

Kentucky

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Inflation is at 40 year highs. Interest rates are way up. Credit Cards. Medical Bills. Car Loans. Do you have \$10k or more in debt? Call NATIONAL DEBT RELIEF and find out how to pay off your debt for significantly less than what you owe! FREE quote: Call 1-844-262-5602

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Donate your car, truck, boat, RV and more to support our veterans! Schedule a FAST, FREE vehicle pickup and receive a top tax deduction! Call Veteran Car Donations at 1-833-984-2146 today!

GOT AN UNWANTED CAR???
DONATE IT TO PATRIOTIC HEARTS. Fast free pick up. Patriotic Hearts' programs help veterans find work or start their own business. Call 24/7: 1-833-485-3141.

Get a break on your taxes! Donate your car, truck, or SUV to assist the blind and visually impaired. Arrange a swift, no-cost vehicle pickup and secure a generous tax credit for 2025. Call Heritage for the Blind Today at 1-877-581-3053 today!

FOOD SERVICES
Omaha Steaks Wines. 12 world class wines (and bonus gifts) for ONLY \$79.99 (plus s/h.) Save \$1601 12 new wine selections plus a FREE \$25 Omaha Steaks E-reward card every three months. Cancel anytime. 100% guarantee! Call 1-844-740-5945 and mention code AGJF002 or visit www.GetOSWine.com/sip169

HEALTH
Portable Oxygen Concentrator May Be Covered by Medicare! Reclaim independence and mobility with the compact design and long-lasting battery of Inogen One. Free information kit! Call 888-982-0374

HOME IMPROVEMENT
No more cleaning out gutters. Guaranteed! LeafFilter is the most advanced gutter protection for your home, backed by a no-clog guarantee and lifetime transferrable warranty. Call today 1-866-329-2415 to schedule a FREE inspection and no obligation estimate. Plus get 20% off! Seniors and military save an additional 10%. Restrictions apply, see representative for warranty and offer details

SunSetter. America's Number One Awning! Instant shade at the touch of a button. Transform your deck or patio into an outdoor oasis. Up to 10-year limited warranty. Call now and SAVE \$350 today! 1-866-348-8793

NEED NEW WINDOWS?
Drafty rooms? Chipped or damaged frames? Need outside noise reduction? New, energy efficient windows may be the answer! Call for a consultation & FREE quote today. 1-833-890-2083. You will be asked for the zip code of the property when connecting.

Replace your roof with the best looking and longest lasting material – steel from Erie Metal Roofs! Three styles and multiple colors available. Guaranteed to last a lifetime! Limited Time Offer – up to 50% off installation + Additional 10% off install (for military, health workers & 1st responders.) Call Erie Metal Roofs: 1-888-306-0302

HOME SERVICES
Prepare for power outages today with a Generac Home Standby Generator. Act now to receive a FREE 5-Year warranty with qualifying purchase. Call 1-844-688-8576 today to schedule a free quote. It's not just a generator. It's a power move.

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DENTAL INSURANCE from Physicians Mutual Insurance Company. Coverage for 400 plus procedures. Real dental insurance - NOT just a discount plan. Do not wait! Call now! Get your FREE Dental Information Kit with all the details! 1-855-900-7392 www.dental50plus.com/26 #6258

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We Buy Vintage Guitar's! Looking for 1920-1980 Gibson, Martin, Fender, Gretsch, Epiphone, Guild, Mosrite, Rickenbacker, Prairie State, D'Angelico, Stromberg. And Gibson Mandolins / Banjos. These brands only! Call for a quote: 1-833-641-7011

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YOU MAY QUALIFY for disability benefits if you have are between 52-63 years old and under a doctor's care for a health condition that prevents you from working for a year or more. Call now! 1-833-641-6772

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Kentucky

LLC Timeshare Cancellation Experts Over \$50,000,000 in timeshare debt and fees cancelled in 2019. Get free informational package and learn how to get rid of your timeshare! Free consultations. Over 450 positive reviews. Call 855-977-4979

WATCHES
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Public Notices

Public Notices

PUBLIC NOTICE

"The Jessamine County Extension District Board's most recent audit and adopted budget can be viewed anytime on the Department for Local Government's Public Portal website. If you would like to view our most recent financial statement, please visit us at our home office located at 333 Fairground Way, Nicholasville KY 40356, during our normal office hours of 8am to 4:30 pm. This ad was paid for by Jessamine County Extension Office dollars." <http://kydlgweb.ky.gov/> Per KRS 65A.080(2)

Jessamine Journal: Aug. 14, 2025
AUDIT

Selling your home?
Advertise here and sell it faster. Call Classifieds at 859-553-7057.

