



Cape Buffalo

African Safari From Front

Logan harvested a large sable antelope, notable for its impos-

ing 48-inch horns. The sable is a prized game species in Africa, valued for its beauty, rarity, and the difficulty involved in its pursuit. Logan's sable was described as exceptionally large,

adding to the success of his safari.

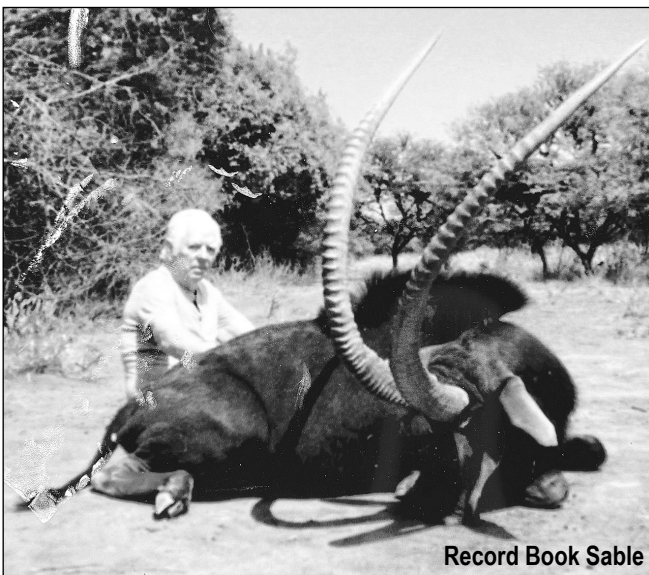
Logan also added a black wildebeest and an impala to his list of trophies. These species, while not as dangerous as the Cape Buffalo, require significant skill to hunt successfully due to their agility and keen senses.

Hunting in Africa presents not only challenges from the game itself but also from the environment. Logan noted the abundance of venomous snakes in the region, highlighting the constant need for vigilance even outside of active hunts.

For his African hunts, Logan uses a .375 H&H Magnum rifle, a caliber commonly favored for

its power and reliability when facing large and potentially dangerous animals. The choice of this firearm reflects the level of danger involved and the necessity for precise and powerful performance.

Looking ahead, Logan plans to return to Africa in the fall of 2025 for another safari, continuing his pursuit of dangerous game across some of the world's most challenging landscapes. With two successful African safaris now behind him, including one that could etch his name into the record books, Logan's hunting career continues to draw attention from the international big game community.



Record Book Sable

Property Fraud From Front

viduals and businesses of any deed or mortgage activity filed in their name.

The introduction of DocAlert comes amid growing concerns nationwide over deed and mortgage fraud, where unauthorized individuals file fraudulent documents

to unlawfully transfer property ownership. In response to these threats, the Clerk's Office is offering this preventive measure at no cost to the public.

The registration process for DocAlert is straightforward and secure. Users need only provide their name and email address to begin receiving alerts. Once enrolled, individ-

uals will receive timely email notifications any time a deed or mortgage document bearing their name is recorded with the Garrard County Clerk's Office. This real-time notification system allows residents to respond quickly if any suspicious or unauthorized filings occur.

According to the Garrard County Clerk's Office, the

goal of DocAlert is to enhance public awareness and bolster security over personal and commercial property interests. By alerting residents to document filings as they happen, the service acts as an early warning system, helping individuals take prompt action when needed.

The DocAlert initiative reflects a growing trend

among local governments and record-keeping agencies to adopt digital tools that promote transparency and fraud prevention. It also underscores the increasing importance of proactive measures in safeguarding property ownership.

Residents and business owners in Garrard County can sign up for the free service through the following link: <https://docalert.ecclix.com>.

Bond Capacity From Front

underscored fiscal pressures resulting from increased borrowing costs, federal funding uncertainties, and state-level support shortfalls, all of which are influencing the district's ability to pursue major capital projects, including a new gymnasium.

