

News from the Rockcastle Courthouse



District Civil Suits

Anesthesia Assoc. PSC vs. Jennifer D. Mason, \$408 plus claimed due.
 Rockcastle Medical Arts vs. Elizabeth A. Barnett, \$878.03 plus claimed due.
 Rockcastle Hospital and Respiratory Care vs. Elizabeth Barnett, \$722.88 plus claimed due.
 Calvary SPV I LLC vs. Amber Swinney, \$849.21 plus claimed due. C-00109

Circuit Civil Suits

Suntrust Mtg. Inc. vs. Jason Brock, et al, \$134,580. plus claimed due.
 Cabinet for Health and Family Services vs Scott Powell, complaint for child support and medical support.
 Phyllis G. Napier vs. Christopher W. Napier, petition for dissolution of marriage.
 Nicholas Wayne Alcorn vs. Nancy Jane Alcorn, petition for dissolution of marriage.
 Jessica Barnes Young vs. Corey Crandall Young, petition for dissolution of marriage. CI-00163

Deeds Recorded

Ruby and Dan Epperson, property in Brodhead, to Dan Epperson and Esther Sue Paplyke. No tax
 Secretary of Housing and Urban Development, property in Rockcastle County, to Dewey Manning Lake. No tax
 Secretary of Housing and Urban Development, property in Rockcastle County, to Serra Mills. No tax
 Cledith and Linda Winkler and Jason and Angie Durham, property in Quail Acres Subdv., to Ralph D. and Linda Durham. Tax \$5.
 Janice L. Pearce and

Robert Fairchild, property in Naamah's Farm Subdv., to Will and Laura Tucker. Tax \$25

Johnny H. and Nancy Hale, and others, property on U.S. 25 S, to Filogonio Ramirez and Clifford Collins. Tax \$102.50.

Matthew and Bitha Stacy, property in Keith Smith Project, to James Robert Taylor IV and Brandie Taylor. Tax \$170

Charlotte McClure, property on Chestnut Ridge Road, to Steve and Becky Griffin. Tax \$5.

Larry Dale and Mary Coldiron and Roger Wayne and Silvia Coldiron, property on U.S. Hwy. 150, to Everett Owens, Sr. and Everett Owens, Jr. Tax \$95.

Richard David Marcum, Exec., and others, property in Rockcastle County, to James Earl Hays. Tax \$28.50

Darrell and Wanda Ellison, property on Ky 1326 to James Darrell and Elizabeth Stewart. Tax \$145.

Joe and Arie Shelton, property in Earl Johnson Lots, to Mary V. Shelton, Tracy Plancke and Theresa Jackson. No tax

Apalachian Community Federal Credit Union, property on Sand Springs Road, to Tony L. Mink. Tax \$6

Marriage Licenses

Kristie Lynn Hale, 33, Mt. Vernon, nurse to Ryan Scott Messenger, 35, Mt. Vernon, city police. 7/23/13
 Taylor N. McGuire, 20, Brodhead, New Vision to Jacob D. Lawrence, 22, Brodhead, Somerset Hardwood. 7/31/13

District Court

July 24-29, 2013

Hon. Kathryn G. Wood

Brian K. Baker: operating motor vehicle under influence of alcohol/drugs, \$200 fine and costs, \$375 service fee, 30 days operator license suspension/ADE

authorized

Thomas B. Fernow: possession controlled substance, bench warrant (bw) issued for failure to appear (fta).

Shaun J. Ford: improper passing and careless driving, license suspended for fta.

Phillip G. Lark: failure to wear seat belt, \$25 fine.

Robert B. Lovell: possession controlled substance, 180 days/probated 12 months on condition plus costs.

Phillip McMilan: resident fishing without a license/permit, bw issued for fta.

Timothy L. Nicely: fines/fees due (\$878), bw issued for fta/18 days in jail or payment in full.

Roger C. Singleton: operating on suspended/revoked operators license, license suspended for fta/bw issued.

Richard D. York: failure to wear seat belts, license suspended for fta.

Speeding: Shanda C. Barnett, Rebecca J. Richardson, James E. Harmon Martina J. Power, Jason D. Slager, license suspended for fta; Alisha N. Gilreath, paid; Jennifer R. Marshall, \$38 fine and costs; McKinley Nolan, \$44 fine and costs;

Floyd L. Thermon: possess open alcohol beverage container in a motor vehicle, \$50 fine; permit unlicensed operator to operate motor vehicle, \$100 fine and costs.

Joshua L. Weaver: failure of non-owner operator to maintain req. insurance, \$500 fine and costs

Fred D. Powell, Jr: alcohol intoxication, \$50 fine and costs.

