



Blast from the Past!!!

This week's photograph is of the old St. Clair House in Mt. Vernon before it burned down. It was originally built by attorney Casper C. Williams. Williams Street is named in his honor. If you have a photo for Blast From The Past contact David Owens at 606-256-9870 or scoopowens24@yahoo.com.

Yards to Paradise

By Max Phelps
Consider a Pond
in Your Yard

Over time fashions come and go. In the world of pond ownership, the invention of biofalls units and the no-fuss skimmer was a game changer. This allowed ponds to come into vogue. Lovely, natural looking, water gardens have added a whole new landscape dimension to more than a few yards. Ponding has become a relaxing lifestyle.

Studies have shown a correlation between soothing sounds of water and more peaceful and civilized behavior among people. Better health from a relaxing environment would be one good reason to consider a pond at your place.

There is beauty in a quality water feature. People travel great distances to visit famous waterfalls around the nation and the world. It is possible to have this beautiful environment, on a smaller scale perhaps, in your home landscape.

Value is added to a property beyond the cost of the installation with a pristine appearing, well designed and properly functioning pond, stream or waterfall.

A small rubber lined 500 gallon pond of recirculating water, an energy efficient pump, a couple waterfalls and a short stream to tie them together and give birds a shallow bathing area, plus some attractive plants and a few fish is all the average pond owner wants. Pondless, that is you have a waterfall and a stream but no pond to care for, is a popular option with busy folk who have no desire for fish.

You may know someone with a green, ugly, mosquito and muck infested little spot

in the yard they refer to as their pond. Unfortunately, even current editions of books and magazines on display at "big box" stores and garden centers still enthusiastically show the novice how to build one of these "lovely" ponds!

The technological breakthrough of the mechanical skimmer and the biological filter/waterfall box along with mass marketing made ponds a hot landscape item several years ago, even folks who had never considered a pond before became pond owners. (Caveat: some of the old ways may actually work with bog filtration, so success is not just about fancy gadgets or equipment; rather, success is about creating an ecosystem that pretty much takes care of itself...like in nature.)

Even with a good design, some creativity and the best of pond equipment, a lot of new ponds fail either from the moment they are turned on or fail over time. This is a shame, and is not a fate one has to be resolved to.

My thinking and advice goes like this—you don't get a mechanic or a lawn mowing guy to build an addition onto your home, instead you seek out an experienced builder with a great reputation—similarly, be wise and find a pondbuilder with lots of happy customers to create the pond of your dreams.

A poorly designed, leaky pond will be an expense for a future homeowner to tear out. But a pretty, properly working and easy-to-care-for pond will be a major asset and a joy to own for a long time.

If you're still with me on this paragraph, then indeed you have considered the topic of a pond. In closing, I want to mention that ponds are a wildlife habitat. They bring back some of what the builder dozed away to clear a spot to build. And that birdbath won't have to be filled up every day or two anymore, as birds will prefer the flowing water in your stream for their bathing from now on. - 0 -

The author is a landscaper specializing in waterfeatures. Visit www.rockcastles.net

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Commonwealth of Kentucky
28th Judicial Circuit
Rockcastle Circuit Court • Division I
Civil Action No. 12-CI-00228

Kentucky Housing Corporation

Plaintiff

V.

Mary Ellen Lovell, unknown spouse
of Mary Ellen Lovell, Central Kentucky
Management Services, Inc., a Kentucky
Corporation, assignee of the UK Medical
Services Foundation, Inc. and
Commonwealth of Kentucky,
Rockcastle County

Defendants

NOTICE OF SALE

Pursuant to a judgment and order of sale entered in this action on August 21, 2013 for the purpose of satisfying the judgment against the defendants in the amount of FORTY THOUSAND TWO HUNDRED NINETY FIVE DOLLARS AND 22/100 (\$40,295.22) 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, September 20, 2013
Beginning at the Hour of 11:30 a.m.

