

Classifieds

CLASSIFIED RATES

- Local Rates - \$4 for 25 words or less - .10 each additional word
 - Display Classifieds \$5.00/Inch
- Deadline for Classifieds is 10 a.m. TUESDAY**

For Rent

Five bedroom, two bathroom home in Brodhead available for rent. \$575 per month plus deposit and first and last month rent required. Call 606-758-9209 or 706-373-6877. 7xntf

House for rent/lease on Dash Lane in Mt. Vernon. 2BR/1BA, LR & Kitchen, rnge, refrigerator and DW furnished. Central heat/AC. No pets. References required. Security deposit, \$400. Rent \$400 month. Call 606-308-4816 or leave message at 606-256-4902.

2BR House at 60 School Street, Brodhead. Heat pump and central air. Attached garage. Hardwood floors. No pets. \$350 Rent/\$350 deposit. Cecil King, 606-758-9683 or 606-510-3719. 9xntf

2BR/1BA mobile home in Mt. Vernon . For more info, call 606-304-4428. 9x1

14x70 trailer at 248 Hwy. 1505 in Brodhead. 3 bedroom/2 baths with heat pump and central air. New carpet and vinyl throughout. New paint. No pets. \$375 rent/\$375 deposit. Cecil King, 606-758-9683 or 606-510-3719. 9xntf

For Rent

Maple St. Storage of Brodhead
256-2884 or
606-308-2491

For Sale

Oak cabinets, top and bottom, must remove from house yourself.
\$400.
308-5033



House For Sale • Castle Ridge Subdivision
2 yr. old house, 3 BR, 2 BA, appliances included, \$119,000.
Call 606-308-2319

Price reduced to \$99,900



188 Hemlock Circle • Mt. Vernon, Ky.
Listed by Find KY Homes Realty, Angela Kidroske
859-779-2810



Charming 3 bedroom, 2 bath, brick house located on a beautiful lot in Houston Point Subdivision. Built in 2009. Detached storage building in back. Refrigerator, washer/dryer included.
For sale by owner. \$112,000. Call 731-514-4131.



House For Sale By Owner

3 bedroom, 1 bath, living room, dining and den with 24x36 detached garage with heat.
\$99,500 - \$5,500 below appraisal
For more information call 606-308-2267

Property For Sale

House For Sale - 1 1/2 story w/detached garage on 1/4 acre lot. Just outside Brodhead city limits with city water and KU electric. \$35,000 negotiable. 606-758-4973. 5x5

Beautiful, ranch style home in excellent condition, inside city limits of Mt. Vernon within walking distance of Lake Linville. This home features a large master bedroom and 2 extra bedrooms, 1 full bath, living room, kitchen and dining area and a den/bonus room that could easily be converted to a 4th bedroom or home office. Some amenities include: central heat and air, laminate flooring, remodeled dining area and a beautiful two level deck overlooking the backyard. Property includes a 24x36 heated metal garage and two out buildings. \$99,500. 308-22267. 99x4p

House For Sale in Mt. Vernon. Large cottage style house on a fenced one acre, pool in the back, small barn, 3,000 sq. feet. Main floor has large living room, dining room, kitchen, 1 1/2 baths, 2 car garage. Second floor has 2 bedrooms and one full bath, large family room, stone fireplace, storm celler. Priced to sell, make an offer. 606-308-3685. 8x4p

Lots in Castle Ridge Subdivision. Use same entry way as Bible Baptist Church. All lots have city sewer and underground utilities. starting at \$12,900. 606-256-5692 • 256-4504 • 308-3730. 50x1

Mobile home lots, located in Sunnyside Mobile Home Park. 1/2 acre lots - \$500 down and \$100 per month. Call 606-256-5692 or 606-256-5648. 50x1

80 Union Chapel Road. 1600 sq. ft. 3BR/2BA brick ranch, located on one acre. Completely remodeled. Minutes from I-75. Call 765-969-0613 for details. 23xnt

Posted

Posted: No trespassing on land belonging to James and Dorothy Rash heirs on Rash Branch Road off Chestnut Ridge. No hunting, camping, ATVs, trespassing for any purpose. Not responsible for accidents. Violators will be prosecuted. (1/10/14)

Posted: No trespassing or hunting on land belonging to William E and Anna Clifford, off 1250 on Sayre School Road. Violators will be prosecuted. Not responsible for accidents. 9x2p

Posted: No hunting or trespassing on property belonging to Carol Blackburn, 1435 Marler Hollow. Violators will be prosecuted. 37x26p

Posted: Absolutely no hunting, fishing or trespassing on land belonging to William and Donna Asher, located in Sand Springs Area on School House road. Violators will be prosecuted. 37x29p

Posted: No trespassing on Crawford Place - Old

Brodhead Road. Danny Smith. 47tfn

Posted: Absolutely no hunting, fishing or trespassing on property belonging to Mark and Debbie Cummins. Violators will be prosecuted. 9x52p

Posted: No trespassing, hunting or fishing on land belonging to Rachel Denney on Hwy. 3245 (former Reggie Bengé property).

