

Estill Co. Courthouse News

Property Transfers

Metia Crowe to Dustin and Stephanie Moore, \$5,000, lot #3 of west portion of Rolling Hills Subdivision.

Estate of Helen K. Stone by Kathy Stone, executrix, to Robert Moland, \$10,000, lots 10 and 11 in West Lawn Addition to Irvine.

Darrell and Linda Wright to Paul D. Kidd and Crystal Spencer, love and affection, two tracts on White Oak Creek.

One Pine VIII, LLC to Phillip and Ashley Riddell, \$30,000, 1/2 acre, more or less, on Stacy Lane.

Maynard Cole Jr. to Connie Mae Arthur and Clinton Allen Cole, love and affection, lot #4 in Block #21 of Ravenna.

Gladys Graham to Timothy Wayne Riddell, \$6,500, tract on Hardy Lane.

Kenneth and Arlene Chaney to James Chaney, love and affection, lot #8 of Wesley Flynn Sr. farm on Station Camp Creek containing about 50 acres, more or less.

William H. and Carolyn C. Marcum to Winfred Winkle II, \$3,000, lots 42, 43, and 44 of Arthur Jones Farm subdivision near Ravenna.

Flora Samantha Young fka Flora Samantha Bowlin and

her husband, Ernest Young, to Flora Samantha Young fka Flora Samantha Bowlin and her husband, Ernest Young,, love and affection, two tracts in Estill County,

Connie Jean Bowen to Thomas Edward Kirby, \$10,000, tract in Estill County,

District civil suits filed
Capital One Bank (USA), NA vs. Loretta Shuler, seeking judgment for \$2,159.79 plus interest and court costs.

Farrell Willis vs. Melissa I. Horn, seeking eviction.

Dwight Arvin vs. Kathleen Paplini, seeking eviction.

Cavalry SPV 1, LLC vs. Tiffany J. McNaughton, seeking judgment for \$1,404.92 plus interest and court costs.

Midland Funding LLC vs. John Cockrell, seeking judgment for \$1,859. 23 plus interest and court costs.

Portfolio Recovery Associates, LLC vs. Ricky E. Flynn, seeking judgment for \$3,254.07 plus interest and court costs.

Alpha Credit Corp. vs. Tyler Moore, seeking judgment for \$1,936.12 plus interest and court costs.

Louise Holbrook vs Dana Spencer, seeking eviction.

Portfolio Recovery Associates, LLC vs. Royce Rich-

ardson, seeking judgment for \$1,050.52 plus interest and court costs.

Midland Funding LLC vs. Matthew Hadden, seeking judgment for \$1,265.75 plus interest and court costs.

Portfolio Recovery Associates, LLC vs. Tammie Hamlin, seeking judgment for \$870.32 plus interest and court costs.

Portfolio Recovery Associates LLC s. Tammie Hamlin, seeking judgment for \$765.66 plus interest and court costs.

Portfolio Recovery Associates LLC vs. Loretta Shuler, seeking judgment for \$810.92 plus interest and court costs.

Alpha Credit Corp. vs. Cathy Sparks, seeking judgment for \$484.01 plus interest and court costs.

Portfolio Recovery Associates LLC s. M a l e i a Thomas, seeking judgment for \$656.98 plus interest and court costs.

Operators permits
Justin Stamper, Caitlyn Riddell, Olivia Portwood, and Avis Barnes.

Motorcycle permit
Jonathan Lane.

Intermediate licenses
Sahara Hardy, Sara J. Foster, and Caitlyn B. Patrick.

Irvine Stop & Shop End of Summer Specials

Wednesday, October 19th thru Tuesday, October 25th

**24-Pack 12-Ounce Cans
Pepsi Products 2/\$13
FOR 13**

**6-Packs 16.9-Oz. Bottles
Pepsi Products 4/\$10
FOR 10**

**1-Pound Roll
Webber Sausage \$1.99
Each**

**Fresh
Platter Bacon \$2.99
Lb.**

**Whole (Sliced Free)
New York Strip \$3.99
Lb.**

**10-Lb. Bag
Chicken Leg Quarters 59¢
Lb.**

**3-Lbs. or More
Ground Beef \$1.99
Lb.**

**Special Buy
Tomato Juice 2/\$3
FOR 3**

**Shur Fine (dozen)
Medium Eggs 2/\$1
Dozen 1**

**Coffee (30.6-Ounce)
Maxwell House \$7.99
Each**

**16-Oz. Box
Zesta Crackers 2/\$5
FOR 5**

**Betty Crocker
Cake Mixes 2/\$3
FOR 3**

**Margarine
Blue Bonnet 4/\$5
FOR 5**

**Oscar Meyer (12-Oz.)
Bologna 4/\$5
FOR 5**

**Fischer's
Hot Dogs 2/\$3
FOR 3**

**Awesome (50-Oz.)
Dish Detergent \$1.00
Ea.**

**Value Time (8-Rolls)
Paper Towels \$5.59
Each**

Not responsible for typographical errors



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GOVERNMENT FORECLOSURE SALE

TUESDAY, NOVEMBER 8, 2016 11:00 A.M.
AT 500 WHITE OAK RD. IRVINE, KY 40336 OF HOUSE AND LOT
500 WHITE OAK RD., 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 November 08, 2016 from 10:00 am – 11:00 am.

The minimum acceptable bid for this property is \$17,000.00.

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 November 08, 2016, at 11:00 AM, at 500 White Oak Rd., Irvine, Kentucky, in order to raise the principal sum of \$60,852.45, with accrued interest of \$7,337.34 through January 29, 2013, with total subsidy granted of \$30,323.78, fees assessed in the amount of \$1,979.82, with late charges in the amount of \$97.75, for a total unpaid balance due of \$100,591.14. Interest is accruing on the unpaid principal balance at the rate of \$11.2535 per day after January 29, 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-00064-KKC on the Lexington Division of the United States District Court for the Eastern District of Kentucky, entered on July 23, 2014, in the case of United States of America vs. Douglas E. Shean and Glenna R. Shean following described property will be sold to the highest and best bidder:

A certain tract of land located on the south side of White Oak Road and approximately .7 miles east of Kentucky Highway 89 and being more particularly described as follows: Beginning at a steel pin in the south right-of-way of White Oak Road and the east right-of-way of a paved county road; thence S 54 deg 05'21" W a distance of approximately 129 feet to a metal stake; thence in a southerly direction a distance of approximately 122 feet to a metal stake; thence an easterly direction a distance of approximately 69 feet to a metal stake; thence a southerly direction a distance of approximately 192 feet to a metal stake; thence in an easterly direction a distance of approximately 72 feet to a metal stake; thence continuing in an easterly direction a distance of approximately 110 feet to a metal stake; thence in a northeasterly direction a distance of approximately 80 feet to a metal stake in the center of a drain; thence in a northerly direction with the center line of the drain as it meanders to the White Oak Road right-of-way, a distance of approximately 317 feet; thence with the White Oak Road S 83 deg 32' 04" a distance of approximately 163 feet to the point of beginning, containing 2.5 acres, more or less. There is reserved unto the grantors and not hereby conveyed any and all rights to use the spring located near the cliff. No such rights to the use of same are conveyed to the grantees, who acknowledge such reservation hereby. Being the same property conveyed to Douglas Shean and Glenna Shean, husband and wife, from John D. Tipton and Ruth M. Tipton, f/k/a Ruth M. Grabill, husband and wife, by deed dated June 18, 1996, and recorded in Deed Book 218, Page 62, Estill County Court Clerk's Office, Irvine, Kentucky.

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