Jordan D. Powell: no/expired registration plates, \$25 fine; failure to produce insurance card, \$50 fine and costs.

Megan L Ray: failure to wear seat belts, \$25 fine

Casey J. Hammack: speeding, \$18 fine; failure to produce insurance card, \$50 fine; no license in possession, \$50 fine and costs.

Dan M. Christian, Jr: failure to wear seat belt, license suspended for fta.

Justin Lee Bishop: assault, 4th degree, costs plus

three days in jail; criminal mischief (five counts), 30 days each count/concurrent plus restitution.

Dorlean Mullins: public intoxication, \$100 fine and costs.

Larry E. Adams: failure to wear seat belt, no/expired registration plates - receipt, license suspended for fta.

Kelly L. Bount: theft by deception, bw issued for fta.

Jeremy D. Caldwell: fines/fees due (\$173), bw issued for fta/4 days in jail or payment in full.

Devin D. Didonato: unlawful transaction w/minor, possession of marijuana, drug paraphernalia-buy/possess, 90 days/probated 24 months (each count)/concurrent plus one costs.

Anthony J. Gains: fines/fees due (\$233), bw issued for fta/5 days in jail or payment in full.

Marvin L. Weinstock: disorderly conduct, \$100 fine and costs.

Tell 'em you saw their ad in the

Mount Vernon Signal

Commonwealth of Kentucky 28th Judicial Circuit Rockcastle Circuit Court • Division II Civil Action No. 13-CI-00010

JPMorgan Chase Bank, National Association

Plaintiff

V.

Michael Roy Broyles, Gail Broyles, Commonwealth of Kentucky, Division of Collections and County of Rockcastle

Defendants

NOTICE OF SALE

Pursuant to a judgment and order of sale entered in this action on June 14, 2013 for the purpose of satisfying the judgment against the defendants in the amount of SEVENTY THOUSAND THREE HUNDRED THIRTY SEVEN DOLLARS AND 69/100 (\$70,337.69) 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, August 23, 2013 beginning at the Hour of 11:30 a.m.

Said property being more particularly bounded and described as follows:

Property Address: 5083 Diputanta Rd, Mt. Vernon, KY 40456

Beginning at a corner 1 which is corner 1 tract 221 of the US Forest Service a point in highway 1787. Thence south east 219 to a corner 2 a point in highway an intersection of a gravel road. A twelve (12) inch poplar bears north 20 east 18 feet with 3 hacks. Thence with gravel road north east 185 feet to corner 3. A fence post in concrete bears south 35 west 11 feet. Thence north 35 east 56 feet to a corner 4 a point in old road leading to church which road is reserved out. A 20 inch gum bears north 45 east 16 feet. Electric post bears north 8 west 23 feet 6 inches. Thence northerly with road 552 feet to corner 5 a point in road in the Fimmel tract of land. Thence with Fimmel south 59 West 94 feet to corner 6 a point in highway 1787 iron pipe called for. Thence south east 249 feet to the place of beginning. Containing 2 acres more or less. This description provided by the grantors.

ALSO

A certain tract or parcel of land lying and being in Rockcastle County, Kentucky, on the waters of an unnamed branch, of Brush Creek, both tributaries of the Roundstone Creek (Johnetta Quadrangle), located 0.3 mile northwest from the approximate intersection of State Route #1912 and State Route #1787 and more particularly described as follows:

All bearings are referenced from United States Forest Service Tract #221, (reference bearing South 83 Degrees 15 Minutes 00 Minutes East) all 1/2 inch x 18 inch iron rebar set this survey are with an aluminum surv-kap or plastic cap stamped #2581, and all distances are expressed in feet.

This property tract is subject to all rights-of-ways, easements, covenants, and restrictions of record and in existence. This survey was completed without a legal title abstract being performed.

