

Sewing Machine Sales & Service:
40 years exp. Leroy Davis, 407 Crab
Orchard St., Lancaster, KY 40444
Phone 792-3449, 421n
David Spomoner Roofing: Free

estimates, 25 years experience. Call
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Hayes Hauling: Gravel, etc. Call
256-4695; mobile 544-7730, 261n.

S&S Steam Cleaning/Pressure
Washing: Vinyl siding, gutters, patios,
sidewalks, deck restoration,
clean and treat, farm and construction
equipment, store fronts. Call
Kevin at 758-9094, 271n

Does Your Doggy Have a Flea?
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Sharon's Pet Parlor
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461n

Trees or Bushes Landscaping: Call
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Max Phelps
Rockcastle Landscapes
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• 251n/4p

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R&R Builders: New Homes, Metal
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wood for sale. Call 256-1259, 61/2

R&R Construction: All types of
roofs, decks and siding. Call 256-3162,
61/2

Yard Sale

Garage Sale: Nov. 15 & 16 - Fri. &
Sat. 8 to 6. Medicine cabinet, old antiques,
interior pictures and frames,
rugs, dishes, books, new men and
women jeans, large size dresses and
shirts, children clothes, applicables
blouses and vests, coats and many
more items. Take Hwy. 150 turn on
2549 which is Old 461. Last house
on right or turn off New 461 and follow
signs. Phone 256-1008, 6x1p

The Mt. Vernon Signal Thursday, November 14, 2002 Pg. B7

J&S Trucking
Gravel Starting at
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note
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Plumbing, Electric, & Handyman Serv.
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Service Guaranteed!

Floyd W. Hedgepath
P.O. Box 3146
Mt. Vernon, KY 40456 20 Years Exp.

Wanted

Wanted: Barnett's Auto/Salvage located
on Cove Branch Road junk cars and trucks and has used
auto parts for sale. Call 256-9018.
371n

Wanted: Land/lot facing Lake
Linville suitable for building. Call
Gary Renner at 1-859-264-0069,
leave message 21p

Wanted to Rent: 3 or 4 bedroom
home in Scaffold Cove or Conway
section in Rockcastle County. All
others considered. Call 256-4387 if
no answer, leave message. 54d

Wanted: Will do baby-sitting in my
home Mon-Fri. only. Call 256-3183,
6x1

Wanted
Will do baby-sitting
in my home,
State Child Care
Pay accepted.
Call
758-4578

Vacuum Cleaners
Bags - Sales - Service
Call Chris Bradley
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Also special
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Appliance - Plumbing
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308-JOHN
or
256-9300

**Commonwealth of Kentucky • 28th Judicial Circuit
Rockcastle Circuit Court • Division 1
Civil Action No. 01-CI-00274**

Goff Excavating Company

Plaintiff

**I-75 Speedway, Inc., Citizens Bank,
Elmo Greer & Sons, LLC and Lumber King, Inc.**

Defendants

NOTICE OF SALE

Pursuant to a judgment and order of sale entered in this action on October 15, 2002, for the purpose of satisfying the judgment against the defendant, I-75 Speedway, Inc. in the amount of FOUR HUNDRED SIXTY SEVEN THOUSAND FIVE HUNDRED FIFTY-SIX DOLLARS AND SIXTY-EIGHT CENTS (\$467,556.68), plus interest, costs and attorney fees. I will offer at public auction the hereinafter described real property in Rockcastle County, Kentucky.

At the Courthouse on East Main Street Mt. Vernon, Kentucky on Friday, November 15, 2002 Beginning at the Hour of 1:30 p.m.
Said property being more particularly bounded and described as follows:

Parcel No. 1

Beginning at a fence post on the north side of the farm entrance road way and on the north side of a country road at a corner common to Joe D. Denney Remaining farms. Thence following the Denney farm line; S 31 degrees 00 minutes W 64.0 feet, crossing the road, to a post; N 41 degrees 00 minutes W 121.0 feet, to a stake; S 63 degrees 00 minutes W 200 feet, along the north edge of a tobacco patch, to a stake; S 119.0 degrees 00 minutes W 195.0 feet, along the pond to a stake; S 71 degrees 00 minutes W 323.5 feet, with a fence row, to a post; S 58 degrees 00 minutes W 392.0 feet to a cedar tree; N 72 degrees 30 minutes W 81.0 feet, to a ten inch maple tree; S 45 degrees 00 minutes W 557.0 feet to a fence post; N 34 degrees 00 minutes W 124.0 feet, to a 12-inch gum tree at a lane. Thence: N 69 degrees 07 minutes E 1226.4 feet, to a 6 inch Sassafras tree. Thence: N 62 degrees 30 minutes E 550.0 feet, to a stake; Thence: S 53 degrees 30 minutes E passing a stake at a hickory and mulberry tree fence corner at 185.0 feet and containing 620.0 feet more, making a total distance of 805.0 feet to the point of beginning containing 39.51 acres, the same to be more or less. (See plat).

The easements will exist on this property.
One is permission to use existing lane ways across this property, to the adjoining farm (west side) for ingress and egress of farm equipment and related services.

The second easement will be as further agreed between GRANTOR and GRANTEE for ingress and egress to adjoining farm land just inside the main farm entrance. (See enclosed offer on attached plat).

And being the same real property I-75 Speedway, Inc. obtained by deed dated November 4, 2000, from James Orville Adams and wife, Sandra Sue Adams, as decribed in Deed Book 182, page 129, in the office of the Clerk of the Rockcastle County Court, Mt. Vernon, Kentucky.

