

# Estill Co. Courthouse News

## Property Transfers

Edna M. Dean to Jimmy Duane and Wanda M. Stevens, \$23,000, property address 5135 Barnes Mountain Road, Irvine, one acre, more or less.

Wanda Richardson Vader to Wanda Richardson Vader, two tracts in Estill County.

Affidavit of descent from Donald K. Walker to Donna D. Walker, two tracts in Estill County.

Donna D. Walker to Wendy Jean Walker, love and affection, tract 1 of 17 acres, more or less, and tract 2 of 25 acres, more or less, in Estill County.

Lisa Willis to Delbert Estes, \$15,000, tract in Estill County.

Master commissioner deed between Nationstar Mortgage, LLC and Doris Rawlins, Ameriquet Mortgage Co. and Md-state Trust III, \$91,292.76 to The Bank of New York Mellon, property address 995 Cobb Hill Road, Irvine, one acre, more or less.

Ruth Walling Howell to Steven Chad and Melissa Snowden, \$147,500, 10 acres, more or less, on waters of Cow Creek.

Federation of Appalachian Enterprises, Inc. to Matthew and Tonya Larson, \$55,000, lot six of west portion of Rolling Hills Subdivision.

Green Tree Servicing LLC to Tina Stamper, quit claim deed to tract on northwest side of Dawes Road, 0.77 acre.

## Marriages

Heather Leann Neal, 36 cashier of Stacy Lane, Irvine and Gary Wayne Warf, 40, unemployed of Stacy Lane, Irvine, married March 17,

2015.

Tiffany Renee Cooper, 30, nurse of Baxter, KY and Dustin Charles Wattenberger, 27, nurse practitioner of Harlan, KY, married March 17, 2015.

## District civil suits filed

Capital One Bank (USA) N.S. vs. Abigail J. Horn, seeking judgment for \$1,668.17 plus interest and court costs.

Cavalry SPV I, LLC vs. Krystal L. Hunt, seeking judgment for \$2,538.20 plus interest and court costs.

CACH, LLC vs. Lisa Castle, seeking judgment for \$1,558.16 plus interest and court costs.

LVNV Funding LLC vs. Delores Young, seeking judgment for \$1,038.98 plus interest and court costs.

Housing Authority of Irvine vs. Larry Neal and Vanessa Flynn, seeking eviction.

Portfolio Recovery Associates LLC vs. David Castle, seeking judgment for \$1,544.69 plus interest and court costs.

Alpha Credit Corp. vs. David Hix, seeking judgment for \$2,637.28 plus interest and court costs.

Marcum & Wallace Hospital vs. Billy Ray Cox, seeking judgment for \$217.99 plus interest and court costs.

University of Ky. Federal Credit Union vs. Jason Conrad, seeking judgment for \$4,496.85 plus interest and court costs.

Eagle Financial Services vs. Michael Thacker, seeking judgment for \$1,323.49 plus interest and court costs.

Crown Asset Mgt. LLC vs. Norman Abel, seeking judgment for \$882.34 plus interest and court costs

## Circuit civil suits filed

Hazel Morton vs. United Methodist Mountain Mission in Ky., Bruce L. Crouch and Judy Crouch, seeking judgment in fall on March 8, 2008.

James Wayne Abney vs. Kelly Rene Abney, petition for dissolution of marriage.

Jocelyn Richardson vs. Kevin Richardson, petition for dissolution of marriage

Benjamin Harrison Jones vs. Lisa Ann Jones, petition for dissolution of marriage.

Community Restoration Corp. vs. Wayne W. Neal his unknown spouse, Fairley H. Neal Sr., and his unknown spouse, seeking judgment for \$64,246.59 plus interest and court costs.

Timothy Verble vs. Amanda Verble, petition for dissolution of marriage.

United Auto Credit Corp. vs. Brandon Peyton, seeking judgment for \$5,289.68 plus interest and court costs.