PUBLIC NOTICE

MASTER COMMISSIONER'S SALE
FRIDAY, AUGUST 15, 2025, AT 10:00 A.M.
JESSAMINE COUNTY COURTHOUSE, SECOND FLOOR COURTROOM
101 NORTH MAIN STREET, NICHOLASVILLE, KY

In order to comply with the orders of the Jessamine Circuit Court, the Master Commissioner will sell the property described in actions found and described below in the Jessamine County Courthouse, Second Floor, 101 North Main Street, Nicholasville, Kentucky. Said property shall be sold to raise the amounts set forth below plus interest and other costs as stated in the actions referenced. The sale of said property will be subject to the following terms and conditions: At the time of sale the successful bidder shall either pay full cash or make a deposit of 10% of the purchase price with the balance on credit for 30 days. If the purchase price is not paid in full, the successful bidder shall be required to 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 be for the unpaid balance of the purchase price and bear interest at the rate the judgment bears, from the date of the sale until paid, and shall have the force and effect of a judgment. If the purchaser fails to pay the deposit or post a sufficient bond, the property will immediately be resold. The purchaser shall be required to assume and pay all taxes and assessments upon the property for the current tax year and all subsequent years. The sale of the real estate shall be made subject to such right of redemption as may exist in favor of the United States of America or the defendant(s), and all zoning and building regulations, restrictions, ordinances, easements, covenants, and rights-of-way, of record, or otherwise. The property shall be sold "As Is" "Where Is" and without warranty. Risk of loss shall pass to the purchaser upon execution of bond of sale or payment of the purchase price in full whichever occurs first. Possession of the real property will be given to the purchaser upon confirmation of the report of sale by the Jessamine Circuit Court, full payment of the purchase price plus any interest due, and delivery of a Commissioner's Deed to the purchaser. The property addresses contained herein are for convenience only. All properties will be sold pursuant to the legal description contained in the actions referenced herein. Further information regarding these sales, past sales, upcoming sales and FAQs can be found at www.JessamineMC.com.

SALE 1 – 138 Sims Drive, Nicholasville, 23-CI-648, Judgment amt. \$12,904.14, Parcel # 088-30-11-014.00

SALE 2-709 East Chestnut Street, Nicholasville, 20-CI-489, Judgment amt. \$12,278.34, Parcel # 058-40-03-051.00

Ellen L. Miller, Master Commissioner
102 West Maple Street
Nicholasville, KY 40356
859-885-1550

Jessamine Journal: Aug. 7 and 14, 2025
AUG 2025 COMM SALE

Public Notices

PUBLIC NOTICE
STORAGE YARD
DENALI TOWING
604 BIZZELL DR
LEXINGTON KY 40510

2018 Kia Sportage
Lien Holder Chrysler Capital
VIN KNDPNCAC6J7321348

Jessamine Journal: July 31, Aug. 7 and 14, 2025
AV/18 KIA

PUBLIC NOTICE

The Jessamine County-City of Wilmore Joint Board of Adjustment will meet in regular session at 7:00pm, Thursday August 21, 2025 in the second-floor courtroom of the Jessamine County Courthouse located at 101 North Main Street, Nicholasville, Kentucky. In addition to the cases printed in the August 7, 2025 edition of the Jessamine Journal, the following case will be entertained by the Board:
Old Business
Case #10618 – Application for a Conditional Use Permit to operate a Country Club in an existing structure submitted by Equestrian Woods, LLC for property zoned R-1 and located at 4932 Harrodsburg Road (formerly known as 107 Clubhouse Drive), Jessamine County, Kentucky.

Jessamine Journal: Aug. 14, 2025
CASE 10618

PUBLIC NOTICE

CASE NUMBER 25-P-239

NOTICE is hereby given that Orland Mark Hollen has qualified as Administrator of the estate of Lois Jean Hollen, deceased of Jessamine County, Kentucky on July 17, 2025. All persons having claims against the said estate are requested to present the same properly proven as required by law to the aforesaid Orland Mark Hollen, 109 Mobile Ct., Nicholasville, KY 40356 or to his, attorney, Elder Law Lawyers - Hon. Matthew T. Smith, P.O. Box 54654, Lexington, KY 40555 not later than January 17, 2026.

Doug Fain
Jessamine County Circuit Clerk

Jessamine Journal: Aug. 14, 2025
EST/HOLLEN, L.

