

# Estill Co. Courthouse News

## Property Transfers

Dextral and Wanda Horn to Larry Hagan, \$10,000, five acres, more or less, on Millers Creek.

South Irvine Pentecostal Church of God, Inc., by and through Lois J. Harrison and Elaine Duncan, Directors, to Elaine Duncan and Paul DeWayne Arvin, \$1.00 and love and affection, lot in South Irvine.

Mary Abney to Kenneth and Elizabeth Wright, \$9,000, three parcels on Iron Works Pike.

Eugene and Katherine Hall to Eugene and Katherine Hall, for love and affection, \$1.00 acre, more or less, on Sweet Lick Road.

Master Commissioner Deed between Community Trust Bank, Inc. and Randy Hampton and Estill County, KY to Community Trust Bank, \$94,000, property address 2220 Harris Ferry Road, containing 100 acres, more or less.

Ray D. Snowden and Cynthia Ann Snowden to Jimmy Ray and Royetta Snowden, love and affection, tract on Highway 89.

Susan Layne and Paul McDaniel to Kenneth Watson, love and affection, three tracts on Stewart's Fork of Millers Creek.

Rosetta Abney to Larry E. Abney, by decree of dissolution of marriage, three tracts on Trotting Ridge, Hwy. 1354.

Charles Everett and Ruth Evelyn Walters to Jeff Lee and Kimberly Ann Sparks, \$1.00 and love and affection, two lots in Kirkland Addition to Irvine.

Gary Bailey to Jean L. Bailey, love and affection, 1/4 acre, more or less, on Irvine-Richmond Hwy.

Cornelius and Carol Arthur to Norman and Judy Ledford, exchange of land, 7 acres, more or less in Estill County.

Master Commissioner Deed between Vanderbilt Mortgage and Finance, Inc. and Ronald Lawrence, his unknown spouse, Marilyn Lawrence, and Co. of Estill to Vanderbilt Mortgage and Finance, Inc., \$74,500, property address 510 Burton Williams Road.

Marcum Family Limited Partnership to Jordan Morgan Properties LLC, 6,000, parcel in Irvine.

James Barry and Barbara McKenzie to Jamie and Stephen Waddle, love and affection, 1.96 acres on Henry White Road.

Walter Kenneth Baker,

Anita Baker, Michael T. and Joyce Baker, Rebecca and Huey Willis to Shelton and Linda Cox, \$25,000, three lots in H.S. Elliott Addition to West Irvine.

Floyd L. Dawes to Myra Dawes Snyder and husband Earnest Dean Snyder, love and affection, tract on Furnace and Cob Hill Road.

Dennis and Geraldine Campbell to Ethan Bradley and Kayla Dawn Jordan, love and affection, one acre more or less near Poor House Farm.

## Small claims

Gates Hyundai vs. Christopher Rawlins, seeking judgment for \$1,000 plus \$80.50 costs.

Farrell and JoAnn McIntosh vs. Penny Richardson, seeking judgment for \$1,661.21 plus \$173.50 costs.

## District Civil

Midland Funding LLC vs. June Sorrenson, seeking judgment for \$1600.50 plus court costs and interest.

Nationstar Mortgage LLC dba Champion Mortgage Co. vs. Imogene Brandenburg, The United States of America, Secretary of Hous-

ing and Urban Development, NCO Portfolio Management, Alpha Credit Corp. and Jamos Fund I LP, complaint for foreclosure in lieu of \$108,455.63 plus interest and court costs.

Michaela Brook Rawlins vs. Joshua David Rawlins, petition for dissolution of marriage.

Rachel Kelly and Daren Kelly, joint petition for dissolution of marriage.

Southern Tax Services, LLC vs. Danny O. Powell, Tracey L. Powell, Commonwealth of Ky., County of Estill, Nationsbank Mtg. Corp., and Citizens Guaranty Bank, seeking judgment for \$844.71 plus interest and court costs.

