

RENTALS

**PUBLISHER'S NOTICE**  
All real estate advertised herein is subject to the Federal Fair Housing Act, which makes it illegal to advertise any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination. We will not knowingly accept any advertising for real estate which is in violation of the law. All persons are hereby informed that all dwellings advertised are available on an equal opportunity basis.



**Apartments**

**Roselawn Essex House**  
Mature Adults 55+ Older  
1 & 2 Bedroom  
Apartments Available  
513.821.8811



**Walton, KY**  
Walton Village Apts.

1 BR Available Now  
ELDERLY / DISABLED  
Prices based on income

35 School Road  
Call for Info.

M-W-F 8-5  
800-728-5802  
TDD 7-1-1

ashcraftrealty.com  
Equal Housing Opportunity

**ASHCRAFT**  
REAL ESTATE SERVICES, INC.



**ERLANGER, KY**  
Ashwood Apts & Townhomes

1 & 2 BR, avail. Start \$650  
Sec 8 ok, 3510-3534

Kimberly Dr, 621-623  
Debbie Lane 859-727-2256

M-F 8-5 TDD 7-1-1

ashcraftrealty.com  
Equal Housing Opportunity

**ASHCRAFT**  
REAL ESTATE SERVICES, INC.

**FARRELL BELL SENIOR LIVING**  
Is taking applications for their waiting list  
1BR Apts  
3935 N Franklin Rd.  
Indianapolis, IN 46226  
317-897-0817 TTY: 711  
EECO/EHO

Cincinnati Low Income, Section 8 Apts&Townhomes for Families and Seniors. 1&2 BR Apts for Seniors, 2-3BR Apts & Townhomes for Families. Rent Based on Income. Professionally Managed by Ebcon Inc. 513-929-2402

**Apartments**

MOVE IN TODAY!! Short OR Long term! NO LEASE. All Utilities, WIFI & Cable Included. Close to Sharonville Convention Center & the Cincinnati Zoo. Ask about our Rewards Program. CALL 513-940-5507 NOW!

**N. Avondale** 2bd/2ba apt + 3rd rm/sm office, \$900/mo. Laundry, garage, heat, water incl. No pets. Lv msg. 310/497-9129

**Office Space**

**Commercial Suites \$625** Classic building on Race Road at Harrison Avenue. 300 to 600 sf. Big windows, private bathrooms, utilities included. Move-in specials. 513-579-1000

AUTO

**Autos Wanted**

**Need Cash** We pay cash for junk vehicles or unwanted vehicles with/without title Call Roy 859 991 5176 ir Jim 859 866 2909

PUBLIC NOTICES

**Beer & Liquor Licenses**

The Royal Kentuckian, Inc., 5120 Taylor Mill Road, Suite 300, Taylor Mill, KY 41015, Hereby declares intention(s) to apply for a Vintage Distilled Spirits License  
Quota Retail Package License  
Special Sunday Retain Drink License  
Quota Retail Drink License  
NQ4 Retail Malt Beverage Drink License  
Supplemental Bar License license(s) no later than August 30, 2025. The business to be licensed will be located at 11990 Katie Lane, Suite 150, Independence, Kentucky 41051 doing business as The Royal Kentuckian.  
The owner(s) are as follows: Gary Holland of 101 Lane Drive, Lakeside Park, KY 41017; Robert Stevens of 915 Quire Oaks Drive, Villa Hills, KY 41017; Robert Hoffer of 18 Georgetown Drive, Fort Mitchell, KY 41017; John Paselsky of 1808 Sherborg Court, Hebron, KY 41048; Michael Presnell of 7711 Dog Trot Road, Cincinnati, OH 45248; David Burleigh of 8555 Kugler Mill Road, Cincinnati, OH 45243; David Meenach of 3795 Travertine Court, Covington, KY 41017; John Helmer of 12246 Kite Lane, Union, KY 41091; Dillon Adams of 12580 Madison Pike, Independence, KY 41051; James Shelton of 11458 Wynfair Court, Walton, KY 41094; David Schrader of 2680 Old Rosebud Road, Lexington, KY 40509; Becky Shelton of 647 Sycamore Drive, Independence, KY

**Public Notices**

June 2025 term of the Kenton District Court will convene at the Kenton County Justice Center in Covington, Ky at the convenience of the court.

| ESTATE               | FIDUCIARY  | SETTLEMENT                    |
|----------------------|--|-------------------------------|
| Annie Jo Arnett      | Paul Edward Arnett, Sr   | Final                         |
| Cynthia Wolff Powell | Michael J McMairn<br>Otto Daniel Wolff<br>Michael M Sketch<br>Rachel Stephens<br>Margo Grubbs<br>Haifa Shomer<br>Steven J Jaeger | Final<br>Periodic<br>Periodic |