BEGINNING at an iron rebar (set), located in the approximate centerline of an existing gravel road, northwest from Climax Holiness Church, originally Free Pentecostal Church, and also being a property boundary corner of Hermon and Kathleen Powell (Deed Book 192, Page 375 – now or formerly), also being located in the property boundary line of Free Pentecostal Church, now Climax Holiness Church (Deed Book 069, Page 459 – now or formerly), witnessed by a utility pole (found), which bears South 89 degrees 29 minutes 20 seconds West 18.14 feet, witnesses by a twenty-nine (29) inch black gum (found) which bears North 86 degrees 19 minutes 09 seconds East 16.37 feet, and also witnessed by U.S.F.S. Reference Monument "B" (found), which bears North 64 degrees 25 minutes 12 seconds West 373.78 feet; Thence leaving the property boundary line of Free Pentecostal Church and with the Hermon Powell property boundary line and meandering with the centerline of said gravel road, the following bearings and distances; North 22 degrees 57 minutes 15 seconds West 70.40 feet, North 33 degrees 12 minutes 12 seconds West 104.81 feet, North 29 degrees 40 minutes 17 seconds West 54.42 feet, north 27 degrees 00 minutes 01 seconds West 95.55 feet, North 18 degrees 24 minutes 46 seconds West 59.95 feet, North 10 degrees 27 minutes 06 seconds West 70.81 feet to an iron rebar (set), located in the approximate centerline of the said gravel road, located in the original property boundary line of William A. Finnell (Deed Book 029, Page 184 – now or formerly), witnessed by a car axel (found), referenced in a deed to William Ray Finnell (Deed Book 116, Page 637), which bears North 04 degrees 48 minutes 25 seconds East 91.98 feet, Said car axel having been disturbed from original survey location and reset by others; Thence leaving the property boundary line of Hermon Powell and with William A. Finnell original property boundary line, North 30 degrees 48 minutes 42 seconds East 229.30 feet to an iron rebar (set), also being a property corner of John and Elma Clark (Deed Book 090, Page 155 – now or formerly), witnessed by a 1/2 inch rebar with no identification cap (found), located at the base of a twenty (20) inch chestnut oak (found), which bears North 28 degrees 51 minutes 19 seconds East 278.82 feet; Said reference rebar also being a property boundary corner of Deed Book 116, Page 637; Thence, leaving the Finnell property boundary line and with the Clark property boundary line, South 55 degrees 32 minutes 21 seconds East 288.13 feet to an iron rebar (set), witnessed by a utility pole (found), which bears North 18 degrees 54 minutes 50 seconds East 6.15 feet; Thence, leaving the Clark property boundary line, severing the parent tract and established a new property boundary line, South 18 degrees 54 minutes 50 seconds West 432.15 feet to an iron rebar (set), also being a property boundary corner of Climax Holiness Church; Thence, leaving the Powell property boundary line and with the Climax Holiness Church property boundary line, South 37 degrees 26 minutes 21 seconds West 46.04 Feet to the corner of the beginning containing 2.701 Acres, more or less, as described by a property boundary survey completed January 10, 2005, by Kentucky Surveys, Inc., Charles J. Felts, LPA #2581. There is herein RESERVED a Right-of-Way for the existing gravel road, located from State Route #1786 to Climax Holiness Church, as referenced in a deed to Free Pentecostal Church, now Climax Holiness Church, from C.B. Disney, a single person, duly recorded in Deed Book 069, Page 459, of record in the Rockcastle County Court Clerk's Office. Mt. Vernon, Kentucky.

Being the same property conveyed to Michael Roy Broyles and Gail Broyles, husband and wife, from Kathleen Powell, a widow, by Deed dated 04/25/2008, recorded 04/29/2008, Deed Book 221, page 336, Rockcastle County Clerk's Records, and being known as 5083 Diputanta Rd, Mt. Vernon, KY 40456.

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

- The real property shall be sold together as a whole.
- The real property shall be sold for cash or upon a credit of thirty (30) days with the purchaser required to pay a minimum of ten percent (10%) of the purchase price in cash on the date of sale and to secure the balance with a bond approved by the Master Commissioner.
- 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 surety for the payment of the purchase price.
- All State, County and/or City real estate taxes due and owing at the time of sale shall be paid from the sale proceeds, including any attorney fees owed on delinquent real estate taxes.
- The purchaser shall be responsible for the 2013 local, county and state property taxes.
- Full satisfaction of the plaintiff's judgment shall be paid from the proceeds of the sale.
- The purchaser shall have possession of the real property upon compliance with the terms of the sale.
- In the event that the plaintiff is the successful bidder and the sale price does not exceed the amount of the plaintiff's judgment, no deposit or bond shall be required.
- 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".

**John D. Ford
Master Commissioner • Rockcastle Circuit Court**

ABSOLUTE Auction

**Ms. Sherry Mahaffey's
Tools ~ Personal
Property ~ Antiques**

**Saturday, August 17, 2013 at 10:00 a.m.
330 Mahaffey Hill, Livingston, KY**

Location: Turn off of Main Street in Livingston onto Church Street. Follow signs to top of hill. Auction signs are posted.

These are items from the estate of Ms. Mahaffey's grandmother plus her own items.

