

Professional Services

P&P Gutters: 5 & 6 inch seamless gutters, siding, soffit and window installation. Call 256-4393. Free estimates. 211n

Grave Markers & Monuments: In stock at all times. McNew Monuments, US 25, 4 miles north of Mt. Vernon. Phone 256-2232. 131n

J&L Equipment Co.: 50 Williams St., Mt. Vernon. Selling farm fuels, motors, heating fuel and gasolines. Your Chevron Oil Jobber for Rockcastle County. Call 256-2114, 8 a.m. to 4 p.m. 201n

FIX-IT: Finish carpentry, remodeling, also vinyl installation and repair, door/window repair and replacement, tile repair and replacement. No job too small. Custom decks and patios. Call 606-256-4313. 49n

Lovel's Gun Sales & Repair: New and used guns for sale. Ammo and gun accessories. Repairs, stock refinishing, hot bluing. Certified gunsmith/ licensed firearms dealer. Maple Grove Road, Mt. Vernon. 5 to 8 p.m. 256-3539. 111n

Gail's Pampered Pooch: 57 West Main St., Brodhead 758-0064

Professional Pet Grooming: Iams & Eukanuba pet food plus pet supplies available. 201n

Sewing Machine Sales & Service: 40 years exp. Larry Davis, 4074 Crab Orchard St., Lancaster, KY 40446. Phone 792-3149. 421n

David Spoonamore's Roofing: Free estimates. 25 years exp. Satisfaction guaranteed. Call 758-0107 or (606)353-0282. 511n

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

Overbay's Remodeling: Building additions, remodeling the old, 10 year experience. Free estimates. Tree Trimming and Pruning. Call Earl Overbay at 256-2504 or 256-8754. 481n

Osborne Concrete: All types of concrete work. Driveways and sidewalks, plus repair work. Residential & Commercial. Call Shawn Osborne at 256-4725 or 308-4448. 281n

Burke Roofing: Free estimates. Excellent references. Call 758-8211. 261n

Steve Spoonamore Roofing: Free Estimates. Excellent references. Call 758-4318. 281n

Pet Sitter: Going out of town? Leave your pets at home! I'll feed, water, play with and love them while you're gone. Experienced with pets on medication. Have references. Terry Lunce 758-9202. 3241n

D&N Building: Room additions and porches, concrete and block work, install electric service, remodeling of all kinds. 35 years experience. References. Call anyone I have ever worked for. Call (859)986-2536 or (859)985-9796. 421n

Electrolux Sales & Service: John Nugent, Authorized Dealer for 12 years. Home 859-328-4123 Office 859-623-6965

Iron Man Can: House Framing Additions Siding Window Replacement Barns Concrete Roofs INSURED 859-986-2536 Ask for Roy

Morgan Plumbing Repair & Service: 256-4766 859-806-1998 Terry Morgan, Owner

JOHN'S Appliance - Plumbing REPAIR: 308-JOHN or 256-9300

CLIFFORD Collins AND SON: Septic Tanks & D-Boxes "We Make 'um and Install 'um!"

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All Types Remodeling: Re-roof, porches, decks, walls, walks, drives, sunrooms, patios, etc. Specializing in concrete take out and replacement. 30 years experience. Insured. Local references. Free estimates. Albert R. Powell (606)256-4132 or (606)308-3361. 431n

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

Jerry's Plumbing & Electrical Repairs: Have a problem big or small? Call 256-9214 evenings or best between 1 & 9. 501n

Do You Need a Handyman? I do painting, wallpapering and most odd jobs. Call between 12-9 p.m. 758-9761. 501n

Mobley's Electrical Service: Residential and Commercial. Wiring, new electrical services. Call John Mobley for a free estimate. 256-0622. 367n

Sharon's Pet Parlor: Quality, Affordable Pet Grooming with TLC. Appt. only. Located behind Carter's Market. Call 256-1481. 41n

Squirrel Tree Trimming Service: Call 256-0366. 51n

Thomas Vinyl Siding & Electric: Free estimates. Home phone (606)453-3053. Business phone (606)453-9377. No job too small or too big. References furnished. 5x6