Written exceptions to the above settlements must be filed in District Court, Covington, Ky. on or before July 31, 2025. If no exceptions are filed thereto, said settlements will be confirmed and ordered recorded.  
John C. Middleton, Clerk By: Michael B. Stottman, D. C.  
KY, Jul18, /25#11495553

**Beer & Liquor Licenses**

41051; Tim Crofford of 5239 Peterborough Drive, Cleves, OH 45002; Wayne Cunningham of 926 Seibel Lane, Cincinnati, OH 45238; Matthew Sutter of 3250 Crestline Drive, Erlanger, KY 41018; Amy Leigh of 109 Vista View Circle, Covington, KY 41017; Becky Matheny of 2321 18 Mile Creek, Westport, KY 40077; John Parrett of 10216 Falcon Ridge Drive, Independence, KY 41051; Tyler Behrens of 11487 Wynfair Court, Walton, KY 41094; and Ryan Ross of 2129 Patriot Way, Independence, KY 41051. Any person, association, corporation, or body politic, may protest the granting of the license(s) by writing the Department of Alcoholic Beverage Control, 500 Mero St 2NE33, Frankfort, Kentucky, 40601, within thirty (30) days of the date of legal publication.  
July 18 2025  
LW000332215

**Bids & Proposals**

**AEPA #026 – LEGAL NOTICE to Vendors**  
Sealed solicitations will be received by the Association of Educational Purchasing Agencies (AEPA) on behalf of its 31 State Member Agencies until: 1:30 p.m. ET, September 16, 2025  
Solicitations: 026-A Furniture, 026-B Health and Wellness, 026-C LED Lighting Supplies & Equipment, 026-D Technology Catalog, 026-E Student Transportation Solutions, 026-F EMS Supplies & Equipment, and 026-G HVAC Equipment & Installation.  
All responses shall be submitted online via Bonfire by the due date and time listed above. Vendors are requested to visit AEPA's website at https://aepacoop.org/registratio n-solicitations/ for instructions on how to register at no cost with Bonfire. AEPA documents will be released on July 31, 2025. Note that Vendors must be able to provide their proposed products and services in up to 31 states.  
Solicitations will be publicly opened at 2:00 p.m. ET, September 16, 2025 at EducationPlus, 1460 Craig Road, St. Louis, MO 63146. An opening record will be posted to AEPACOO.org, CIN, Jul18,25, /25#11475128

**Public Notices**

**LEGAL NOTICE**  
The business records of the following customers of ACCESS INFORMATION MANAGEMENT (or any affiliates of ACCESS) located at 690 East Crescentville Road, Cincinnati, OH 45246 have been abandoned: **KAPLAN COLLEGE**. All records will be shredded 16 days after publication of this notice. Anyone claiming to have an interest in the records should contact Access Information Protected in writing at the following address: 4 First Avenue, Peabody, MA 01960, Attn: Legal Department, Tel. No. (888) 869-2767 (Client Support); email: Collections@accesscorp.com.

July 18 2025  
LW000334820

**Public Notices**

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John C. Middleton, Clerk By: Michael B. Stottman, D. C.  
KY, Jul18, /25#11495553