TOOLS & LAWN FURNITURE: Poulan Chainsaw (unused) ~ cable wrench~ tile saw ~ wood chipper ~ 3 pc matching patio furniture with glider/sofa, lounge chair and glass top table ~ air compressor ~ roofing tools ~ nail guns ~ power pack electric box ~ deep well pumps and tanks ~ PVC water pipe slip joints ~ concrete hand tools ~ carpet laying tools ~ black wrought iron gates ~ primed interior doors ~ bi-fold doors ~ cabinet doors ~ horse drawn plows ~ wheels & tires ~ disc plow ~ cultivator plow ~ antique plane tools ~ hand press ~ mowing blades ~ cutoff saw ~ pallet jack ~ flower pots ~ kerosene cans ~ aluminum walk boards ~ aluminum jacks ~ pump jacks ~ well bucket ~ wooden lawn furniture ~ metal lawn chairs.

FURNITURE & HOUSEHOLD GOODS: Early American style sofa (hide-a-bed) ~ platform rocker ~ china cabinet ~ cake plate ~ relish dish ~ butter dishes ~ wall plaques ~ set of encyclopedias ~ Home Interior pieces ~ modern mantle clock ~ chain light ~ spindle back rocker ~ wardrobe ~ wingback chair with Queen Anne legs ~ living room sofa and matching loveseat ~ magazine rack ~ several hat boxes (ladies) ~ night stand/record cabinet ~ chest of drawers ~ full length dressing mirror ~ Library table with gated legs ~ brass pulls and inlay ~ ottoman ~ desk ~ large wall mirror ~ teacart ~ magazine rack ~ toaster ~ coffee maker ~ Library table ~ egg basket ~ cookware ~ milk glass ~ glass coffee pot and cups ~ kerosene wall lamps ~ cast iron pieces ~ round oak table with 4 matching spindle back chairs ~ crock chuck with dasher ~ oak buffet with bevel edged mirror ~ glass punch bowl set ~ bud vases.

Oak cabinet ~ electric meat slicer ~ blue canning jars ~ electric fireplace ~ large cast iron kettle ~ Warm Morning Gas Heater ~ gas logs ~ Zippo lighters ~ coffee mill ~ metal cabinet ~ bottle capper ~ camel back trunk ~ iron bedstead ~ mail pouch sign thermometer ~ Whirlpool washer & dryer ~ 4 pc. Wicker set including loveseat, 2 chairs and coffee table ~ Maytag ringier washer with rinse tub ~ sideboard ~ cheese boxes ~ set of Haviland Bavarian China ~ old milk bottle ~ set of Crock bowls ~ picnic table ~ Range Qualified wood cook stove ~ strainers ~ Tupperware ~ dippers ~ 10 gallon crock ~ granite cookers ~ numerous miscellaneous baskets ~ pressure cookers ~ cider press ~ glass showcase (out of Bingham's Restaurant) ~ glass churn ~ ice cream maker ~ blue fruit jars ~ sausage mill ~ percolators ~ old lard cans ~ several Jim Beam decanters with historic figures ~ kitchen utility tray ~ electric heaters ~ Potbelly stove ~ cast iron broilers ~ oil heater ~ trunks ~ old churns ~ crocks ~ lamps ~ old metal toy ~ tables ~ twin beds ~ meat grinder (from C.F. Mullins' store) ~ quilting frame ~ end tables.

18k gold necklaces ~ Elvis posters ~ electric horse clock ~ coffee grinder ~ luggage set ~ candy dishes ~ upright Randix radio ~ wicker rocker ~ square trunk ~ table and 4 chairs ~ meat platter ~ canister set ~ doilies ~ sewing machines ~ suitcases ~ milk cans ~ clock and key ~ metal kitchen cabinet with flour bin ~ metal top kitchen table ~ ladder back rockers ~ numerous miscellaneous books ~ coffee and end tables ~ and much, much more!

PRINTS: City of Livingston prints including: The Depot, The Bridge, The Livingston School, The Seven Gables Hotel and Main Street Livingston by Kitty Pridemore (local artist) ~ and other miscellaneous prints.

The following items will be selling subject to seller's confirmation:

- Cub Cadet 19 h.p. 42" cut riding mower
- Anti quo banjo
- 4 cylinder, 52 amp generator, 24v with starter and 2 new batteries
- Wood stove

TERMS: Cash or check in full day of the sale. MasterCard and Visa will also be accepted with a processing fee.

AUCTIONEER'S NOTE: Come join us for a fun-filled auction. There will be lots of items from yesteryear plus plenty of tools. This auction will be held under the auction tent with fans blowing and concessions will be by Livingston Fire Department.

Announcements day of sale take precedence over printed matter. For additional information, contact the auctioneers.

SAM FORD, AUCTIONEER • BILLY WAYNE BRYANT, AUCTIONEER

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