

News from the Rockcastle Courthouse



Circuit Civil Suits

Tax Ease Lien Servicing LLC vs. Willie Hammond, et al, complaint.

Foster Cameron vs. Larry E. Kidwell, et al, complaint.

Shana Faye Cowan vs. Matthew Troy Cowan, petition for dissolution of marriage.

Jared Sims vs. Jessica Rose, petition for custody. CI-00188

Deeds Recorded

Ida Mae and Edwin McClure, property on waters of Crooked Creek, to Ronald Anglin. Tax \$5.

Fannie Mae, property on East Side of Ramsey Road, to James E. Hale. No tax

Don and Louise Hale, property on Scaffold Cane Road, to Bertie Flynn. Tax \$85

Mary and Charles Stewart, property on Crawford St. Mt. Vernon, to Marlon F. and Patricia E. Mullins. Tax \$27.50.

Aaron and Lauren Kennedy, property in Houston Point Estates, to Jesse and Rachel Wright. Tax \$102.50.

Nora A. Senters, property on Main St., Livingston, to Phillips and Trisha Doan. Tax \$25.

Kathleen Tyree, property in Rockcastle County, to Henry A. Loudermilk. Tax \$0.

Clyde Mundy and Edith Faye Powell, property on Flat Gap Road, to Christopher and Hazel Gail Powell. No tax

John and Connie Hamm, John Clontz and Lisa Clontz, property in Castle Ridge Subdv., to Ronnie Johnson. Tax \$10.

Marriage Licenses

Lori Ann Miller, 25, Brodhead, data entry to Christopher Matthew Willoughby, 23, Stanton, data entry. 8/27/13

Glenna Stephens, 71, Mt. Vernon, retired to Charles Houston, 77, Mt. Vernon, retired. 8/27/13

Emily Nicole Jones, 23, Brodhead, sales to Robert Nicholas Daniel Jones, 24, Brodhead, factory. 8/28/13
Malinda Ann Chowning, 40, Mt. Vernon, Rockcastle Hospital to William Douglas Pigg, 47, Mt. Vernon, self-employed. 8/30/13

District Court

Aug. 26-28, 2013
Hon. Jeffrey S. Lawless
Mark E. Baker: harassment, bench warrant (bw)

issued for failure to appear (fta).

Matthew Blevins: alcohol intoxication, \$50 fine and costs; alcohol intoxication, \$50 fine.

Craig A. Cromer: Pt 396, Fed Safety Regs Inspect/Repair/Maintenance, \$100 fine and costs.

Jennifer L. Elam: assault, 180 days/probated 24 months on condition; alcohol intoxication, \$50 fine/suspend.

Cassandra R. Falin: alcohol intoxication, \$50 fine and costs.

Teresa R. Howard: no seat belt, \$25 fine.

Dzanis Klimovich: part 395/Fed Safety Regs-Hours of Service for Drivers, bw issued for fta.

Mignon D. Looney: failure to wear seat belts, instructional permit violations, failure to notify address change to Dept. of Transp., license suspended for fta.

Dennis W. Lowery: booster seat violations, \$50 fine and costs.

Michael J. McKinney: operating motor vehicle under influence of alcohol/drugs, sentencing order entered.

Wesley Miller: failure to wear seat belts, \$25 fine; possession open alcohol beverage container in motor vehicle, \$50 fine; failure to produce insurance card, \$50 fine.

Billy R. Phelps, Jr: theft by deception (two counts), bw issued for fta.

Jameson Pingleton: public intoxication, \$100 fine and costs.

Kenneth W. Scott: Fines/fees due (\$220), bw issued for fta/5 days in jail or payment in full.

Kimberly L. Steuber: tampering with physical evidence and drug paraphernalia-buy/possess, bw issued for fta.

Brandon P. Warrick: no/expired Kentucky registration receipt - plates, failure of owner to maintain required insurance/security, bw issued for fta.

Felipe Ayala: following another vehicle too closely, part 395/Fed Safety Regs-Hours of Service for Drivers (two counts), license suspended for fta.

Thomas W. Daugherty: failure to wear seat belts, license suspended for fta.

Speeding: Lyna P. Ruth-erford, Cassidy J. Spitzer, Alex A. Trippel, paid; Charles O. Burdine II, license suspended for fta.

Devin J. Hall: speeding, operating on suspended/revoked operators license, failure to surrender revoked operators license, failure to produce insurance card, bw issued for fta.

Troy D. Harris: speeding, \$24 fine and costs; no operators license in possession, \$100 fine; failure to produce insurance card, \$50 fine; no/expired registration plates, \$25 fine.

Kristy Alsip: theft by deception (five counts), 5 days

in jail/probated 24 months plus restitution.

Glen D. Partin: fines/fees due (\$534), 12 days in jail/concurrent w/time in Madison Co. Detention Center; receiving stolen property, 180 days/probated 24 months on condition plus restitution.