PUBLIC NOTICE

CASE NUMBER 25-P-204

NOTICE is hereby given that Linda Humphrey has qualified as Administratrix of the estate of James Humphrey, deceased of Jessamine County, Kentucky on July 17, 2025. All persons having claims against the said estate are requested to present the same properly proven as required by law to the aforesaid Linda Humphrey, 2579 McCauley Rd., Wilmore, KY 40390 or to her, attorney, Heather Warren, 108 W. Maple St., Nicholasville, KY 40356 not later than January 17, 2026.

Doug Fain
Jessamine County Circuit Clerk

Jessamine Journal: Aug. 14, 2025
EST/HUMPHREY, J.

PUBLIC NOTICE

CASE NUMBER 25-P-233

NOTICE is hereby given that Nathan Harold Sandler and Mark Allen Sandler have qualified as Co-Executors of the estate of Judith Ann Sandler, deceased of Jessamine County, Kentucky on July 17, 2025. All persons having claims against the said estate are requested to present the same properly proven as required by law to the aforesaid Nahtan Harold Sandler and Mark Allen Sandler, 202 Woodhaven Drive, Nicholasville, KY 40356 or to their, attorney, G. Cliff Stidham, 2343 Alexandria Drive, Suite 150, Lexington, KY 40504 not later than January 17, 2026.

Doug Fain
Jessamine County Circuit Clerk

Jessamine Journal: Aug. 14, 2025
EST/SANDLER, J.

PUBLIC NOTICE

CASE NUMBER 25-P-222

NOTICE is hereby given that Linda Yates has qualified as Executrix of the estate of Joan Yvonne Stevens, deceased of Jessamine County, Kentucky on July 3, 2025. All persons having claims against the said estate are requested to present the same properly proven as required by law to the aforesaid Linda Yates, 321 Glendover Rd., Lexington, KY 40503 or to her, attorney, Bluegrass Elderlaw PLLC, 120 N. Mill St., Ste. 201, Lexington, KY 40507 not later than January 4, 2026.

Doug Fain
Jessamine County Circuit Clerk

Jessamine Journal: Aug. 14, 2025
EST/STEVENS, J.

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PUBLIC NOTICE

CASE NUMBER 25-P-247

NOTICE is hereby given that Susanne Morgan has qualified as Executrix of the estate of Regina K. Tanner, deceased of Jessamine County, Kentucky on July 17, 2025. All persons having claims against the said estate are requested to present the same properly proven as required by law to the aforesaid Susanne Morgan, 316 Savannah Drive, Nicholasville, KY 40356 or to her, attorney,

Public Notices

Heather Warren, 108 West Maple St., Nicholasville, KY 40356 not later than January 17, 2026.

Doug Fain
Jessamine County Circuit Clerk

Jessamine Journal: Aug. 14, 2025
EST/TANNER, R.

PUBLIC NOTICE

CASE NUMBER 25-P-236

NOTICE is hereby given that Zoie E. Thomas has qualified as Administratrix of the estate of Sarah E. Thomas, deceased of Jessamine County, Kentucky on July 17, 2025. All persons having claims against the said estate are requested to present the same properly proven as required by law to the aforesaid Zoie E. Thomas, 131 Midway Rd., Winchester, KY 40391 or to her, attorney, W. Thomas Bunch II, 126 W. Maxwell St., Ste. 200, Lexington, KY 40508 not later than January 17, 2026.

Doug Fain
Jessamine County Circuit Clerk

Jessamine Journal: Aug. 14, 2025
EST/THOMAS, S.

PUBLIC NOTICE

CASE NUMBER 25-P-235

NOTICE is hereby given that Tatyana Trofimov has qualified as Executrix of the estate of Tamara Ivanovna Ushakov, deceased of Jessamine County, Kentucky on July 17, 2025. All persons having claims against the said estate are requested to present the same properly proven as required by law to the aforesaid Tatyana Trofimov, 214 Colonial Dr., Versailles, KY 40383 or to her, attorney, David Thomas, 400 S. Main St., Nicholasville, KY 40356 not later than January 17, 2026.

Doug Fain
Jessamine County Circuit Clerk

Jessamine Journal: Aug. 14, 2025
EST/USHAKOV, T.

PUBLIC NOTICE

CASE NUMBER 25-P-240

NOTICE is hereby given that Alex Milani has qualified as Executor of the estate of Lucy Walters, deceased of Jessamine County, Kentucky on July 17, 2025. All persons having claims against the said estate are requested to present the same properly proven as required by law to the aforesaid Alex Milani, 781 Cheryl Lane, Lexington, KY 40504 or to his, attorney, Henry E. Smith, 201 South Main St., Nicholasville, KY 40356 not later than January 17, 2026.