Public Notices

**COMMISSIONER'S SALE KENTON CIRCUIT COURT THIRD DIVISION CASE NO. 13-CI-01432 U.S. Bank National Association, as Trustee for the Registered Holders of AEGIS Asset Backed Securities Trust Mortgage Pass Through Certificates, Series 2005-4 PLAINTIFF – Vs - Bill Roberts, et al DEFENDANTS** By virtue of a Judgment rendered August 22, 2014 and an order rendered June 18, 2025, of the Kenton Circuit Court, in the above cause I shall proceed to offer for sale at the Court House Door Covington KENTON COUNTY JUSTICE CENTER, 230 MADISON AVENUE, BY THE ELEVATORS KENTON COUNTY JUSTICE CENTER, 230 MADISON AVENUE, ON THE SECOND FLOOR LOBBY OR AS DIRECTED BY COURT PERSONNEL- HEALTH AND SAFETY MEASURES TO INCLUDE SOCIAL DISTANCING AND THE USE OF FACIAL COVERINGS OVER THE NOSE AND MOUTH WILL BE REQUIRED AT SALES. To the highest or best bidder at public auction on TUESDAY the 5th day of August, 2025, at 10:00 am, the following property, to-wit: 4828 Far Hills Drive, Independence, KY 41051 GROUP: IND PIDN: 031-40-00-007.00 The complete legal description of the property being sold is contained in the Judgment and Order of Sale in Case Number 13-CI-01432, filed in the Kenton Circuit Clerk's Office, Covington, Kentucky. THIS PROPERTY IS BEING SOLD TO PRODUCE THE SUMS OF MONEY SO ORDERED TO BE MADE IN THE JUDGMENT AND ORDER OF SALE ENTERED IN THE WITHIN CASE, INCLUDING BUT NOT LIMITED TO COURT COSTS, AD VALOREM TAXES, the Sum of \$125,049.74; AND OTHER LIENS, INTEREST, ATTORNEY FEES AND/OR OTHER SUMS AND JUDGMENTS THAT MAY BE AWARDED BY THE COURT. SAID PROPERTY SHALL BE SOLD SUBJECT TO REAL ESTATE TAXES DUE AND OWING FOR THE YEAR OF SALE AND THEREAFTER. PRIOR YEARS UNPAID TAXES SHALL BE PAID FROM THE PROCEEDS IF THE PURCHASER IS NOT THE PLAINTIFF. IF THE PURCHASER IS THE PLAINTIFF, PRIOR YEARS UNPAID TAXES SHALL BE PAID BY THE PLAINTIFF, IN FULL OR PRO RATA, PROVIDED THE SALE PURCHASE PRICE EXCEEDS THE COURT COSTS. THE SALE SHALL BE MADE TO THE HIGHEST AND BEST BIDDER (S). ANY PURCHASER, OTHER THAN PLAINTIFF, WHO DOES NOT PAY CASH IN FULL, SHALL PAY 10% CASH AND THE BALANCE IN 30 DAYS PLUS INTEREST, AND SHALL BE REQUIRED TO EXECUTE A BOND AT THE TIME OF SALE, WITH SURETY ACCEPTABLE TO THE MASTER COMMISSIONER AND PRE-APPROVED BY THE MASTER COMMISSIONER AT LEAST BY NOON, TWO (2) BUSINESS DAYS BEFORE THE SALE DATE, TO SECURE THE UNPAID BALANCE OF THE PURCHASE PRICE, AND SAID BOND SHALL BEAR INTEREST AT THE RATE OF 12% PER ANNUM FROM THE DATE OF SALE UNTIL PAID, AND SHALL HAVE THE SAME FORCE AND EFFECT AS A JUDGMENT AND SHALL REMAIN AND BE A LIEN ON THE PROPERTY UNTIL PAID. THE BOND SURETY MUST BE PRESENT AT THE SALE AND EXECUTE THE SALE BOND AND THE AFFIDAVIT OF SURETY. THE PURCHASER (S) SHALL HAVE THE PRIVILEGE OF PAYING ALL THE BALANCE OF THE PURCHASE PRICE PRIOR TO THE EXPIRATION OF THE THIRTY (30) DAY PERIOD. THE DEPOSIT SHALL BE WAIVED IF PLAINTIFF IS THE SUCCESSFUL BIDDER. THE MASTER COMMISSIONER SHALL SELL THE REAL ESTATE BY PUBLIC SALE ON A DAY AND TIME TO BE FIXED BY HIM INSIDE THE FRONT DOOR, BY THE ELEVATORS, OF THE KENTON COUNTY JUSTICE CENTER, THIRD AND MADISON AVENUES, COVINGTON, KENTUCKY. BIDDERS MUST BE PREPARED TO COMPLY WITH THESE TERMS. Leonard G. Rowekamp, Master Commissioner  
CIN JULY 18, 2025 Ad#11476689