Central Bank and Trust Co. vs. Dall-Maria Lewis, seeking judgment for \$13,403.20 plus interest and court costs.

## Operator license

Rhonda Kilburn  
Intermediate licenses  
Taylor Talbott, Ceara McDowell, Dylan Stevens, and Jacob Turpin.

## Operator permit

Kristen Beckler  
Motorcycle  
Lucas Beckler

# Court Docket

## April 21 District Court

Denise M. Norton, guilty to operating motor vehicle under the influence, \$200 fine plus service fees, 90 days loss of license, failure to give or improper signal and failure to produce insurance card, merged.

## April 25, 2014

Logan Reed, diversion revocation hearing continued to May 23.

Christopher E. Cole, bond to apply to costs.

Blondell Richardson Jr., continued to May 6. Court to review if diversion is available.

Kyle Matthew O'Hair, sentencing, continued generally.

Mary Joyce Cockrell, expungement hearing.

Ryan Hardy, revocation hearing May 6 for alleged violation of conditional discharge.

Michael D. Miller, probation revocation hearing set for May 6.

Tracy Harrison, continued to May 6 for \$10,000 restitution.

Justin L. Shearer, sentenced to three years.

Robbie Shannon Young, continued to June 3 to pay

\$260 or stay.  
John A. Myers, sentenced to five years.

Hilda Marie Wilson, trafficking in a controlled substance, first degree, first offense, judgment entered.

Deanna F. Winburn, pleas of guilty to two amended counts of complicity to traffic in a controlled substance, first degree; complicity to traffic, third degree; complicity of controlled substance not in proper container and endangering the welfare of a minor, dismissed.

Glenn Ray Cockrell, motion for shock probation, denied.

Kimberly Mark Ledbetter, sentenced to five years.

Billy Brooks, bond revoked.

Jim H. Ralston Jr., motion for shock probation, denied.

Justin Roberts, probation revocation hearing continued to May 23.

Kristopher Estes, continued.

Aaron E. White, trafficking in a controlled substance, first degree, placed on fugitive docket.

Timothy J. Stanley, sentenced to two years.

## Prices Good May 7-13, 2014

12 Pk. Cans **Pepsi Products** 3/\$10<sup>00</sup>

6 Pk. 24 Oz. **Pepsi Products** 3/\$10<sup>00</sup>

**Hyland Dog Food**  
**Coon Hunters Pride** \$16<sup>99</sup><sub>50 Lb.</sub>

Whole, Sliced Free **Ribeye Loin** \$4<sup>49</sup><sub>Lb.</sub>

32 Oz. Smucker's **Grape Jelly** \$1<sup>99</sup><sub>Ea.</sub>

12 Oz. Bar S **Weiners or Bologna** 69¢<sub>Ea.</sub>

**Corn - Beans - Peas**  
**Libby's Can 15-Oz.** 69¢<sub>Ea.</sub>

**Vegetables** 69¢<sub>Ea.</sub>

Webber 16-Oz. **Sausage** 2/\$5

Fischer 12-Oz. **Bacon** 2/\$6

Field Thick 12-Oz. **Bacon** 2/\$6

12 PK. Double Roll **Charmin Bath Tissue** \$8<sup>99</sup><sub>Ea.</sub>

8 Pk. Kellogg's **Pop Tarts** 2/\$5

5 Lb. Aunt Jemima **Corn Meal** 2/\$5

Betty Crocker **Cake Mix** 4/\$5

10 Lb. Bag **Idaho Potatoes** \$3<sup>59</sup><sub>Bg.</sub>

**Celery** \$1<sup>49</sup><sub>Ea.</sub>

3 lb. Bag Onions \$1<sup>89</sup><sub>Ea.</sub>

Red **Seedless Grapes** \$1<sup>99</sup><sub>Lb.</sub>

**Fresh Strawberries** \$1<sup>99</sup><sub>Lb.</sub>

3 Lb. Bag **McIntosh Apples** \$2<sup>99</sup><sub>Ea.</sub>

Not responsible for typographical errors



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## 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