

# Karen Keller named Hartford Fair Queen

By Kim Garee

CROTON – Karen Keller, who hails from the Hebron/Kirkersville area, was crowned Hartford Fair Queen last Saturday night.

Keller, the 19-year-old daughter of Jerry and Sue Keller, is a graduate of Watkins Memorial High School. She is currently studying digital media design at COTC. Sponsored by Dream Achievers 4-H Club, Keller has been an active member of the

Junior Fair Board and a camp counselor. She has participated in 4H for 12 years.

The crowning was part of the kick-off of fair week. Keller was one of five final candidates for queen. Nicholas Higgins of Johnstown, son of Scott and Lisa Higgins, was crowned king.

Licking County 4-H Program Coordinator Sally McClaskey said judges were looking for youth who have been active in the fair and in their schools. "They're

looking for well-rounded young people to represent the fair."

Later, McClaskey said she was pleased with the judges' choices of Keller and Higgins.

The pair spent the week making appearances at livestock shows and sales, and at grandstand events. They will represent the fair at other fairs and festivals throughout Ohio in the coming year.

"I can't think of two better representatives of the fair," McClaskey said, noting both the king and queen's past involvement.

Keller has been attending the Hartford Fair since she was six months old. She was showing market hogs at the age of 4. "I love the fair," Keller said. "It's my family's vacation every year."

She's also carrying on a fam-

ily tradition. Her older brother, Kevin, was Hartford Fair King, as was her brother-in-law, and her older sister, Kristi, was on the court.

Keller said she hopes to incorporate her field of study, digital media design, with agriculture. "Ag is my life," she said. "I come from a big family farm, and you find yourself wanting to carry that on."



**MILLERSPORT – Two years of fundraising came together on Saturday, July 21 for the Laker PTO.**

Thanks to parents, students and the Millersport community, volunteers installed new playground equipment, including a multi-level play structure, two basketball goals, several picnic tables and benches. The volunteers, including the Laker Varsity Football team, worked under the direction of Mike Washburn, district maintenance supervisor, and Ken Schmithorst of Walnut Grove Playgrounds. Volunteers were Joe Little, Robe Wiseman, Tom Laird, Dave Holtz, Rick Thompson, Scott Schilling, Brian Schilling, Nick Lewis, Kerry Green, Doy Stanley, Will Hanley, Justin Carpenter, Jake Murphy, Robert Hanley, Shad Freeman, Brandon Nutt, Ralph Whitney, Jacord Laid, Jeff Maynar, Kyle Foster, Darren White, Kevin Rodgers, Zack Carr, Chris Maise and Sammy Little. *Courtesy photo.*

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*Pat Miller*

**CAPITALIZING ON YOUR SALE**

Selling your home can sometimes require you to juggle a variety of factors. If you've been transferred on account of your job, you may need to leave town quickly, so time is of the essence in your home sale. Or, you may be getting ready to move into a new home, so you'll want to make sure you close on your sale before starting new mortgage payments. In all situations, you're looking to maximize the sale price of your home, allowing you to build some equity that you can use to help finance your next home purchase.

Although many real estate factors are out of your control market conditions, the number of buyers in your neighborhood and interest rates you can leverage many of the details that may ultimately help you sell your home at a higher price. Inman News suggests the following tips for increasing your home sale profits:

Make sure you're working with a Realtor who best understands your home sale needs. Feel free to interview a few agents before making your selection, and ask them to prepare market evaluations to predict how your home will sell given current conditions.

Work with an agent and a broker who utilize the Multiple Listing Service (MLS) so that your home is seen by the maximum number of prospective buyers. In addition, look for brokers who emphasize online listings with real-time availability ensuring that your home is searchable as soon as it's on the market.

Stand firm on your home's sale price, but be realistic. Start high and ask your Realtor for advice as to what's an ideal asking price for the home.

Pay attention to indoor details touch up the paint in your home, using neutral colors so that prospective buyers can better envision their own decorating touches. In addition, Inman News suggests replacing worn doorknobs and minor remodeling, if needed, in rooms like the kitchen and bathrooms.

Also take a look at outdoor touches if you don't already have brass street numbers on your home, consider them a beneficial investment into the appearance of your home. A new mailbox and front lights will also make your home more appealing to buyers.

Organize your basement and garage and get rid of anything you don't need this will not only give your home a clean appearance, but will allow you to eliminate the clutter before a big move.

Get creative! Put together a benefits list, focusing on all the good points offered by your neighborhood and the house. Leave them in the kitchen during open houses or ask the Realtor to distribute them with other property information.

These tips may cost you a little extra money and time, but they'll undoubtedly pay off in higher home sale profits. Ask your Realtor for other tips to help increase the sale price of your home.

*Patricia Miller is a Fulltime Professional REALTOR with Real Living HER. . Real Living is the fifth-largest residential real estate firm in the nation and the parent company of Columbus-based Real Living HER. Pat was chosen Realtor of the Year 2007 by Licking County Board of Realtors. To get more information about the local real estate market, call Pat at 928-6306, visit www.CallPatMiller.com, or e-mail Pat at mailto:Paricia.Miller@realliving.com.*



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