

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

Modern 2 bedroom house, 8 miles north of Mt. Vernon on Hwy. 1505. Land and outbuildings also available for rent. No pets. 606-308-4397. 16x2p

For Rent: Trailer in Mt. Vernon. Call 606-256-9183.

For Rent: Two trailers in Brodhead. \$200 a month. Call 606-758-8226.

Barnett Storage has 5x10 anx 10x10 store units for rent. 5x10 are \$25 monthly and 10x10 are \$35 monthly. Call 606-256-5678. 15x3p

Business For Sale or Lease: Building is 40x102 with 28x28 attached garage. It has two heat and air units, 2 bathrooms, high speed internet and concrete drive. Located on 3/4 acre lot. Call 606-256-5678. 15x3

Trailer Lot on Old Brodhead Road. All utilities available. 606-308-1844. 15x4p

Trailers and house in Brodhead. No pets. 758-8922. ntf

Like new trailer on a nice lot overlooking the lake. Appliances included. \$400 deposit/\$4400 per month. 606-308-3847. 2xntf

For rent to own in Brodhead. 3 bedroom house on land contract. 758-4729 13xntf

Accepting applications at Mt. Vernon Housing Authority on Mondays 4 to 8 p.m. and Wednesdays and Fridays, 4 to 6 p.m. Rent based on income. 256-4185. 14xntf

Accepting Applications: For 2 and 3 bedroom units at Valley View Apartments. Rent based on income. Call 256-5912. Equal Housing

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



For Sale: 3 bedroom, 2 bath, brick ranch, attached garage, central heat and air, situated on over an acre with nice barn, shed, and gazebo. Located just off US 25, one minutes from I-75 Exit 59. \$119,000.

606-386-1364



Home For Sale

1,300+ sq.ft. of living space with 3 bedrooms and 1 bath + additional space for a 1/2 bath. Recently remodeled home set on wooded private .49 acre lot in the Willailla community off Hwy. 70 near Brodhead, KY. Open Great Room floor plan with large living space. Kitchen has modern cabinets and countertops, all kitchen appliances stay with home. New Laminate flooring throughout the house. Bathroom has a new tile floor and all new fixtures and shower unit. Home has a recently installed security system. The home is heated/cooled by a HVAC system. An elegant corner tiled gas fireplace is in the family room, that has large tiled entry way. Family room has a large separate storage room. Property also includes a separate oversized garage 18 ft x 29 ft (well insulated) with heat and air conditioning, and a partitioned 5 ft. area in the back for storage with separate lighting, wired with 220 voltage. A 12 ft x 20 ft Insulated building with concrete floor previously used as a business, that has both electric heat and air conditioning, and 220 voltage wiring. There is one other storage building. Yard is complete with mature trees, and a wonderful neighborhood to live in. RARE OPPORTUNITY for a beautiful home conveniently located near the Rockcastle/Pulaski/Lincoln County lines only minutes from I-75. 1/2 mile from the Quail Community Park.

Must see to appreciate. Call for viewing appointments.
Priced to sale at \$85,000.00
Call: (606) 308-9112 ASK FOR RICK

Posted

No Trespassing on property belonging to Hazel Herbert in Orlando. 16x2

Absolutely No Trespassing, hunting, fishing or 4-wheeling on property belonging to Smarie and Eugene Wynn on Mullins Station Road. 17x3

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 hunting or trespassing on property belonging to Carol Blackburn, 1435 Marler Hollow. Violators will be prosecuted. (3/7/14)

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

Wanted

Wanted To Buy: Your antiques and collectibles. Antique glassware, furniture, quilts, all types of military items, clocks, watches (working or not), pocket watches and wrist watch parts, pocket knives, coins and paper money. All types of gold, silver scrap, cast iron banks, toys, lighters, crock jugs, cast iron skillets, marbles, pocket knives, fishing items, Indian Arrowheads, and much, much more. Also buying partial estates. Over 25 years experience. Call Clarence Reece at 606-531-0467. 47xntf



OPERATION
UNITE

Drug Tip Hotline
1-866-424-4382
(no fee - your name is not required)

Toll-free Treatment Help Line
1-866-90-UNITE

Commonwealth of Kentucky 28th Judicial Circuit Rockcastle Circuit Court • Division I Civil Action No. 12-CI-00083

Kentucky Housing Corporation **Plaintiff**

V.