Doug Fain
Jessamine County Circuit Clerk

Jessamine Journal: Aug. 14, 2025
EST/WALTERS, L.

PUBLIC NOTICE

The Nicholasville Planning Commission will meet in Regular Session at 5:00 p.m. On Tuesday, August 26 2025 in the Community Room of the Nicholasville Police Department, 717 North Main Street, Nicholasville, Kentucky 40356. The agenda will include the following:
ZONING MAP AMENDMENT
3030 Ashgrove Road. Zone Map Amendment from A-1(County) to R-1E (Single Family Residential District) for approximately 2.76 acres. Portion of PVA Parcel #078-20-00-001.00. Requested by Ball Homes, LLC, Lexington KY 40517. The South end of Noah Avenue, Zone Map Amendment from R-1D (Single Family Residential District) to R-1E (Single Family Residential District) for approximately 11.62 acres. PVA Parcel #070-00-00-021.03. Requested by Stallion Properties, LLC, of Lexington KY 40503.
LAND SUBDIVISION
3030 Ashgrove Road. Request for approval of Final Development Plan, consisting of approximately 3.34 acres, PVA Parcel #078-20-00-001.00. Requested by Ball Homes, LLC, Lexington KY 40517. The South end of Noah Avenue, Request for approval of Final Development Plan/Preliminary Plat, consisting of approximately 11.62 acres. PVA Parcel #070-00-00-021.03. Requested by Stallion Properties, LLC, of Lexington KY 40503. Ashtree Unit 1. Located on Grey Oak Ln, north of the intersection with E. Brannon Rd. & south of the intersection with Southpoint Dr. Request for approval of Final Development Plan, consisting of approximately 33.11 acres. PVA parcel #078-00-00-002.02. Requested by Ball Homes, LLC,

Request for approval of Final Development Plan/Preliminary Plat, consisting of approximately 11.62 acres. PVA Parcel #070-00-00-021.03. Requested by Stallion Properties, LLC, of Lexington KY 40503. Ashtree Unit 1. Located on Grey Oak Ln, north of the intersection with E. Brannon Rd. & south of the intersection with Southpoint Dr. Request for approval of Final Development Plan, consisting of approximately 33.11 acres. PVA parcel #078-00-00-002.02. Requested by Ball Homes, LLC,

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Public Notices

Lexington KY 40517. 1900-1962 Shun Pike. Request for approval of Final Development Plan/Preliminary Subdivision Plat, consisting of approximately 0.51 acres, PVA Parcel #047-30-13-027-00. Requested by AJMR, LLC, Laguna Niguel CA 92677.

Audience Item
Request for approval of offsite parking
A copy of these applications, plats, zoning regulations and amendments are available for public view in the Staff Offices of the Nicholasville Planning Commission, 517 North Main Street, Nicholasville, Kentucky. (Office hours 8:00 a.m. - 4:00 p.m., Monday through Friday)
John Quinn, Chairperson
Nicholasville Planning Commission

Jessamine Journal: Aug. 14, 2025
MEETING

PUBLIC NOTICE

SHERIFF'S SALE

BY VIRTUE OF JUDGMENT AND ORDER OF SALE, IN CASE NO. 25-CI-00325 AND TO ME DIRECTED, ENTERED JULY 11, 2025 IN THE JESSAMINE CO. CIRCUIT COURT IN FAVOR OF KATHIE MAY-BEE dba Phoenix Farm AND AGAINST MAUREEN "LEIGH" GRIFFITHS dba Mabory Farm, I WILL ON THURSDAY, THE 28th DAY OF AUGUST AT 2:30 P.M. AT 1780 BARBORO LANE, NICHOLASVILLE, KY 40356 EXPOSE TO PUBLIC SALE, THE FOLLOWING THOROUGHBRED HORSES: i. 2024 yearling colt by Sky Mesa out of Bear Facts, by Kodiak Kowboy, born 02.07.2024; ii. Bear Facts, a 2011 ch. mare by Kodiak Kowboy out of I'vego-

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CALL NOW (844) 945-1631

PUBLIC NOTICE

In accordance with Chapters 65 and 424 of the KY revised Statutes, the FY2024-2025 financial report and supporting data, adopted FY2025-2026 budget, and most recent audit report may be inspected by the general public at Jessamine County Conservation District office located at 113 Court Row Nicholasville. To make an appointment to view these documents, please phone 859-885-3673. The Jessamine County Conservation District meets on the second Tuesday of each month at 6PM at the above address. These meetings are open to the public.