Said property being more particularly bounded and described as follows:

15 Terry Street, Mt. Vernon, KY 40456

Being Lots No. 164, 165, 166, 167 and 168 as recorded on the plat of the C.L. "Lafe" Owens Sub-division in Mt. Vernon, Rockcastle County, Kentucky, said plat being of record in the Office of the Rockcastle County Clerk in Plat Book 1, at page 1, Lots No. 164, 165, 166, 167 and 168 fronting on Terry Street, and reference is hereby made to the aforementioned plat for a more complete description of said lots.

Being the same property which Mary Ellen Lovell, single, obtained by deed dated September 28, 1998, executed by Kenneth Taylor, et ux. and recorded in Deed Book 171, Page 571 in the Office of the Rockcastle County Clerk.

The property shall be sold on the following terms & 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 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.
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 surety for the payment of the purchase price.
3. The purchaser shall pay the 2013 local, county and state property taxes.
4. Unpaid, currently due and delinquent State, County and/or City ad valorem real estate taxes, if properly claimed in writing and filed of record by the purchaser shall be paid out of the proceeds of the sale.
5. Full satisfaction of the plaintiff's judgment shall be paid from the proceeds of the sale.
6. The purchaser shall have possession of the real property upon compliance with the terms of the sale.
7. 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.
8. 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

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Commonwealth of Kentucky
28th Judicial Circuit
Rockcastle Circuit Court • Division I
Civil Action No. 13-CI-00092

Vanderbilt Mortgage and
Finance, Inc.

Plaintiff

V.

Anita Barron, unknown spouse of
Anita Barron (in rem), Jana Barron,
unknown spouse of Jana Barron (in rem),
County of Rockcastle, Kentucky

Defendants

NOTICE OF SALE

Pursuant to a judgment and order of sale entered in this action on July 26, 2013 for the purpose of satisfying the judgment against the defendants in the amount of SEVENTY SEVEN THOUSAND SEVEN HUNDRED THIRTY THREE DOLLARS AND 60/100 (\$77,733.60) 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, September 20, 2013
Beginning at the Hour of 11:30 a.m.

Said property being more particularly bounded and described as follows:

115 Oregon Lane, Brodhead, Kentucky 40409

A certain tract of land being all of Lot No. 5 of the Quail Acres Subdivision as shown on plat of record in Plat Book 4, Page 188, in the Office of the Clerk of the Rockcastle County Court.

The real property is improved with a 2010 Clayton Mobile Home VIN CAPO2444TNAB.

The real property is subject to the following restrictions:

1. Mobile and modular homes are allowed on any lot if they have a minimum of 900 square feet and the age of the home does not exceed five years at the time of installation.
2. This subdivision is restricted for residential use and not more than one family dwelling or mobile home shall be constructed on any one lot.
3. All mobile and modular homes shall be underpinned on or before 90 days after installation.
4. No lots or block of lots shall be purchased for the purpose of redivision into units other than shown on original plat.
5. Yards and environmental surroundings of house and lot must be kept in an orderly manner.
6. No junk yards or junk vehicles.
7. No garages for business purposes.
8. The following building set-back lines shall apply to all lots and dwellings erected and the following distances shall be from the property lines of each lot.

Front set-back line: 20 feet
Side set-back line: 5 feet
Back set-back line: 15 feet

9. No commercial trucks or construction equipment allowed into subdivision except for delivery or other construction purposes.
10. No chickens or chicken coops.

11. No dwelling or building shall be erected or placed on said premises with a square footage, excluding appearances, garage, basements, and the like, of less than 1200 square feet with the exception of mobile or modular homes which can have 900 square feet. (See Restriction No. 1)

BEING the same property conveyed to Anita Barron, single, and Jana Barron, single, from Skyler O'Shanna Bradley and Jeffrey Shawn Bradley, her husband, by Deed dated March 5, 2010, of record in Deed Book 229, Page 635, in the Office of the Rockcastle County Court Clerk.

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

1. The real property and mobile home shall be sold together as a whole.
2. 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.
3. 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.
4. Unpaid taxes of record at the time of entry of judgment shall be paid out of the proceeds of the sale.
5. The purchaser shall pay the 2013 and thereafter local, county and state property taxes.
6. Full satisfaction of the plaintiff's judgment shall be paid from the proceeds of the sale.
7. The purchaser shall have possession of the real property upon compliance with the terms of the sale.
8. 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.
9. 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

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