Paul Thomas II, et al. **Defendants**

NOTICE OF SALE

Pursuant to a judgment and order of sale entered in this action on October 26, 2012 for the purpose of satisfying the judgment against the defendants in the amount of NINETY SIX THOUSAND NINE HUNDRED TWENTY FOUR DOLLARS AND 46/100 (\$96,924.46) 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, April 19, 2013
Beginning at the Hour of 11:30 a.m.**

Said property being more particularly bounded and described as follows:

Being LOT NUMBER SEVEN (7) of the residential development identified as Chestnut Heights Subdivision in Rockcastle County, Kentucky, and for a more complete and detailed description of said lot, reference is hereby made to the plat of said subdivision development which has been duly recorded and appears of record in Plat Book 4, Page 175 (now Plat File 400), in the office of the Rockcastle County Court Clerk at Mt. Vernon, Kentucky.

The property identified herein is subject to the easement and restrictions appearing on the recorded plat of Chestnut Heights Subdivision referenced above.

Being the same property conveyed to Paul Thomas, II and Brandi Thomas by deed dated June 11, 2004 of record in Deed Book 200, Page 123 in the Rockcastle County Clerk's Office.

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 delinquent state, county and/or city real estate taxes 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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Commonwealth of Kentucky 28th Judicial Circuit Rockcastle Circuit Court • Division II Civil Action No. 11-CI-00279

Citifinancial Services, Inc. **Plaintiff**

V.

Dean A. Hahn, Melissa Hahn, Lien Solutions, LLC and Kentucky Tax Company **Defendants**

NOTICE OF SALE

Pursuant to a judgment and order of sale entered in this action on July 11, 2012 and order to reschedule sale entered on February 20, 2013 for the purpose of satisfying the judgment against the defendants in the amount of NINETY THREE THOUSAND TWO HUNDRED SIXTY FOUR DOLLARS AND 52/100 (\$93,264.52) 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, April 19, 2013
Beginning at the Hour of 11:30 a.m.**

Said property being more particularly bounded and described as follows:

1225 West Level Green Road, Brodhead, KY 40409

A certain tract of land in the community of Willailla, Rockcastle County, Kentucky, more particularly described as follows:

Unless stated otherwise, any monument referred to herein as an "iron pin set" is a set 1/2" diameter rebar eighteen (18") in length, with blue plastic cap stamped G. Holman, P.L.S. 1837. All bearings stated herein are referred to the magnetic meridian as observed August 20, 2008 along the east line of the tract described herein.

Beginning at an iron pin set at the intersection of south R/W of Hereford Ln. and West R/W of West Level Green Rd. (20' from center), a corner of parent tract of Jerry Cox., D.B. 208, Pg. 212: Thence with the existing R/W of Hereford Ln. the following call; thence South 80 degrees, 11 minutes, 31 seconds West, 501.52 feet, to an iron pin set; thence leaving Hereford Ln. and severing the property of Jerry Cox D.B. 208 Pg. 212 the following calls; thence South 25 degrees 45 minutes 35 seconds East, 336.15 feet; to an iron pin set; thence South 22 degrees, 15 minutes 41 seconds East, 296.51 feet to an iron pin set; thence North 67 degrees 27 minutes 59 seconds West, 482.77 feet to an iron pin set in the West R/W of West Level Green Rd.; thence with the west R/W of West Level Green Rd. the following call: thence North 23 degrees 45 minutes 00 seconds West, 521.76 feet to the point of beginning. Contains 6.348 acres more or less.

This tract is subject to all easements, right of way, covenants and restrictions of record and in existence.

This description prepared from a physical survey conducted by Gary W. Holman, KY PLS 1837 on August 20, 2008.

Being the same property conveyed to Dean A. Hahn and Melissa Hahn by deed executed by Jerry J. Cox, et ux. and recorded in Deed Book 223, Page 701, Rockcastle County Clerk's Office.

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. The full satisfaction of any liens for delinquent ad valorem taxes assessed against the real property 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