Posted: No hunting, trespassing or ATVs on land belonging to Jason and Sara Coguer at Roundstone. Not responsible for accidents.

Posted: No trespassing on property known as C.B. Owens Farm across from Fairgrounds in Brodhead. Violators will be prosecuted. 25tfn

Mobile Homes For Sale

Repos, single and doubles - some with land. Owner financing available. Perfect credit not required. Will also do land in lieu of down payment. Call Jim at 859-985-0344 or 859-623-3089. D&D Mobile Homes at Clays Ferry Exit 97 on I075 north of Richmond. Open 7 days. visit us on the web at www.usedmobilehomesRus.com

Miscellaneous For Sale

Commercial stainless steel refrigerator, single door, \$600; freezer, two doors, \$800. Used one year. 606-758-9539. 6x4p

Duck Dynasty, Turtle Man and Moonshiner T-Shirts and low-back bib overalls by Poynter. Napier Bros., 35 Public Square, Lancaster, KY. 859-792-2535. 8x4

6 4x4 rolls of hay. Stored inside, good for goats or cows. \$20 each or take all for \$100. High wheel military trailer, \$150. 36" solid oak vanity w/sink and fixtures and matching 36" mirror and light, \$100. Electric dryer, \$65. White toilet w/ seat, \$20. 2004 18ft. 14K International equipment trailer w/12 ply tires, alum. tool box, 12K winch with remote, mounted commercial battery and box, mounted new spare and rim, back up light, pintle hitch. Great condition, stored inside. \$3,750. Rough cut lumber for 16x16 open shed. 4x6 pos, 3x6 rafter, 2x6 side plte, 1x8 vertical sides. Stored inside. \$700. 250 gal. steel caged plastic tanks with shut off valve, \$75 eah. Like new Dakota 16" western saddle w/suede seat, \$375. All items in Wildie, Ky. Jim 513-313-0840. 7x3p

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Commonwealth of Kentucky 28th Judicial Circuit Rockcastle Circuit Court • Division I Civil Action No. 11-CI-00093

JPMorgan Chase Bank, National Association successor by merger to Chase Home Finance, LLC successor by merger to Chase Manhattan Mortgage Corporation

Plaintiff

v.

Bob Coffey a/k/a Robert Coffey, Deb Coffey a/k/a Deborah A. Coffey, Central Bank & Trust Company, United States of America-c/o Attorney General, United States of America-c/o US Attorney, unknown defendant, spouse of Katherine Green on 1/04/2000

Defendants

NOTICE OF SALE

Pursuant to a judgment and order of sale entered in this action on July 18, 2012 and order to rechedule entered on December 20, 2012 for the purpose of satisfying the judgment against the defendants in the amount of ONE HUNDRED FIFTY THREE THOUSAND SIX HUNDRED ONE DOLLARS AND 89/100 (\$153,601.89) 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, February 15, 2013
Beginning at the Hour of 11:30 a.m.**

Said property being more particularly bounded and described as follows:

167 Scaffold Cane Road, Mt. Vernon, KY 40456

A certain tract or parcel of land lying and being in the Scaffold Cane Section of Rockcastle County, Kentucky and is being a portion of tract No. 1 of Deed Book 88, Page 633 as recorded in the Rockcastle County Court Clerk's Office and is being more fully described as follows: Beginning on a post in the West right of way of Scaffold Cane Road and a corner to Herman Spires; thence going with the line of Herman Spires; thence going with line of Herman Spires N 59 W, 130.00 feet; thence N 40 W, 150.00 feet; thence N 11 W, 495 feet to a corner to Herman Spires plat and in the line of the Old John Stevens property S 47 W, 265.00 feet; thence S 52 E, 132.00 feet; thence S 65 W, 222 feet; thence S 61 W, 84.26 feet to a corner to Paris Swinford in the Old John Stevens line; thence going with the line of Paris Swinford S 11 33' 53" W, 295.00 feet; thence S 03 02' 05" W, 777.28 feet to a corner to Paris Swinford in the Roy Todd line; thence going with the Todd line S 88 30' E, 721.71 feet to a post corner to Todd in the West right of way of the Scaffold Cane Road; thence going with said right of way N 8 15 00 E, 343.00 feet; N 2 30 00 E, 338 feet to the point of beginning and containing 16.19 acres more or less.

Being the same property conveyed to Robert Coffey and wife Deborah A. Coffey by deed dated October 25, 2002 and recorded on October 31, 2002 in Deed Book 197, Page 325 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 thirty (30) 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 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. Unpaid taxes 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 2012 local, county and state property taxes.
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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