

Estill Co. Courthouse News

Property Transfers

Darrell and Arla J. Frazier to Arla J. Frazier, \$165,000.00, property address 411 Marcum Road, Clay City, three acres, more or less, in Estill and Powell Counties, Ky.

Master Commissioner Deed between Legal Recovery Services, LLC and Robert Browning Lichfield Family, et. al, to Maher Kassis, \$500,000, tract 1 of 4.32 acre where Harg School House is located, tract 2.7 acres, more or less, and tract 3, 11/12 acre, more or less on Hwy 89,

Franklin W. and Beverly W. Flynn to Franklin W. and Beverly W. Flynn, love and affection, joint tenants with right of survivorship, tract on KY 1209.

Sandra M. Baus to Kevin and Latasha Adams, \$115,500, property in Estill County.

Master Commissioner deed between The Bank of New York Mellon, and Donald Edward Walling, Vina Q.K. Walling, Commonwealth of KY and Administration Cabinet, Atlantic Credit & Finance Inc. Jamos Fund I, LP, KY Lien Holdings LLC, Hibernia National Bank, and Bank of America. N.A., to The Bank of New York Mellon, \$69,000.00, 1.9 acre at 270 Ticky Fork Drive, Ravena.

Dewayne Alcorn to Beverly and Janet Smith, love and affection tract 1 of 2 acres, more or less, and tract 2, three acres more or less near Brushy Mountain.

Billy Shawn and Megan M. Stepp to Peggy Cravens, \$51,000.00, lot #18 ih Oak Valley Subdivision

Larry D. and Bessie B. Horn, Larry D. Horn II and Teresa Whitney Horn to Lance M. and Hannah S. Horn, love and affection, 2.16 acres, more or less, in Estill County.

Daniel L. and Charlene I. Abney to Teresa Nealey, exchange of property located in Estill County.,

Joseph David and Isabel Horn to Thomas Ray and

Virginia R. Horn, love and affection, 65 acres, more or less, on waters of Red River.

Teresa Nealey to Daniel L. and Charlene I. Abney, exchange of property, 40 acres, more or less, in Estill County.

Anna Walters to Billy E. Walters, love and affection, tract on Walters Ridge Road.

Marcia Denise Story to Billy E. Walters, \$13,000, tract on Cressy Road.

Arthur Witt to Lisa Embry, \$42,500.00, two parcels on Sulfur Wells Road.

Donna Gumm Farmer to Stephen Todd Birchfield, \$6,500, 2.00 acres on Dry Branch Road.

Elmer D. Harrison, executor of estate of Beulah Harrison and individually, to Eugene and Nettie Wiseman, \$60,000, tract on White Oak Creek and Highway 1705.

Sandra F. Withers to Leslie W. Withers, property settle agreement by decree of dissolution of marriage, lot in Irvine, at intersection of Powell Ave. and Broadway.

Gary L. and Barbara I. Walling to Richard Barnes Jr. and Heather Barnes, \$58,000.00, tract on county road leading from Iron Mound to Highway 89.

USDA, acting by and through Rural Housing Service, USDA, to Jerri Samples and Herbert Thacker, \$21,501.00, lots 7 and 8 in Turner Addition to Irvine.

Edwin H. and Linda G. Richmond to Adam Steven and Kimberly Abney, \$30,000.00, tract B containing 13.57 acres, more or less, on Rosemont Road.

District civil suits filed

Midland Funding LLC vs. Paul Moore, seeking judgment for \$3,592.47 plus interest and court costs.

Eagle Financial Service, Inc. vs. Ernest Jones, seeking judgment for \$1,149.66 plus interest and court costs.

Ron and Margaret Barnes vs. Tyler Grace and Hannah Phillips, seeking eviction.

Harold G. Hunt vs. Pauline Riddell Webber and Russell (Rusty) Riddell, seeking eviction.

Estill Co. Emergency Medical Services vs. Ethan Jordan, seeking judgment for \$1,706.99 plus interest and court costs.

Darrell Johnson vs. Brian Bowman, seeking eviction.

Regency Finance Co. vs. Brian Wilson, seeking judgment for \$4,859.71 plus interest and court costs.

Circuit civil suits filed

Anna Marie Waterson vs. Rick Waterson Jr., child support case transferred to Estill County

Tasha Maher, Justin T. Patrick and Anita G. Townsend vs. Amy F. Thomas, seeking judgment in April 14, 2016 wreck..

Nationstar Mortgage LLC vs. Melissa Kaye Walling, seeking judgment for \$37,056.84 plus interest and court costs.

Drivers license

Mary Quick.

Intermediate licenses

Mariah Walters, Peyton B. Rice, Callie H. Mullins, and Coral L. Mullins.

Operators permits

Lynley R. Puckett, Shyanna G. Harris, and Tiffany Johnson.

Attorney at Law
William Trude
135 Dry Branch Road
Irvine, KY 40336
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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, May 11th thru Tuesday, May 17th

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

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

Whole (Sliced Free)
Ribeye Loin \$4.99 Lb.

Shur fine
Medium Eggs 99¢ Dz.

Fischer's 12-Oz.
Bologna/Weiners 4/\$5 FOR 5

Popweaver
Microwave Popcorn 10/\$10 FOR 10

Shur fine
Ketchup or Mustard 10/\$10 FOR 10

Blue Bonnet
Margarine Sticks 4/\$5 FOR 5

Gallons 2%
Prarie Farms Milk \$2.99 Ea.

4.2-Oz.
Lunchables 4/\$5 FOR 5

9-Lives 5.5-Oz. Cans
Cat Food 10/\$6 FOR 6

28-Pack
Nestle Water \$4.99 Ea.

16-Ounce Containers
Strawberries 2/\$5 FOR 5

Shur fine 32-Oz.
Hamburger Dill Slices 2/\$5 FOR 5

Not responsible for typographical errors



905 Richmond Road, Irvine • 723-7512

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