

News from the Rockcastle Courthouse



Circuit Civil Suits

Credit Acceptance Corp. vs. Tiffany Gibson, \$8,609.59 plus claimed due.
 Christopher Lee White vs. Angie Flannery White, verified petition for dissolution of marriage.
 Tammy Lynn Lear Doan vs. Jessie Dale Doan, petition for dissolution of marriage.
 Karen Kirby, et al vs. Timothy G. Elam, et al, complaint for damages.
 Cabinet for Health and Family Services, ex rel Scherrie Cromer vs. William Bailey, complaint for child support and medical

support.
 Kenny Terrill, et al vs. Rockcastle Hospital and Respiratory Care Centre, et al.
 Amanda Bullock, et al vs. Makayla Trimble, et al, petition for custody.
 JP Morgan Chase Bank vs. Joshua Black, et al, \$114,730.77 plus claimed due.
 Cabinet for Health and Family Services, ex rel Bobby McClure vs. Marissa Erisman, complaint for child support and medical support. CI-00178

District Civil Suits

Baptist Healthcare Systems, Inc. vs. Sandy Johnson, \$538.75 plus claimed ldue.
 Heights Finance Corp. vs. Chris Abney, et al, \$1,164.81 plus claimed due.
 Midland Funding LLC vs. Joe Spivey, \$658.73 plus claimed due. C-00112

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Commonwealth of Kentucky
28th Judicial Circuit
Rockcastle Circuit Court • Division II
Civil Action No. 13-CI-00046

PBK Bank

Plaintiff

V.

Lloyd Hayes aka Lloyd Alvin Hayes and Lisa S. Hayes, husband and wife, and World Finance Corporation and BAHS Bank of America, FSB

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 TWENTY THREE THOUSAND SIX HUNDRED SIXTY FOUR DOLLARS AND 00/100 (\$23,664.00) 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:

Parcel No. 1:
 In the Orlando section of Rockcastle County, on the south side of County Road, and beginning on a stake on south side of County Road, corner to James Bowman; thence with the line of Bowman, S 37°00' East 144 feet to a stake in line and corner to Estil Philbeck; thence with line of Philbeck, N 65°00' East 152 feet to a stake; thence 37°00' West 144 feet to a stake, corner to Philbeck and on south side of County Road; thence with south side of road, S 65°00' W 152 feet to the beginning, containing 0.502 acre.

Parcel No. 2:
 Lot No. 1 of the Estil Philbeck property survey as shown on plat of said property of record in Plat Book 4, page 7 in the Office of the Clerk of the Rockcastle County Court, to which reference is made for a more complete description.
 The real property is improved with a 1995 Fleetwood Wingate Mobile Home VIN#VAFLS19A41700WG12.

Being the same real property Mortgagors obtained by deed dated August 23, 2002, executed by Lloyd Alvin Hayes, et al. and recorded in Deed Book 191, page 134 in the Office of the Rockcastle County 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. All State, County and/or City real estate taxes due and owing at the time of sale shall be paid from the sale proceeds.
5. The purchaser shall be responsible for the 2013 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

Deeds Recorded

Kris Ponder, property on Big Sinks Road, to Joyce Ponder. No tax
 Houston Family Living Trust, property on old Mt. Vernon-Brodhead Road, to Rickie and Katherine Hysinger. Tax \$173.50.
 David Russell and Jennifer Hendrickson, property in Rockcastle County, to David Hendrickson. Tax \$9.
 Michelle Miller, property in Rockcastle County, to Blevins Law, Trustee, Rita Michelle Miller and Shannon R. Lakes. Tax \$17.50.
 Wayne and Diane Watkins, property in Rockcastle County, to Christopher and Brooke Bishop. Tax \$17.
 Raymond L. Felker, property on Old Gauley Road, Livingston, to Karen M. Felker. No tax
 Jeff Jones, property in Rockcastle Cuntly, to Joseph H. Renner. Tax \$1.
 Precia Bowling, property on Old Barnett Road, to James Goins. Tax \$80.
 Jeff and Angie Hunt, property on Little Renfro Creek, to Billy R. and Shirley L. Cummins. Tax \$87

Marriage Licenses

Laura Ashley Waddle, 19, Livingston, unemployed to John Bartley Kidwell, 28, Crab Orchard, construction. 8/13/13.
 Deborah Lillie Hope Jackson, 21, Livingston, unemployed to Aaron Steven Collins, 29, Livingston, self-employed. 8/15/13.

Correction

In last week's District Court News, Erica D. Clouse was listed on the docket as having her license suspended for failure to appear for two charges -- failure to use seat belt and failure to produce insurance card. However, it should have read that she paid a \$25 fine for failure to wear seat belts and the charge of failure to produce insurance card was dismissed.

Not the one

The Amy Parsons, listed in last week's court news, is not Dr. Amy E. Parsons of Erlanger and the daughter of John and Jeannine Parsons of Mt. Vernon.

THE ROCKCASTLE HOTEL

Built by J. W. Rider in 1913, back in the days when hotels in this locality depended almost entirely upon train-riding traveling men for their patronage, the Rockcastle Hotel can boast of being the oldest modern hostelry in this county.

With every room an outside room, equipped with steam heat, hot and cold water, electric lights and every modern convenience. The Rockcastle Hotel is in position to satisfy the most fastidious guests. A building of brick and stone construction, with the same type of garage in connection, gives the tired traveler a sense of security for himself and for his car.

Under the management of Mrs. Mollie Rider, who has been in charge for many years, this hotel caters to tourists and to the best class of the traveling public. Ever anxious to give the very best service of which they are capable, the management is now in process of installing even more-up-to-date furniture and equipment for the comfort and convenience of guests. When you are in Mt. Vernon, stop at—

THE ROCKCASTLE HOTEL

Blast From The Past

Pictured above is an old Rockcastle Hotel advertisement.

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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 Finnel tract of land. Thence with Finnel 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:

1. The real property 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. 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.
5. The purchaser shall be responsible for the 2013 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