Commonwealth of Ky. ex. rel. Juanita Reed vs. Steven W. Henry, complaint for child support.

Navient Education Credit Finance Corp. vs. Jonathan Wise, seeking judgment for \$16,117.64 plus interest and court cost.

Kendra Epperson and Kalena Livingston vs. Ronnie Tipton and Geico Indemnity Co., seeking judgment in injury wreck on Jan 30, 2015,

## Operators licenses

Robert Rose and Michael Crim.

## Motorcycle permits

Adam Puckett and Paul Niekirk.

## Motorcycle license

James Neal  
Operators permit  
Levi Frazier.

# Irvine Stop & Shop Spring Time Specials

Wednesday, Mar. 25 thru Tuesday, Mar. 31

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

12-Pack 12-Oz. Cans **\$2.99**  
**RC Products** Ea.

Whole **\$4.99**  
**Rib Eye Loin** Lb.

Whole **\$1.99**  
**Boneless Pork Loin** Lb.

16-Ounce Roll **2/\$5**  
**Webber Sausage**

12-Ounce Pack **2/\$5**  
**Robinson Bacon**

12-Ounce Pack **4/\$5**  
**Fischer Bologna**

12-Ounce Pack **4/\$5**  
**Fischer Wieners**

Wesson 48-Ounce **\$2.99**  
**Vegetable Oil** Each

Pillsbury **4/\$5**  
**Cake Mixes**

5-Lb. Bag **2/\$5**  
**Martha White Flour**

10-Lb. Bag **\$2.99**  
**Idaho Potatoes** Bag

**\$1.00**  
**Tossed Salad Mix** Lb.

**\$1.00**  
**Cold Slaw Mix** Lb.

3-Lb. Bag **\$1.29**  
**Yellow Onions** Bag

4-Lb. Bag **\$4.99**  
**Oranges** Bag

# White or Yellow Onion Sets & Seed Potatoes Now In Stock!

Not responsible for typographical errors



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## GOVERNMENT FORECLOSURE SALE

THURSDAY, APRIL 30, 2015 11:00 A.M.  
AT 267 TURNER AVE, IRVINE, KY 40336 OF HOUSE AND LOT  
267 TURNER AVE., 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 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 April 30, 2015 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 April 30, 2015, at 11:00 AM, at 267 Turner Ave., Irvine, Kentucky, in order to raise the principal sum of \$29,904.62, with accrued interest of \$2,197.51 as of April 23, 2012, interest credits in the amount of \$6,196.96, amounts in escrow and other pending fees and charges to the account in the amount of \$34,452.98, for a total unpaid balance due of \$72,752.07, and interest thereafter on the principal rate of \$9.4198 per day from April 23, 2012, 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. 5:12-cv-00170-KKC on the Lexington Division of the United States District Court for the Eastern District of Kentucky, entered on July 25, 2013, in the case of United States of America vs. SANDRA LEE, ET AL., the following described property will be sold to the highest and best bidder:

Lot Numbers seven and eight in Turner Addition to Irvine, Ky., agreeable to plat of record in Deed Book 50, Page 383, Estill County Court Clerk's Office. Subject to any and all applicable restrictive covenants, existing easements, utility easements, right-of-way, provisions of applicable zoning statutes and ordinances, and rules and regulations of the Department of Health, if any. Being the same property conveyed to Betty Jane Abney, a married woman, from the estate of Mamie Rawlins, deceased, by and through Doris Adams, executrix, and Shannon Reece Adams and Kathy Adams, husband and wife, by deed dated December 18, 1998, and recorded in Deed Book 230 Page 134, Estill County Court Clerk's Office, Irvin, Kentucky. The mortgage, Arthur Ray Abney, for and in consideration of the loan made this date from the mortgagee to the mortgagor, Betty Jane Abney, hereby executes this mortgage, and does hypothecate all of his right, title and interest in and to said property, being curtesy, to the mortgagee hereby.

TERMS OF SALE: Ten percent (10%) of the bid price (in the form of a Certified 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