Elderly Care: Will keep and care for elderly person in my home. Good references. Call (606)256-4068. 6x2

Reiki is Here...: Tired, stressed, aching muscles? Try an alternative therapy. Reiki, an ancient practice to relieve stress, and increase healing potential available by appointment or free public lecture. Call (606)758-8431 for further info. Practitioner Elaine Brummett, RN for 20 years which complements knowledge of Reiki and Healing Touch Therapy. 61x6d

Complete Upholstery: 15 years exp. Quality work. Specialize in headliners, car seats, couches, chairs, etc. Call (606)453-2202. 7x2

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Commonwealth of Kentucky Rockcastle Circuit Court 28th Judicial Circuit • Division II Civil Action No. 01-CI-00187

Mt. Vernon Financial Holdings, Inc.
f/k/a The Bank of Mt. Vernon Plaintiff

**LARRY R. KIRBY, a/k/a Larry J. Kirby, single;
ANGELA MARCUM, single; COMMONWEALTH OF KENTUCKY, by and on relation of ROCKCASTLE COUNTY; COMMONWEALTH OF KENTUCKY REVENUE CABINET; CENTRAL FINANCIAL SERVICES, INC., a Kentucky corporation; KENTUCKY EMPLOYERS' MUTUAL INSURANCE AUTHORITY, a Kentucky corporation; CITIZENS BANK OF BRODHEAD, a Kentucky corporation; and CARL MILLER and CONNIE MILLER, tenants Defendants**

NOTICE OF SALE

Pursuant to a judgment and order of sale entered in this action on Wednesday, October 17, 2001, I will offer at public auction the hereinafter described real property in Rockcastle County, Kentucky:

ON THE PREMISES IN ROCKCASTLE COUNTY, KENTUCKY, NEAR COUNTRY HOMES MOBILE HOME SALES IN CONWAY, GOING SOUTH ON US 25, THE 3RD HOUSE ON THE RIGHT PASS COUNTRY HOMES MOBILE HOME SALES, ON FRIDAY, NOVEMBER 16, 2001, BEGINNING AT THE HOUR OF 11:00 A.M., OR THEREABOUTS, THE FOLLOWING DESCRIBED PROPERTY, TO WIT:

BEGINNING at an existing steel pin set in the west right-of-way of U.S. 25 also corner of Floyd Kirby D.B. 139, page 657; thence the following calls: thence North 69 degrees 16 minutes 19 seconds west, 639.53 feet to a white oak and steel pin with cap 1837; thence South 19 degrees 16 minutes 35 seconds West, 108.22 feet to a steel post and steel pin with cap 1837; thence South 18 degrees 04 minutes 05 seconds West, 25.00 feet to a steel pin with cap 1837; a corner of Lot 44; thence with the line of Lot 44 the following calls: thence South 56 degrees 56 minutes 10 seconds East, 356.01 feet to a post set in concrete a corner of Bonnie Kirby D.B. 118, pg. 423; thence with the line of Bonnie Kirby the following calls: thence South 69 degrees 47 minutes 19 seconds, East 275.70 feet to a steel pin with cap 1837 set in the west right-of-way of U.S. 25; thence with the west right-of-way of U.S. 25 the following call, thence North 22 degrees 22 minutes 57 seconds East, 208.89 feet to the point of beginning, containing 2.756 acres, more or less.

There is excepted from the above-described property the following:

BEGINNING at a post set in concrete a corner of Larry Kirby and Bonnie Kirby D.B. 135, pg. 423; thence with the line of Bonnie Kirby the following call: thence South 24 degrees 21 minutes 02 seconds West, 137.36 feet to a post set in concrete a corner of J. Robinson D.B. 159, pg. 21; thence with the line of J. Robinson the following calls: thence North 60 degrees 49 minutes 14 seconds West, 344.98 feet to a post set in concrete set in the line of Floyd Kirby D.B. 139, pg. 657; thence with the fence line of F. Kirby the following calls: thence North 18 degrees 04 minutes 05 seconds East, 164.77 feet to an existing steel pin with cap 1837; a corner to Larry Kirby; thence with a corrected line with Larry Kirby the following calls: thence South 78 degrees 15 minutes 31 seconds East, 86.09 feet to a set 1/2" steel pin with cap 1837; thence South 14 degrees 19 minutes 29 seconds East, 382.38 feet to a 1/2" steel pin with cap 1837 and post; thence South 24 degrees 21 minutes 02 seconds West, 18.63 feet to the point of beginning, containing 1.402 acres, more or less.

