

Mountain Mushroom Festival Car Show



Randy Powell entered an antique truck from Powell's garage in the car show at Wendy's on Friday and again on Saturday at the Mushroom festival.

Over 90 vehicles were entered in the Mountain Mushroom Festival Car Show on Saturday. The vehicle above was also entered at Wendy's Car Show.

Car Show Photos submitted by Kenneth Tipton

GOVERNMENT FORECLOSURE SALE

THURSDAY, JUNE 5, 2014 1:30 P.M.
AT 153 CLEARVIEW DRIVE, IRVINE, KY 40336 OF HOUSE AND LOT
153 CLEARVIEW DRIVE, IRVINE, KY 40336



This is a nice three bedroom home on city water and septic sewer. It is well located in a quiet neighborhood. It consists of a living room, kitchen, three bedrooms, and one bath. 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 30, 2014 from 1:00 pm – 2:00 pm.

The minimum acceptable bid for this property is \$20,100.00.

Payment of the current year's property taxes is 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 Lexington Rural Development Office within 30 days.

LEGAL NOTICE

Notice is hereby given that on June 5, 2014, at 1:30 P.M., at 152 Clearview Drive, Irvine Kentucky, in order to raise the sum of \$36,570.72 principal plus an interest credit subsidy granted in the amount of \$23,527.92, plus interest in the amount of \$1,823.28 as of July 15, 2010 plus amounts in escrow and other pending fees and charges to the account as provided by the loan instruments and applicable law in the amount of \$624.20, and with late charges in the amount of \$N/A for a total unpaid balance due of \$62,546.12 and interest thereafter on the principal at the rate of \$7.3839 per day from July 15, 2010, until the date of Judgment, plus interest on the Judgment amount (principal plus interest to the date of entry of this judgment plus the interest credit subsidy granted) at the rate of .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. 5:10-cv-00431-KKC on the Lexington Docket of the United States District Court for the Eastern District of Kentucky, entered on August 23, 2011, in the case of United States of America vs. RAY LEON TIPTON AND EMMA SUE TIPTON, et al. the following described property will be sold to the highest and best bidder:

A CERTAIN TRACT OF LAND LYING AND BEING IN Estill County, Kentucky, and further described as follows: 152 Clearview Drive, Irvine, Estill County, Kentucky. Being the same property conveyed to Ray Leon Tipton and Emma Sue Tipton, husband and wife, by deed dated March 13, 1997, and recorded in Deed Book 221, Page 741 in the Office of the Estill County Clerk.

TERMS OF SALE: Ten percent (10%) of the bid price (in the form of a Cashiers 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, Area Director,
RURAL DEVELOPMENT AREA OFFICE
Nicholasville, Kentucky - Telephone: 859-881-4469 Ext. 4

GOVERNMENT FORECLOSURE SALE

THURSDAY, JUNE 5, 2014 11:00 A.M.
AT 68 RAINTREE COURT, IRVINE, KY 40336 OF HOUSE AND LOT
68 RAINTREE COURT, IRVINE, KY 40336



This is a nice three bedroom home on city water and septic sewer. It is well located in a quiet neighborhood. It consists of a living room, kitchen, three bedrooms, and one bath. 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 30, 2014 from 11:00 Am – 12:00 pm.

The minimum acceptable bid for this property is \$30,150.00.

Payment of the current year's property taxes is 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 Lexington Rural Development Office within 30 days.

LEGAL NOTICE

Notice is hereby given that on June 5, 2014, at 11:00 a.m. at 68 Raintree Court, Irvine Kentucky, in order to raise the sum of \$38,023.22 principal plus an interest credit subsidy granted in the amount of \$27,134.64, plus interest in the amount of \$5,791.98 as of November 30, 2011 plus amounts in escrow and other pending fees and charges to the account as provided by the loan instruments and applicable law in the amount of \$1,758.72, and with late charges in the amount of \$27.18 for a total unpaid balance due of \$72,738.74, and interest thereafter on the principal at the rate of \$8.6195 per day from November 30, 2011, until the date of Judgment, plus interest on the Judgment amount (principal plus interest to the date of entry of this judgment plus the interest credit subsidy granted) at the rate of .18%, 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. 5:12-cv-00034-KKC on the Lexington Docket of the United States District Court for the Eastern District of Kentucky, entered on August 15, 2012, in the case of United States of America vs. ESTATE OF GERALD W. FIKE, et al. the following described property will be sold to the highest and best bidder:

Being Lot 5 of the Woodland Heights Subdivision as recorded in Plat Book 3, Page 17, in the Office of the Estill County Clerk's Office Being the same property conveyed to Gerald W. Fike, single, from Emogene Puckett, an unmarried widow, by deed dated September 26, 1994, and recorded in Deed Book 209, Page 705, Estill County Clerk's Office, Irvine, Kentucky.

TERMS OF SALE: Ten percent (10%) of the bid price (in the form of a Cashiers 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, Area Director,
RURAL DEVELOPMENT AREA OFFICE
Nicholasville, Kentucky
Telephone: 859-881-4469 Ext. 4

INSPECTION PERIOD FOR THE PROPERTY TAX ASSESSMENT ROLL

The Estill County real property tax roll will be opened for inspection from May 5 through May 19, 2014. Under the supervision of the property valuation administrator or one of the deputies, any person may inspect the tax roll.

This is the January 1, 2014, assessment on which state, county, and school taxes for 2014 will be due about September 15, 2014.

The tax roll is in the office of the property valuation administrator in the county courthouse and may be inspected between the hours 8:00 a.m. to 4:00 p.m. Mon - Fri and 8:00 a.m. to 12:00 p.m. Sat.

Any taxpayer desiring to appeal an assessment on real property made by the PVA must first request a conference with the PVA or a designated deputy. The conference may be held prior to or during the inspection period.

After the conference with the PVA or designated deputy, any taxpayer still aggrieved by an assessment on real property may appeal to the county board of assessment appeals.

The taxpayer can appeal his assessment by filing in person or sending a letter or other written petition stating the reasons for appeal, identifying the property and stating the taxpayer's opinion of the fair cash value of the property.

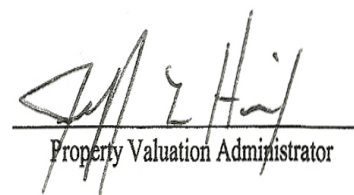
The appeal must be received in the county clerk's office no later than one work day following the conclusion of the inspection period.

A taxpayer failing to appeal to the county board of assessment appeals, or failing to appear before the board, either in person or by designated representative, will not be eligible to appeal directly to the Kentucky Board of Tax Appeals.

Appeals of personal property assessments shall not be made to the county board of assessment appeals. Personal property taxpayers shall be served notice under the provisions of KRS 132.450(4) and shall have the protest and appeal rights granted under the provisions of KRS 131.110.

The following steps should be taken when a taxpayer does not agree with the assessed value of personal property as determined by the property valuation administrator.

- (1) He must list under protest (for certification) what he believes to be the fair cash value of his property.
- (2) He must file a written protest directly with the Department of Revenue, Office of Property Valuation within 30 days from the date of the notice of assessment.
- (3) This protest must be in accordance with KRS 131.110
- (4) The final decision of the Department of Revenue may be appealed to the Kentucky Board of Tax Appeals.


Property Valuation Administrator
Estill
County

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