**COMMISSIONER'S SALE KENTON CIRCUIT COURT THIRD DIVISION CASE NO. 24-CI-01611 Piatt Property, LLC PLAINTIFF – Vs - James Harper, et al. DEFENDANTS** By virtue of a Judgment rendered June 27, 2025, of the Kenton Circuit Court, in the above cause I shall proceed to offer for sale at the Court House Door Covington KENTON COUNTY JUSTICE CENTER, 230 MADISON AVENUE, BY THE ELEVATORS KENTON COUNTY JUSTICE CENTER, 230 MADISON AVENUE, ON THE SECOND FLOOR LOBBY OR AS DIRECTED BY COURT PERSONNEL- HEALTH AND SAFETY MEASURES TO INCLUDE SOCIAL DISTANCING AND THE USE OF FACIAL COVERINGS OVER THE NOSE AND MOUTH WILL BE REQUIRED AT SALES. To the highest or best bidder at public auction on TUESDAY the 5th day of August, 2025, at 10:00 am, the following property, to-wit: 1623 Greenup Street., Covington, KY 41014 GROUP: 879 PIDN: 055-13-14-017.00 The complete legal description of the property being sold is contained in the Judgment and Order of Sale in Case Number 24-CI-01611, filed in the Kenton Circuit Clerk's Office, Covington, Kentucky. THIS PROPERTY IS BEING SOLD TO PRODUCE THE SUMS OF MONEY SO ORDERED TO BE MADE IN THE JUDGMENT AND ORDER OF SALE ENTERED IN THE WITHIN CASE, INCLUDING BUT NOT LIMITED TO COURT COSTS, AD VALOREM TAXES, the Sum of \$4,411.51; AND OTHER LIENS, INTEREST, ATTORNEY FEES AND/OR OTHER SUMS AND JUDGMENTS THAT MAY BE AWARDED BY THE COURT. SAID PROPERTY SHALL BE SOLD SUBJECT TO REAL ESTATE TAXES DUE AND OWING FOR THE YEAR OF SALE AND THEREAFTER. PRIOR YEARS UNPAID TAXES SHALL BE PAID FROM THE PROCEEDS IF THE PURCHASER IS NOT THE PLAINTIFF. IF THE PURCHASER IS THE PLAINTIFF, PRIOR YEARS UNPAID TAXES SHALL BE PAID BY THE PLAINTIFF, IN FULL OR PRO RATA, PROVIDED THE SALE PURCHASE PRICE EXCEEDS THE COURT COSTS. THE SALE SHALL BE MADE TO THE HIGHEST AND BEST BIDDER (S). ANY PURCHASER, OTHER THAN PLAINTIFF, WHO DOES NOT PAY CASH IN FULL, SHALL PAY 10% CASH AND THE BALANCE IN 30 DAYS PLUS INTEREST, AND SHALL BE REQUIRED TO EXECUTE A BOND AT THE TIME OF SALE, WITH SURETY ACCEPTABLE TO THE MASTER COMMISSIONER AND PRE-APPROVED BY THE MASTER COMMISSIONER AT LEAST BY NOON, TWO (2) BUSINESS DAYS BEFORE THE SALE DATE, TO SECURE THE UNPAID BALANCE OF THE PURCHASE PRICE, AND SAID BOND SHALL BEAR INTEREST AT THE RATE OF 12% PER ANNUM FROM THE DATE OF SALE UNTIL PAID, AND SHALL HAVE THE SAME FORCE AND EFFECT AS A JUDGMENT AND SHALL REMAIN AND BE A LIEN ON THE PROPERTY UNTIL PAID. THE BOND SURETY MUST BE PRESENT AT THE SALE AND EXECUTE THE SALE BOND AND THE AFFIDAVIT OF SURETY. THE PURCHASER (S) SHALL HAVE THE PRIVILEGE OF PAYING ALL THE BALANCE OF THE PURCHASE PRICE PRIOR TO THE EXPIRATION OF THE THIRTY (30) DAY PERIOD. THE DEPOSIT SHALL BE WAIVED IF PLAINTIFF IS THE SUCCESSFUL BIDDER. THE MASTER COMMISSIONER SHALL SELL THE REAL ESTATE BY PUBLIC SALE ON A DAY AND TIME TO BE FIXED BY HIM INSIDE THE FRONT DOOR, BY THE ELEVATORS, OF THE KENTON COUNTY JUSTICE CENTER, THIRD AND MADISON AVENUES, COVINGTON, KENTUCKY. BIDDERS MUST BE PREPARED TO COMPLY WITH THESE TERMS. Leonard G. Rowekamp, Master Commissioner  
CIN JULY 18, 2025 Ad#11476650