Larry R. Kirby and Angela Marcum obtained title to the above described real property by deed dated October 4, 1999, executed by Iva J. Kirby, single, same being of record in the Rockcastle County Court Clerk's office in Deed Book 176, Page 532.

The terms of sale shall be as follows:

(a) Purchaser or purchasers of said real property shall be required to pay the sum of ten percent (10%) down in cash at the time of sale. In the event the Plaintiff is the purchaser, no down payment shall be required.

(b) The balance thereon on credit of 30 days at the lawful rate of twelve percent (12%) per annum, except that Plaintiff shall be entitled to a credit to the extent of its judgment on the real property which is the subject matter thereof.

(c) The purchaser or purchasers of said real property shall be required to execute a bond with sufficient surety thereon, and the bond shall have the full force and effect of a judgment in order to secure the payment of the balance of the purchase price, and said bond shall constitute a lien upon said property until paid. If Plaintiff is the purchaser, this provision shall not apply.

(d) Any purchaser shall have the privilege of paying all or any portion of the purchase price or any said balance before maturity by paying the principal thereof together with all accrued interest thereon.

(e) Said property shall be sold free and clear of the claims of all the parties to this action and all liens and encumbrances, except for easements and restrictions appearing of record in the Rockcastle County Clerk's office. The Special Master Commissioner of this court shall, if requested to do so, release such liens of record, for which he shall receive his costs and a reasonable fee for his services.

(f) All taxes and assessments for 2000 and prior years upon said property shall be paid from the sale proceeds. All taxes and assessments for 2001 and subsequent years shall be paid by the purchasers.

(g) In the event any purchaser or purchasers of the aforesaid real property fail to comply with the above terms of sale, then in such event the Special Master Commissioner shall immediately resell said property upon the same terms and conditions set forth herein, excepting only necessary time and date of sale.

(h) Risk of loss on the improvements of the real property shall pass to the purchaser or purchasers at time of sale, and any purchaser or purchasers shall have possession of the real property to be sold herein upon payment in full of the purchase price.

The proceeds of said sale shall be first applied to the costs of sale, then unpaid taxes, and then shall be applied to attorney fees, and properly recorded liens and the debt, and the balance, if any, then distributed to the defendants, as their interest may appear.

The bond, if any, shall have the full force and effect of a Judgment and should execution be issued thereon, no reply shall be allowed. A lien shall exist and be retained by the Special Master Commissioner on the property sold under this Judgment as security for the purchase money.

This property is being sold to raise the sum of \$79,845.39, further, Plaintiff is entitled to reimbursement costs, which the Plaintiff has been granted Judgment against the defendants, in the Judgment and Order mentioned above in this action, and the Court costs thereof.

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

CERTIFICATE:

The undersigned hereby certifies that a true and correct copy of the above Notice of Commissioner's Sale was served on the 28th day of October, 2001, by mailing same, U.S. Mail, postage prepaid to Larry R. Kirby, Jr., 3 Box 8, Mt. Vernon, KY 40456; Connie Miller, Rt. 3 Box 408, Mt. Vernon, KY 40456; Hon. Willis G. Coffey, PO Box 247, Mt. Vernon, KY 40456; Carl Miller, Rt. 3 Box 1599 Mt. Vernon, KY 40456; Hon. Cindy Chasale Baker, PO Box 1599, Barkouville, KY 40456; Hon. Jeffrey T. Burdette, PO Box 1250, Mt. Vernon, KY 40456; Commonwealth of Kentucky, Revenue Cabinet, 118 State Capitol, 700 Capitol Drive, Frankfort, KY 40601; Hon. Theodore E. Cowan, Grassh & Cowen, PSC, 203 West High Street, Lexington, KY 40507-9506, and Hon. Stuart F. Oles, 218 West Main Street, PO Box 300, Richmond, KY 40470-0300.

/s/ William D. Gregory

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