PUBLIC NOTICE

Haven Nails & Bar LLC, 277 Lancer Dr. Nicholasville, KY 40356 to apply for a Quota Retail Drink, NQ-4-Malt Beverage licenses no later than August 7, 2025, The business to be license will be located at 277 Lancer Dr. Nicholasville, KY 40356 doing business as Haven Nails & Bar LLC.
The (owner(s); Principal Officers and Directors; Limited Partners; or Members) are as follows:
Partners, Lyhor Sao of 270 Lancer Dr. #332 Nicholasville, KY 40356; Partner, Khit Choy of 270 Lancer Dr. #318 Nicholasville, KY 40356 ; Partner, Vactor Him of 2217 Barrington Ln. Lexington, KY 40509; Partner, Oumert Sleah of 270 Lancer Dr. #164 Nicholasville, KY 40356; Partner, Lyhor In of 270 Lancer Dr. #109 Nicholasville, KY
Any person may protest the approval of the license by writing the Department of Alcoholic Beverage Control within thirty (30) days of the date of legal publication.

TO FORMER CLIENTS OF DELMON LYLE MCQUINN

Delmon Lyle McQuinn passed away on March 18, 2025. John E. Norman, Fayette County Public Administrator, was appointed fiduciary of his estate by the Fayette District Court on April 23, 2025. Following his appointment, Mr. Norman took custody of approximately 3,800 of Mr. McQuinn's client files. Your file may be among them.
It is Mr. Norman's duty to return these documents to you. Because the files on hand do not contain client contact information, his team must locate and notify each client that their file is available for pickup. Your file likely includes originally executed estate planning documents. Numerous former clients have raised credible concerns about the validity of these documents, particularly regarding execution and witnessing. Many may be void due to these irregularities.
Mr. Norman strongly encourages you to have an attorney review each document to advise you of any potential issues. He cannot provide legal advice regarding your next steps and cannot make any determinations as to the legitimacy of your documents. Only your attorney can.
If Mr. McQuinn prepared your estate planning documents, please contact Mr. Norman's office as soon as possible to retrieve your file at:
Norman Law, PLLC
Attn: Kim Pascual
117 West Second Street
Lexington, KY 40507
Phone: (859) 252-8255

NOTICE OF HEARING

The Jessamine County Board of Education will hold a public hearing in the Jessamine County Board of Education meeting room, Royse Administration Building, 871 Wilmore Road, Nicholasville, on Thursday, August 28, 2025 at 6:00 o'clock p.m. The purpose of the hearing is to hear public comments regarding a proposed general fund tax levy of 67.8 cents on real property and 67.8 cents on personal property.

The General Fund tax levied in fiscal year 2025 was 67.8 cents on real property and 67.8 cents on personal property and produced revenue of \$40,891,819.21. The proposed General Fund tax rate of 67.8 cents on real property and 67.8 cents on personal property is expected to produce \$45,071,986.11. Of this amount, \$3,943,657.51 is from new and personal property. The compensating tax rate for fiscal year 2026 is 64.5 cents on real property and 67.8 cents on personal property and is expected to produce \$43,026,924.69.

The general areas to which revenue of \$2,045,061 above 2025 revenue is to be allocated are as follows: Cost of collections, \$30,675; instruction, \$1,500,000; and student support services, \$506,702.

The General Assembly has required publication of this advertisement and information contained herein.

Public Notices

themusicin me, not in foal;
iii. Jeannine's Vow, a 2006 ch. mare by Broken Vow out of El's Red Cat, not in foal;
iv. Wine Goddess, a 2019 bay mare by Kantharos out of Bernadine by Bernardini, a maiden and not bred in 2024 or 2025; and
V. Ukraine, a 2013 dkbb mare by US Ranger out of Sarah's World, and her 2025 foal, a bay colt by Slumber (GB) born April 21, 2025.

I WILL PROCEED TO SELL SAID HORSES TO SATISFY THE AFORESAID JUDGMENT AND ALL COSTS ASSOCIATED THEREWITH TO THE HIGHEST BIDDER.
TERMS: CASH, MONEY ORDER, CASHIER'S CHECK OR CERTIFIED FUNDS AT TIME OF SALE. CALL KATHIE MAY-BEE AT (859) 707-6033 FOR APPOINTMENT TO INSPECT SAID HORSES PRIOR TO SALE.
SHERIFF OF JESSAMINE COUNTY

Jessamine Journal: July 31, Aug. 7 and 14, 2025
SHERIFF'S SALE

Raise your hand if you want your business to make LESS money next year.

We didn't think you would. Do you need to successfully market on a tight budget? Jessamine County Classifieds has customizable programs available to fit any budget.

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Call TODAY
859-553-7057