, June 19. 9am-12pm. 7.24.1f

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PUBLIC HEARING NOTICE

VERSAILLES-MIDWAY-WOODFORD COUNTY BOARD OF ADJUSTMENTS

Public Hearing Notice for August 4, 2025, at 6:30PM, Woodford County Courthouse, 103 S Main St, Versailles KY:

- Daniel & Elizabeth James have filed a Conditional Use Permit Application on a tract of land containing 58.890ac located at 2150 E Leestown Rd. The property is zoned A-1 & CO-1. The Applicant proposes the operation of an Agritourism Use (Wedding/ Event Facility).
- Midway College Inc have filed a Conditional Use Permit Application on a tract of land containing 90.307ac located at 176 Weisenberger Mill Rd. The property is zoned A-1. The Applicant proposes an expansion of an existing School (Parking Area).
- Lawrence Doyle has filed a Variance Application on a tract of land containing 0.300ac located at 309 West Higgins St. The property is zoned R-2. The Applicant proposes the construction of Single Family Residence.

Applications and Plans are available for review at the Planning Commission Office, 103 S Main St, Suite 204, Versailles KY. (859) 873-8611. 7.24.1t

RYNE CREEK APARTMENTS

404 Ryne Court, #300
Versailles, KY 40383
1 and 2 Bedrooms
859-873-6342



rynecreekapts@werentky.com
Equal Housing Opportunity
This institution is an equal opportunity provider and employer.



LEGAL NOTICE PUBLIC HEARING

WOODFORD COUNTY FIRE PROTECTION DISTRICT

Please take notice that the Woodford County Fire Protection District will conduct a public hearing on August 2, 2025, at 9 a.m. Eastern at the Central Fire Station, Big Sink Road, Versailles, Kentucky, 40383, for the purpose of receiving comments from the public regarding the proposed tax rate to be set on property subject to ad valorem taxes for 2025. The tax rate levied for the year 2024 on real and personal property was \$.073 per \$100 of assessed valuation, which produced revenue of approximately \$1,372,000.00. The proposed tax rate levied for the year 2025 on real and personal property has been voted to be set at \$.073 per \$100 of assessed valuation, the same rate as the year 2024. It is expected to generate revenue of approximately \$1,477,000.00 for real property and approximately \$23,000.00 for personal property. The excess revenue produced is expected to be allocated to operational costs and expenses of the Woodford County Fire Protection District. This notice is provided to the extent publication and advertisement and the information contained therein is required by the General Assembly. 7.24.1t

INVITATION TO BID

VERSAILLES POLICE DEPARTMENT
239 NORTH MAIN STREET
VERSAILLES, KY 40383
(859) 873-3126

The Versailles Police Department is soliciting SEALED bids for the purchase, shipping, and installation of forty-two (42) police officer gear storage lockers. Bid Specifications and Bid Forms are available at www.versaillesky.com or at Versailles Police Department, 239 North Main Street, Versailles, Kentucky. All Bids must be submitted on the provided Bid Form and at least three references must be provided. Sealed bids must be clearly marked Versailles Police Department Lockers – SEALED BID and dropped off or mailed to Chief Rob Young, 239 North Main Street, Versailles, KY 40383. Bids must be received by 10:00 a.m. EST, August 11, 2025. Bids will be opened at that time.
The City has the right to reject any and all bids. 7.24.1t

INVITATION TO BID

Sealed bids will be received by the Woodford County Fiscal Court until 12:00 noon, Monday, August 11, 2025 for the following various road resurfacing:

Foraker Road – Partial Length

For conditions and specifications, contact the Woodford County Road Department at 160 Beasley Road, in Versailles, Kentucky 40383, or at 859-873-4231. Please submit your sealed bids to:

Woodford County Fiscal Court
Attn: Jordan Coyle
“FORAKER PAVING BID”
103 South Main Street
Versailles, Kentucky 40383.