Superintendent Stull opened the discussion by noting a significant decrease in the district's bonding potential—an essential metric for determining how much funding the district can raise through bonds for construction and facility improvements. As of the April 11, 2025 analysis, Garrard County's total bonding capacity stood at \$11,680,000. This marks a \$1.32 million decrease from the previous month, when the figure was reported at \$13 million. According to official figures provided in the capacity update, the SFCC (School Facilities Construction Commission) bonding capacity dropped from \$913,298 to \$820,280, while the district's own bonding capacity decreased from \$12,086,702 to \$10,859,720 over the same period. This decline coincides with a rise in borrowing rates from 4.14% to 4.97%.

Stull attributed these financial shifts primarily to changing economic conditions, including increased interest rates and new federal tariffs that have introduced unpredictability into financial markets and construction costs. Although these developments have not yet resulted in project cancellations, the superintendent emphasized the need for caution. "We're not saying there's a problem," Stull explained. "We're just saying

we want you to know that we pay attention to this."

Another significant point of discussion was the impact of local tax policy on school funding. The district has seen its property tax rate decline over the past six years—from 67.5 cents per \$100 of assessed value in 2019 to 62.6 cents in 2025. On a \$100,000 property, this translates to a drop from \$675 to \$626 in annual taxes. Despite the decrease, the district has maintained a consistent contribution to its building fund through a mechanism known as "three nickels"—a statutory designation that allocates 15 cents from the property tax rate specifically to school construction. This continuity in building fund revenue offers a degree of stability, even as overall revenue potential has narrowed.

Adding to the district's financial strain is uncertainty around federal reimbursements. Stull noted that federal developments could impact critical funding streams such as Title programs and food services. Although these funds have not yet been disrupted, there is concern that sudden changes could leave the district in a difficult position. "If we find out in July that our Title funds are cut before we hire people, we might not like it, but we can deal with it," he said.

"The challenge would happen if they told us in July everything was good to go, and in December we found out, well, maybe we're not going to reimburse you."

To manage this risk, the district is relying on specialized staff. Dr. Grasham, Director of Federal Programs, and the Director of Food Service are tasked with monitoring federal developments and providing timely updates. Their vigilance, according to Stull, is crucial to minimizing disruption and planning responsibly.

The construction of a new gymnasium remains a central focus of the district's long-term infrastructure goals. However, the project is currently on hold due to funding shortfalls. The state has committed \$7.5 million in one-time "gap funding" for the project—significantly less than the \$13 million originally anticipated. When combined with the current local bonding capacity of \$11.68 million, the total available funding is approximately \$19.2 million, which is still insufficient to cover the total cost of the gym. Without additional financial solutions, the project cannot proceed as planned.

Board members and district officials were united in their emphasis on transparency and



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MASTER COMMISSIONER'S SALE FRIDAY, APRIL 25, 2025 AT 10 A.M. GARRARD COUNTY JUSTICE CENTER 54 STANFORD STREET

In order to comply with judgments and orders of the Garrard Circuit Court, the Master Commissioner of the Garrard Circuit Court will sell the properties identified below in the Garrard County Justice Center, District Courtroom, 54 Stanford Street, Lancaster, Kentucky. The properties will be sold to raise funds to satisfy the amounts of judgments set forth below plus interest and other costs. The sale of said properties are subject to the following terms and conditions:

The winning bidder must pay a minimum of ten (10%) percent of the purchase price by check drawn on a recognizable bank (preferably local) at the time of sale. The balance of the purchase price is due in 30 days. **If the purchaser elects to pay less than the full purchase price, then the purchaser will be required to post bond and furnish acceptable surety thereon.** Said bond shall be for the unpaid balance of the purchase price and bear interest at the rate set forth in the judgment from the date of sale until paid.

The purchaser is responsible for all taxes levied against said property for the current tax year and all subsequent years. The sale of the real estate is subject to all zoning and building regulations, restrictions, ordinances, easements, covenants, and rights-of-way, of record, or otherwise. All properties are sold "as is", and possession shall pass to the purchaser upon delivery of deed. Risk of loss passes to the purchaser upon execution of bond of sale or payment of the purchase price whichever should occur first.

A right of redemption may exist in favor of any party.

Possession of the real property will be given to the purchaser upon confirmation of the report of sale by the Garrard Circuit Court, delivery of a Commissioner's Deed to the purchaser and full payment of the purchase price plus interest as herein before described.