**COMMISSIONER'S SALE KENTON CIRCUIT COURT THIRD DIVISION CASE NO. 24-CI-01119 Piatt Property, LLC PLAINTIFF – Vs - Ryne P. Magee, et al. DEFENDANTS** By virtue of a Judgment rendered June 27, 2025, of the Kenton Circuit Court, in the above cause I shall proceed to offer for sale at the Court House Door Covington KENTON COUNTY JUSTICE CENTER, 230 MADISON AVENUE, BY THE ELEVATORS KENTON COUNTY JUSTICE CENTER, 230 MADISON AVENUE, ON THE SECOND FLOOR LOBBY OR AS DIRECTED BY COURT PERSONNEL- HEALTH AND SAFETY MEASURES TO INCLUDE SOCIAL DISTANCING AND THE USE OF FACIAL COVERINGS OVER THE NOSE AND MOUTH WILL BE REQUIRED AT SALES. To the highest or best bidder at public auction on TUESDAY the 5th day of August, 2025, at 10:00 am, the following property, to-wit: 1329 Russell Street, Covington, KY 41011 GROUP: 2577 PIDN: 055-11-28-012.00 The complete legal description of the property being sold is contained in the Judgment and Order of Sale in Case Number 24-CI-01119, filed in the Kenton Circuit Clerk's Office, Covington, Kentucky. THIS PROPERTY IS BEING SOLD TO PRODUCE THE SUMS OF MONEY SO ORDERED TO BE MADE IN THE JUDGMENT AND ORDER OF SALE ENTERED IN THE WITHIN CASE, INCLUDING BUT NOT LIMITED TO COURT COSTS, AD VALOREM TAXES, the Sum of \$5,330.56; AND OTHER LIENS, INTEREST, ATTORNEY FEES AND/OR OTHER SUMS AND JUDGMENTS THAT MAY BE AWARDED BY THE COURT. SAID PROPERTY SHALL BE SOLD SUBJECT TO REAL ESTATE TAXES DUE AND OWING FOR THE YEAR OF SALE AND THEREAFTER. PRIOR YEARS UNPAID TAXES SHALL BE PAID FROM THE PROCEEDS IF THE PURCHASER IS NOT THE PLAINTIFF. IF THE PURCHASER IS THE PLAINTIFF, PRIOR YEARS UNPAID TAXES SHALL BE PAID BY THE PLAINTIFF, IN FULL OR PRO RATA, PROVIDED THE SALE PURCHASE PRICE EXCEEDS THE COURT COSTS. THE SALE SHALL BE MADE TO THE HIGHEST AND BEST BIDDER (S). ANY PURCHASER, OTHER THAN PLAINTIFF, WHO DOES NOT PAY CASH IN FULL, SHALL PAY 10% CASH AND THE BALANCE IN 30 DAYS PLUS INTEREST, AND SHALL BE REQUIRED TO EXECUTE A BOND AT THE TIME OF SALE, WITH SURETY ACCEPTABLE TO THE MASTER COMMISSIONER AND PRE-APPROVED BY THE MASTER COMMISSIONER AT LEAST BY NOON, TWO (2) BUSINESS DAYS BEFORE THE SALE DATE, TO SECURE THE UNPAID BALANCE OF THE PURCHASE PRICE, AND SAID BOND SHALL BEAR INTEREST AT THE RATE OF 12% PER ANNUM FROM THE DATE OF SALE UNTIL PAID, AND SHALL HAVE THE SAME FORCE AND EFFECT AS A JUDGMENT AND SHALL REMAIN AND BE A LIEN ON THE PROPERTY UNTIL PAID. THE BOND SURETY MUST BE PRESENT AT THE SALE AND EXECUTE THE SALE BOND AND THE AFFIDAVIT OF SURETY. THE PURCHASER (S) SHALL HAVE THE PRIVILEGE OF PAYING ALL THE BALANCE OF THE PURCHASE PRICE PRIOR TO THE EXPIRATION OF THE THIRTY (30) DAY PERIOD. THE DEPOSIT SHALL BE WAIVED IF PLAINTIFF IS THE SUCCESSFUL BIDDER. THE MASTER COMMISSIONER SHALL SELL THE REAL ESTATE BY PUBLIC SALE ON A DAY AND TIME TO BE FIXED BY HIM INSIDE THE FRONT DOOR, BY THE ELEVATORS, OF THE KENTON COUNTY JUSTICE CENTER, THIRD AND MADISON AVENUES, COVINGTON, KENTUCKY. BIDDERS MUST BE PREPARED TO COMPLY WITH THESE TERMS. Leonard G. Rowekamp, Master Commissioner  
CIN JULY 18, 2025 Ad#11476674

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Meet the World's Lightest Wheelchair. The Featherweight Wheelchair.

If walking has become harder for you or someone you love, there's a **new wheelchair that could make life easier**. The **Featherweight Wheelchair weighs just 13.5 pounds**—less than **half the weight of most wheelchairs**. That means it's **easy to lift into a car**, take on trips, or use around the house.

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Stay active. Stay independent. **Try the Featherweight Wheelchair and feel the difference.**

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Jennifer F. us  
Verified Buyer

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It's so light weight that it's no problem to lift in and out of the back of my car. It's also easy to set up and collapse down. It is very compact and the wheels come off for compact packing alongside luggage or groceries etc. My Mom finds it very comfortable to ride in as well and enjoys the look. We both love it.

01/09/25

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