

# Estill Co. Courthouse News

## Property Transfers

Shirley A. Gust to Charles E. Arvin, \$11,000, lot #6 in Block 21 at intersection of Eighth and Poplar Streets, Ravenna.

Tina Hall and Albert Hall to Julia Lynn and Tracy Tipton, in consideration of forbearance of foreclosure, tract in Estill County.

James S. Noe and Shaula Collier to Letisha Noe and Stephanie Noe, love and affection, 200 acres, more or less, in Estill County.

Dorothy Kelley to Ronnie Eugene Boggs and Samantha Leigh Boggs, \$28,000, lots 45 and 46 of Kirkland Add. to Irvine.

Daniel and Cynthia Calhoun to Kenneth and Cheryl Abshear, \$138,000, lot 15 of block 2 of Whispering Woods Subdivision.

Ernest Farmer Jr. and wife, Donna, Brenda Puckett, Fannie Carolyn Young and husband Clyde Young Jr., Billy Don and Sherry Farmer to Wilson and Kim Plowman, \$20,000, tract on Hwy. 851.

Russell and Donna Hurley to Tammy Young, \$1,000, one acre, more or less on Granny Richardson Spring Road.

MidFirst Bank to Secretary of Housing and Urban Development, \$1.00 and other consideration, 251 Marcum Road, Irvine., 23 acres, more or less.

TLWJC Properties, LLC to Harold G. and Ruby Hunt, \$35,000, 58 Rhonda Kay Drive, Irvine.

Renee Sayers fka B. Alexander and Jeremy Saylor to Columbia Gas, KY, \$1.00 and other good and valuable consideration, right of way easement at 291 Main Street.

Amelia Noland Hughes and Lawrence E. Hughes, III, to Columbia Gas, KY, \$1.00 and other good and valuable consideration, right of way easement at 299 Main Street.

Greg and Rebecca Werner to Columbia Gas, KY, \$1.00 and other good and valuable consideration, right of way easement at 295 Main Street.

Gene Seale Jr. and Deanna

Wolfenbarger Seale to Columbia Gas, KY, \$1.00 and other good and valuable consideration, right of way easement at 297 Main Street.

William Park and Rhonda Hardy to Columbia Gas, KY, \$1.00 and other good and valuable consideration, right of way easement at 305A Main Street.

Donald and Ann F. Hardy to Columbia Gas, KY, \$1.00 and other good and valuable consideration, right of way easement at 305 Main Street.

Abraham F. and Judy Walker Lewis to Columbia Gas, KY, \$1.00 and other good and valuable consideration, right of way easement at 307 Main Street.

The Board of Education of Estill County to Columbia Gas, KY, \$1.00 and other good and valuable consideration, right of way easement at 314 Main Street.

Billy Ferrell Williams and Andrea Williams to Columbia Gas, KY, \$1.00 and other good and valuable consideration, right of way easement at 42 Geneva Ave.

William C. and Brenda L. Aldridge to Columbia Gas, KY, \$1.00 and other good and valuable consideration, right of way easement at 13 Meade Drive.

Isaacs Lumber Holdings, LLC, by and through Bobby Isaacs to Isaacs Lumber, Inc., 100 acres, more or less, on Irvine-Witt Springs Road on Sand Hill.

George and Beulah C. Richardson to Randall and Katrina Richardson, \$80,452.00, parcels at Cedar Grove.

Juanita McKinney to Renae McKinney, love and affection, 1/2 acre, more or less

on Barnes Mtn. Secretary of housing and Urban Development, Washington D.C., to Jeffrey C. Bean, \$45,000, one acre, more or less, on 9653 McKee Road, Irvine.

Ann Higginbotham Moreland, William E. Higginbotham II, Jamie Higginbotham, to Byran K. Pasley, \$140,000, 407 Park Ave., Irvine.

## Marriages

Brittney Nicole Hoover, homemaker of Beattyville, and James Rufus Griffith, retired of Beattyville, married May 8, 2016.

## Small claims filed

Larry D. Stone vs Lydia Friend, \$415 plus court costs.

Burnam Robertson vs. Big Kats Auto Sales dba Benjamin Walling, seeking judgment for \$1,853 plus \$80.50 costs.

## District civil

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

Housing Authority of Irvine vs. Megan Adams, seeking judgment for \$559.28 plus court costs.

## Circuit civil

Joseph Alexander vs. Crystal Alexander, petition for dissolution of marriage.

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

## Intermediate license

Jonathan Floyd and Joshua Beckley.

## Operators permits

Ethan Scott, Kevin Richards Jr., and Lynzi Wagers.

## Motorcycle permits

Christopher Burton and Tierra Wilson.

**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 18<sup>th</sup> thru Tuesday, May 24<sup>th</sup>

6-Pack 1/2 Liter Bottles  
**Pepsi Products** 5/\$10 FOR 10

Whole (Center Cut) **Pork Loin** \$1.79 Lb.

(Ribeyes & Loin Sliced Free) **Whole Ribeyes** \$4.99 Lb.

Chicken **Drumsticks** 79¢ Lb.

Grade A **Medium Eggs** 79¢ Dz.

12-Ounce Pack **Bar S Bologna** 79¢ Ea.

12-Ounce **Fischers Wieners** 4/\$5 FOR

1-Lb. Roll **Robinson Sausage** 2/\$5 FOR

Gallons 2% **Prarie Farms Milk** \$2.99 Ea.

45-Ounce Tubs **Blue Bonnet** \$3.69 Ea.

24-Oz. **Red Gold Ketchup** 4/\$5 FOR

Ears **Fresh Corn** 3/99¢ FOR

Kraft **BBQ Sauce** 2/\$3 FOR

Wake Up Roast 30.65-Oz. Can **Maxwell House Coffee** \$8.99 Ea.

Mini Chunks 15-Lb. Bag **Nunn Better Dog Food** \$6.99 Ea.

Not responsible for typographical errors



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