IF WINNING BIDDER IS NOT ABLE TO DELIVER DEPOSIT AND SIGN BOND WITH SURETY IMMEDIATELY FOLLOWING SALE, PROPERTY WILL BE IMMEDIATELY RE-SOLD.

PROPERTIES ARE IDENTIFIED HEREIN BY PARCEL/MAP ID AND ADDRESS ONLY. COMPLETE LEGAL DESCRIPTIONS ARE FOUND IN THE COURT FILE. IF THE MAP/ID ADDRESS IS DIFFERENT IN ANY WAY FROM THE LEGAL DESCRIPTION, THE LEGAL DESCRIPTION CONTROLS.

Johnny O. Bolton, Master Commissioner
Garrard Circuit Court
(859) 792-8844

PROPERTIES TO BE SOLD:

SALE NO. 1: Case No: **24-CI-00201: KENTUCKY HOUSING CORPORATION vs PAMELA L. ISHMAEL, ET AL.**; Judgment Date: **February 7, 2025**; Judgment Amount: **\$147,251.96**; Property Address/Description: **213 MAPLEWOOD DRIVE, LANCASTER KY**; Parcel ID: **L1-01-002**

SALE NO. 2: Case No: **24-CI-00310: KENTUCKY HOUSING CORPORATION vs NICOLE HURST, ET AL.**; Judgment Date: **April 4, 2025**; Judgment Amount: **\$127,341.81**; Property Address/Description: **312 MAUPIN ROAD, LANCASTER KY**; Parcel ID: **50-029**

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LAST SALE
Thursday - Sunday, April 24th - 27th

All Items Must Go - Make An Offer!
9 a.m. - 6:30 p.m. daily. Furniture, Glassware,
Garage Items, Something For Everyone.

535 Twin Lake Drive
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**Advertise Your Yard
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POSTED

We positively will not permit fixed hunting of any character, fishing, dogs or trespassing on our farms. Any violations will be prosecuted. \$2.00 per week or \$51 per year for posted list.

• Danny & Judy Browning's property at end of Conn's Lane.....	10-25	• Alan and Brenda Blakeman, 2 farms on Pollys Bend Road.....	2-24
• Carolyn Sparks property at 5252 Lexington Road.....	7-25	• Gary Tackett property on Backcreek Road.....	6-24
• Paul Black Farms, Hwy. 1355 (Sugar Creek Road).....	10-25	• Frank and Altheia Rice property located at 390 Leavell Ridge Road, 372 Leavell Ridge Road and the Rice Farm on Three Forks.....	9-24
• Paul And Suzanne Wells at 4129 White Lick Road, Paint Lick.....	10-25	• Grover Drew Farm, Carry Nation Road.....	3-26
• Ronald Parson, 2 Farms - 1678 Copper Creek Road & 3164 Copper Creek Road.....	11-24	• Janis Young Farm 330 acres in 2 adjoining tracts west of Montgomery Branch and north of Scotts Fork.....	11-24
• Tammy Fowler, 749 Nina Ridge Road.....	10-25	• The Barrel Farm (Across The Road LLC), 1685 Lexington Road.....	2-25
• Dale Marie Hellard - Barbara French & William Randall Causey Farms at 2178 Hamilton Valley Road, 2636 Hamilton Valley Road And 1454 Hamilton Valley Road.....	5-24	• The Brenda Farms, 4870 Harmons Lick Road & Hamilton Valley Road.....	10-25
• Mike and Pam Fathergill, 111 Lynnwood Drive.....	6-25	• Vockery property on Polly's Bend Road.....	10-25
• Chris and Joy Fathergill, 317 Richmond Street.....	6-25	• Noah Wagoner and Kelsey Perkins, 10997 Buckeye Road.....	11-25
• Mary Alice (Paul) Drew, 810 Carry Nation Road Property.....	6-25	• Mary and George Watkins Property at 2961 Gabbard Road.....	11-25
• Kathy Tuggle & Paula Tudor - Jim Clark Road.....	11-25		
• Deborah Kelly property at 472 Robert Estes Road.....	5-24		
• David M. and Rose Walker, 1163 Wolf Trail Road.....	2-26		

**Rates For Posted List - \$2 Per Week,
First Property \$51 Per Year -
\$10 Each Additional Property**