

Estill Co. Courthouse News

Property Transfers

Donald Clay and Ann Franklin Hardy to Roland L. Adams, \$7,000, lots 47 and 48 of Block No. 2, Elliot Heights.

Beverly Ann and Franklin W. Flynn to James Randall and Charlotte Sutter, and Robert Lee Arthur, love and affection, two parcels in Estill County on Highway 52, property known as 850 Winston Road, Irvine.

Franklin W. and Beverly W. Flynn to Franklin W. and Beverly W. Flynn, love and affection, tract on Station Camp Creek.

Richard and Karen Preston to Cormon and Lisa Ann Lykins, \$35,000, tract in Estill County.

Paul and Rebecca Staton and Michael Dean to Joshua and Kayla Wilson, \$37,500, lot 11 of Phase I of Quail Run Estates Subdivision.

Jerry G. Rose, executor of estate of the estate of Tracie Warner, to Isaacs Lumber Holdings, Inc., \$190,000, 100 acres, more or less on Witt Springs Road on Sand Hill.

United States of America acting through Rural Housing Service, United States Dept. of Agriculture, to Janna L. Todd, \$73,000, quit claim to parcel on east side of Vada Drive.

Richard M and Donna C. McIntyre and Michael B. McIntyre, to James Michael Bicknell II and Chandra Beth Bicknell, husband and wife, \$80,500, property address 232 Rosebud Avenue in Irvine.

Richard M. and Donna C. McIntyre to James Michael Bicknell II and Chandra Beth Bicknell husband and wife, \$81,500, lot 13 in city of Irvine, property address 132 W. Broadway.

Wilgus T. and Judy Wolfinger to Kristi Crowe and Kimberly Harrison, love and affection, tract in Estill Acres designated as lots 3 and 4.

Cornelius and Sonja Witt to Bill and Janet Walters, \$14,000, 36.24 acres in Estill County.

John Moreland to Ran-

dolph Moreland, love and affection, three acres, more or less, on Furnace Road, Irvine.

Randolph Moreland to John Moreland, love and affection, tract on Highway 213.

Marriages

Alyssa Camille Estes, 24, nurse, Old Landing Road, Irvine, and Robert Seth Horn, 25, teacher, of New Fox Road, Irvine, married April 16, 2016.

Sharon Jennifer Dennis, 42, nursing asst, of Driftwood Drive, Irvine, and James Wesley Whitaker, 59, self-employed builder, Driftwood Drive, Irvine, married April 9, 2016.

District civil suits filed

Alpha Credit Corp. vs. Carolyn Young and Dustin Young, seeking judgment for \$3,279.00 plus interest and court costs.

Portfolio Recovery Associates, LLC vs. Tara Tuttle, seeking judgment for \$710.81 plus interest and court costs.

Alpha Credit Corp. vs. Charles Durham, seeking judgment for \$909.88 plus interest and court costs.

Circuit civil suits filed

Commonwealth of KY. ex. rel. Jerry Tipton vs. Brandy L. Crim, complaint for child support.

Commonwealth of KY. ex. rel. Sandra D. Holland vs. Jessica Jarrell, complaint for child support.

Commonwealth of Ky. ex. rel. Wayne J. Callahan vs. Joshua Callahan, complaint for child support.

Commonwealth of Ky. ex. rel. Wayne Callahan vs. Lorayne Dille, complaint for child support.

Commonwealth of Ky. ex. rel. Tina K. Cole vs. Kristina L. Bledsoe, complaint for child support.

Eugene William Dale Spears and Marjorie Lynn Spears, joint petition for dissolution of marriage.

Cascade Capital LLC vs. Ricky Kirby, seeking judgment for \$8,214.94, plus interest and court costs.

Amanda Sue Taylor vs. Anthony Tristan Taylor, petition for dissolution of marriage.

Tommie Kendall vs. Old Timer's Market, Inc., seeking judgment for alleged injuries.

JPMorgan Chase Bank, N.A. vs. Dylan T. Muncie, and Brittany D. Long, complaint for foreclosure, in lieu of \$75,263.43 debt plus interest and court costs..

Nationstar Mortgage LLC vs. Danny Sparks, complaint for foreclosure, in lieu of \$68,948.70 plus interest and court costs..

Vanderbilt Mortgage and Finance Co. vs. Jeremy D. Brandenburg, Patricia Brandenburg, unknown spouse of Rene West, Ky. Housing Corp., Commonwealth of Ky., and Estill Co., Ky., complaint for foreclosure, in lieu of \$69,945.47 debt plus interest and court costs.

Drivers licenses

Savanna Wallace and Jordyn McCormick.

Motorcycle licenses

Herman Brinegar and James Smith.

Intermediate licenses

Sarah G. Wiseman.

Operators permits

Steven Paul McGee, Nathan Lay, Taylor Duechle, and Zachary Riddell.

Attorney at Law

William Trude

135 Dry Branch Road
Irvine, KY 40336



Phone: 606-723-0500
Cell: 606-975-5880
Fax: 606-723-0500

wtrude@windstream.net

GOVERNMENT FORECLOSURE SALE

TUESDAY, MAY 31, 2016 11:00 A.M.

AT 49 HANNAH DRIVE, IRVINE, KY 40336 OF HOUSE AND LOT
49 HANNAH DRIVE, IRVINE, KY 40336



This is a nice three bedroom home on city water and city sewer. It is well located in a quiet neighborhood. It consists of a living room, kitchen, three bedrooms, and two baths. This property is considered suitable for the Rural Development Housing Program. This would be an excellent buy for an investor interested in rental property or for resale after minor repairs.

An open house will be held on May 31, 2016 from 10:00 am - 11:00 am.

The minimum acceptable bid for this property is \$26,800.00.

Payments of the current year's property taxes are the responsibility of the purchaser.