Parcel No. 2

Beginning at a found 1" rebar in the Westright of way of Cove Branch Road and being a corner to Tommy Miller; thence going with the line of Miller N 75 29'46" W 500.00 feet to a found 1" rebar; thence S 54 10'04" W 354.23 feet to a found 1" rebar in the line of George Powell and a corner to Miller; thence going with the line of Powell N 67 14'52" W 225.88 feet to a 1/2" conduit with a plastic cap stamped RLS 82773 at the base of a post in the line of Powell and a corner to James Orville Adams; thence going with the line of Adams the following call: N 48 00'00" E 392.00 feet to a found post; N 61 00'00" E 323.50 feet to a post; N 15 00'00" W 195.00 feet to a post; N 10 00'00" W 119.00 feet to a post; N 53 00'00" E 200.00 feet to a post; S 51 00'00" E 122.00 feet to a post in the West right-of-way of Cove Branch Road and a corner to Adams; thence going with said right-of-way the following call: S 34 46'14" W 283.81 feet to a 1/2" conduit with a plastic cap stamped RLS 82773 at the base of a walnut; S 26 32'26" E 30.25 feet to a 1/2" conduit with a plastic cap stamped RLS 82773; S 20 14'01" E 34.31 feet to a 1/2" conduit with a plastic cap stamped RLS 82773; S 02 16'27" W 240.67 feet; S 08 57'38" W 142.67 feet to the point of beginning and containing 8.51 acres.

And being the same real property I-75 Speedway, Inc. obtained by deed dated January 12, 2001, from Joe Denney and wife, Lillian June Denney, of record in Deed Book 183, Page 31, in the office of the Clerk of the Rockcastle County Court, Mt. Vernon, Kentucky.

Parcel No. 3

Beginning at a found iron pin in the line of James Orville Adams and on the South side of an easement area; thence going with the line of Adams S 69 07'00" W 1145.75 feet to a set 1/2" conduit with a plastic cap stamped RLS 82773 in the line of George Powell and being a corner to James Orville Adams; thence going with the line of Powell N 18 02'46" W 689.87 feet to a set 1/2" conduit with a plastic cap stamped RLS 82773 in the line of Powell and being a corner to Joe Denney; thence going with the line of Denney N 62 30'00" E 939.40 feet to a found iron pin in the line of Joe Denney and being a corner of Arley S 53 30'00" E, and passing a corner to Arley at 797.00 feet and crossing the easement area and going in all 817.00 feet to the point of beginning and containing 17.82 acres.

NOTE: There is a roadway easement leaving from Cove Branch Road through property of Joe Denney to above described tract for purpose of ingress and egress.

Further, the Grantors grant, give and convey to the Grantee, its successors and assigns an EASEMENT for the purpose of access to said property described above and being further described as follows:

Beginning at the corner of Charles Arley, William Glenn Mink and Jim Adams property (Race Track Property) and going in a southeast direction 550 feet to the property of William Glenn Mink; thence 20 feet north; thence 250 feet northwest; thence 20 feet south to the point of beginning. Further, this easement is located adjacent to the existing easement of grantee William Glenn Mink, referred in the deed of record in Deed Book 166, page 480 in the office of the Rockcastle County Clerk. (The legal description was provided by the parties). The Grantors obtained their interest in the real property by deed of record in Deed Book 178, page 111 in the office of the Rockcastle County Clerk. There is EXCEPTED from the above described real property, approximately 2 1/2 acres previously conveyed to Charles Arley, et al, by deed dated January 21, 2000 and recorded in Deed Book 178, page 108 in the office of the Rockcastle County Clerk and being more particularly described as follows:

Beginning at a corner of William Glenn Mink, Charles Arley and Jeff Robinson and going in a southeasterly direction 210 feet; thence south, 507 feet; thence northwest 210 feet; thence North 507 feet to the point of beginning containing approximately 2 1/2 acres. (The legal description was provided by the parties).

And being the same property I-75 Speedway, Inc. obtained by Deed dated February 6, 2001, from William Glenn Mink and wife, Regina Gayle Mink, of record in Deed Book 183, Page 500, in the office of the Clerk of the Rockcastle County Court, Mt. Vernon, Kentucky.

The property shall be sold on the following terms and conditions:

1. The real property shall be sold for cash or upon a credit of sixty (60) days with the purchaser required to pay a minimum of twenty five percent (25%) of the purchase price in cash on the date of sale and to secure the balance with a bond with adequate surety approved by the Master Commissioner.
2. The bond shall bear interest at the rate of twelve percent (12%) per annum until paid in full. The bond shall have the force and effect of a judgment and shall be and remain a lien upon the property sold as additional security for the payment of the purchase price.
3. Unpaid taxes or liens of record at the time of entry of Judgment shall be paid out of the proceeds of the sale.
4. The purchaser shall pay the 2002 local, county and state property taxes.
5. The purchaser shall have possession of the real property upon compliance with the terms of the sale.
6. In the event either Goff Excavating Company, Citizens Bank, Elmo Greer & Sons, LLC or Lumber King, Inc. is the successful bidder and the sale price does not exceed the amount of purchaser's judgment, no deposit or bond shall be required.
7. The sale shall be made subject to all easements, set back lines, restrictions or covenants of record or otherwise and shall be sold as is.

**William D. Reynolds, Special Master Commissioner
Rockcastle Circuit Court**