The bids will be opened on Monday, August 11, 2025, at 12:00pm in the 2nd floor courtroom of the Woodford County Courthouse. The public is invited to attend the bid opening. The Fiscal Court reserves the right to reject any and all bids. 7.24.1t

NOTICE OF SALE

Pursuant to KRS 376.400, notice is hereby given that Frankfort Park Farm, LLC will on Tuesday, August 19, 2025, at the hour of 10:00 a.m. at Frankfort Park Farm, LLC, 3800 Old Frankfort Pike, Lexington, Kentucky 40510, expose to public sale the following animals to satisfy the charges for board and keeping thereon, to the highest and best bidder: the Thoroughbred mare CRAFTY'S WAY (2013) by GIANT'S CAUSEWAY out of CRAFTY OAK and the 2025 colt by MAXFIELD out of CRAFTY'S WAY. Terms are cash at the time of sale. 7.24.3t

MASTER COMMISSIONER'S SALE

In order to comply with Orders of the Woodford Circuit Court, the Master Commissioner will sell the properties in the actions described below on **Friday, August 8, 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:

Specialized Loan Servicing, LLC v. Nickalus T. Holt; Discover Bank; Capital One Bank (USA), N.A.; and The Bank of New York Mellon, FKA The Bank of New York as Trustee for the benefit of the Certificateholders of the CWHEQ Inc., Home Equity Loan Asset-Backed Certificates, Series 2006-S5 (Woodford Civil Action No. 14-CI-363, Division I) to raise on behalf of Plaintiff, Specialized Loan Servicing, LLC the principal amount of \$125,247.37, together with interest, charges and costs.

393 Winton Road,
Versailles, KY 40383
PVA Parcel No.: 41-3010-005-00

SALE NO. 2:

Independent Capital Holdings, LLC v. Tim B. Ditmore; Larry Ditmore; Rickey Ditmore; Unknown Spouse, if any, of Tim B. Ditmore; Unknown Spouse, if any, of Larry Ditmore; Unknown Spouse, if any, of Rickey Ditmore; Commonwealth of Kentucky, County of Woodford; Commonwealth of Kentucky, City of Versailles; Health Care Collection Service, Inc.; Commonwealth of Kentucky, Department of Revenue; Woodford County Public Schools; and Martin Properties, LLC AND Jetstream Holdings, LLC, Defendant/Cross-Plaintiff v. Tim B. Ditmore; Larry Ditmore; Rickey Ditmore; Unknown Spouse, if any, of

Tim B. Ditmore; Unknown Spouse, if any, of Larry Ditmore; Unknown Spouse, if any, of Rickey Ditmore; Commonwealth of Kentucky, County of Woodford; Commonwealth of Kentucky, City of Versailles; Health Care Collection Service, Inc.; Commonwealth of Kentucky, Department of Revenue; Woodford County Public Schools; and Martin Properties, LLC (Woodford Civil Action No. 18-CI-171, Division I) to raise on behalf of Defendant/Cross-Plaintiff, Jetstream Holdings, LLC, the principal amount of \$1,463.53, together with interest, charges and costs.

540 Beech Street,
Versailles, KY 40383
PVA Parcel No.: 30-2021-010-00

SALE NO. 3:

Lavonne Agness Byarlay Trustee, of the Starr Alden Byarlay and/or Lavonne Agness Byarlay Living Trust Dated February 27, 2012 v. Steve Atwood, a single person; and Unknown Occupants of 195 Bunton Road, Versailles, KY 40383 (Woodford Civil Action No. 24-CI-245, Division II) to raise on behalf of Plaintiff, Lavonne Agness Byarlay Trustee, of the Starr Alden Byarlay and/or Lavonne Agness Byarlay Living Trust Dated February 27, 2012, the principal amount of \$74,881.20, together with interest, charges and costs.

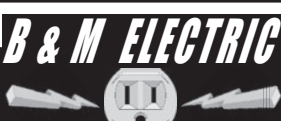
195 Bunton Road (formerly known as 2406 Lillards Ferry Road),
Versailles, KY 40383
PVA Parcel No.: 11-0000-048-00

ROBERT C. STILZ, JR.
MASTER COMMISSIONER
WOODFORD CIRCUIT COURT

7.24.1t

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DEADLINE: 4PM MONDAY ♦ CALL 873-3211



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