Clear title to this property is not warranted. The U.S. Marshal's Deed is not a general warranty deed. Buyers are advised to have the property's title examined. Written notification regarding encumbrances on the property must be made to the Nicholasville Rural Development Office within 30 days.

LEGAL NOTICE

Notice is hereby given that on May 31, 2016, at 11:00 AM, at 49 Hannah Dr., Irvine, Kentucky, in order to raise the principal sum of \$43,793.88, with accrued interest of \$4,486.31 through May 23, 2013, with total subsidy granted of \$23.38, escrow charges in the amount of \$1,498.91, and with fees assessed of \$3,159.49 for a total unpaid balance due of \$52,961.97. Interest is accruing on the unpaid principal balance at the rate of \$5.8492 per day after May 23, 2013, until the date of entry of the Judgment, plus interest on the Judgment amount, (principal plus interest to the date of Judgment plus the interest credit subsidy granted) at the rate of 0.11%, computed daily and compounded annually, until paid in full and for the costs of this action, pursuant to Judgment and Order of Sale, being Civil Action No. 5:14-cv-00067-KKC on the Lexington Division of the United States District Court for the Eastern District of Kentucky, entered on August 26, 2014, in the case of United States of America vs. CHERYL WELCH, ET AL. following described property will be sold to the highest and best bidder:

A certain parcel of land located on the south side of Hanna Road, approximately mile west of Hargett, in Estill County, KY and being more particularly described as follows:

All bearings as stated herein are based on survey of Dueville R. Watson and Joyce C. Watson Subdivision as recorded in Plat Cabinet 2, Slide 147 and Slide 212. An IPS is " x 24" rebar with a yellow plastic cap stamped "Davis PLS 3535" and was set this survey. BEGINNING at a " rebar found with orange plastic cap stamped "Darnell 3553" in the south right-of-way of Hanna Lane, being the northwest corner of Lot #2B of the Dueville R. Watson and Joyce C. Watson Subdivision, being the Don D. Brewer and Kimberly F. Brewer parcel (DB 267, Page 556); thence with Lot #2B: South 03 degrees 21'54" West, 136.48 feet to an IPS in line with Lot #2B; thence leaving said lot and creating a new line this survey through the parent tract (DB 212, PG 138); North 89 degrees 46'26" West, 271.10 feet to an IPS in line with Lot #4A of said Watson Subdivision, said lot being the Woodsy Embry parcel (DB 272, PG 91); thence with Lot #4A: North 12 degrees 48'21" 221.26 feet to a " rebar found with orange plastic cap stamped "Darnell 3553" in the south right-of-way of Hanna Lane; thence with south right-of-way of Hanna Lane: South 69 degrees 48'59" East, 60.21 feet to an IPS on north side of wood fence; South 59 degrees 39'02" East, 88.32 feet to an IPS on north side of wood fence; 81 degrees 07' 59" East 98.51 feet to the POINT OF BEGINNING and containing 1.00 acre according to a survey by Kevin N. Davis, PLS 3535, dated 05/07/09. Being the same property conveyed to Cheryl Welch, single, from Kentucky River Foothills Development Council, Inc. by deed dated the 24th day of February, 2010, of record in Deed Book D281, Page 54, records of Estill County Clerk's Office.

TERMS OF SALE: Ten percent (10%) of the bid price (in the form of a Cashier's Check made payable to the U.S. Marshal) on the day of the sale with good and sufficient bond for the balance, bearing interest at the rate of 0.11% per annum until paid, due and payable in 60 days and said bond having the effect of a Judgment. Upon a default by the Purchaser, the deposit shall be forfeited and retained by the U.S. Marshal as a part of the Proceeds of the sale, and the property shall again be offered for sale subject to confirmation by the Court.

This sale shall be in bar and foreclosure of all right, title, interest, estate claim, demand or equity of redemption of the defendant(s) and of all persons claiming by, through, under or against them, provided the purchase price is equal to two-thirds of the appraised value. If the purchase price is not equal to two-thirds of the appraised value, the Deed shall contain in a lien in favor of the defendant (s) reflecting the right of the defendant(s) to redeem during the period provided by law (KRS 426.530). Under law, the purchaser is deemed to be on notice of all matters affecting the property of record in the local County Clerk's Office.

Inquiries should be directed to: John Johnson,
RURAL DEVELOPMENT AREA OFFICE
Shelbyville, Kentucky - Telephone: 859-881-4469 Ext. 4

Irvine Stop & Shop Springtime Specials

Wednesday, April 27th thru Tuesday, May 3rd

24-Pack 12-Ounce Cans
Pepsi Products 2/\$12 FOR 12

2-Liter Bottles
Pepsi Products 4/\$5 FOR 5

Whole (Sliced Free)
Rib Eye \$4.99 Lb.

Whole (Sliced Free)
Pork Loin \$1.79 Lb.

Shur fine
Large Eggs \$1.19 Dz.

Chicken
Thighs 59¢ Lb.

Fischers 12-Oz.
Bologna/Weiners 4/\$5 FOR 5

4-Lb. Bag
Valu Time Sugar \$1.99 Ea.

Campbell's
Tomato Soup 10/\$10 FOR 10

Popweaver
Microwave Popcorn 10/\$10 FOR 10

45-Ounce
Country Crock \$3.99 Ea.

10-Lb. Bag Breaded
Chicken Tenders \$15.99 Ea.

Gallons
Prarie Farms 2% Milk \$2.99 Gal.

2-Lb. Bag Georgia
Sweet Onions \$2.49 Bag

4-Lb. Bag
Navel Oranges \$4.99 Bag

Not responsible for typographical errors



905 Richmond Road, Irvine • 723-7512

We accept WIC & Food Stamps • Marathon Gas Dealer