Melissa A. Vanwinkle: receiving stolen property, 10 days/concurrent w/Madison Co. charge/to be served on home incarceration plus costs.

Jessica L. Carrell: no/expired registration plates/receipt, bw issued for fta.

Romero I. Castillo: no operators/moped license/receipt, failure of owner to maintain required insurance/security, failure to produce insurance card, failure to register transfer of motor vehicle, n/expired registration plates, reg. & title requirements veh. not oper. on hwy., bw issued for fta.

Dale G. Clark: operating motor vehicle under influence of alcohol/drugs and possession open alcohol beverage container in motor vehicle, order entered.

Tiffany Daugherty: disorderly conduct, \$100 fine/suspended for 12 months on condition; public intoxication, \$100 fine and costs.

angela Susanne Durham: theft by deception, 10 days/concurrent w/state sentence.

Joshua D. Howard: receiving stolen property and public intoxication, bw issued for fta.

Maudy M. Ison: fines/fees due (\$233), paid.

Brittany L. Kelley: no insurance card, \$50 fine and costs.

Jennifer M. Lefevres: speeding and operating on suspended/revoked operators license, bw issued for fta.

James Luther Linville: fines/fees due (\$893), bw issued for fta/18 days in jail or payment in full.

Virginia A. Mahaffey: no/expired registration plates, \$25 fine and costs.

Harry R. Martin, Jr: operating motor vehicle under influence of alcohol/drugs, order entered.

William D. Martin: cultivating marijuana, sentencing order entered.

Gregory McGuire: complicity theft by unlawful taking and theft by unlawful taking, bw issued for fta.

Timothy S. Milburn: failure of non-owner/operator to maintain req. insurance, \$500 fine/suspended on condition of payment of costs and reasonable restitution.

Jeffery Wade Miller: fines/fees due (\$143), convert to 15 hours community service work (csw).

Steven M. Miller: theft by unlawful taking and criminal trespassing, bw issued for fta/proof of csw or 4 days in jail or payment in full.

Judy K. Mink: fines/fees due (\$238), bw issued for fta/5 days in jail or payment in full.

Lance G. Simpson: operating motor vehicle under influence of alcohol/drugs and failure of owner to maintain required insurance/security, order entered.

Allen K. Stanley: operating motor vehicle under influence of alcohol/drugs, no/expired Kentucky registration receipt-plates, failure of owner to maintain required insurance/security, failure to produce insurance card, failure to wear seat belts, reckless driving, order entered.

Floyd L. Thermon: sex offender in chat/social network, sentencing order entered.

Melissa A. Vanwinkle: operating motor vehicle under influence of alcohol/drugs, sentencing order entered.

Dannie L. Yates: no/expired registration plates/receipt, bw issued for fta.

Commonwealth of Kentucky
28th Judicial Circuit
Rockcastle Circuit Court • Division II
Civil Action No. 13-CI-0003

Farm Credit Services of Mid-America, FLCA
Plaintiff

V.

Glenn R. Crossin, a single person, Darla K. Crossin, a single person, United States of America acting through the Farm Services Agency; United States Department of Agriculture and the unknown spouse, if any, of Glenn R. Crossin and Darla K. Crossin
Defendants

NOTICE OF SALE

Pursuant to a judgment and order of sale entered in this action on August 9, 2013 for the purpose of satisfying the judgment against the defendants in the amount of ONE HUNDRED FIFTY FIVE THOUSAND NINE HUNDRED EIGHTY THREE DOLLARS AND 20/100 (\$155,983.20) 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 10:30 a.m.

Said property being more particularly bounded and described as follows:

Parcel 1
BEGINNING on a 20" oak stump in fence on ridge line common corner to Old Charley May Place; thence north 33 degrees 14" W, 416.48' to the county road; Thence north 33 degrees 30' W. 200.32; thence S 37 degrees 18'46" W. 308.18'; thence N 69 degrees 43'30" W. 112.97' to a point in county road and Piney Branch; thence leaving road and going with said Branch, S 37 degrees 4'09" W, 192.09; thence S 40 degrees 13'59" W, 141.76; thence S 06 degrees 36'06" W 99.21' to an iron pipe in branch; thence leaving branch and with a new division line 65 degrees 59'39" E 453.19' to an iron pin top of ridge; thence with ridge N 29 degrees 43'54" E 291.93' to a stake in old road; thence N 32 degrees 48'54" E 226.69' to a set stone in old road; thence N 58 degrees 45'46" E, to the beginning, containing 7.82 acres more or less.

Parcel 2
BEGINNING AT A POINT IN Piney Branch and at the mouth of Sam's Branch; thence up Sam's Branch, south 72 – 1/2 degrees East 195 feet to a 12 inch black oak, in the fence corner, thence along old fence, the following: North 48 1/2 degrees East 270 feet; North 52 – 1/2 degrees East 210 feet to 10-inch white oak; North 54 degrees East 248 feet; North 47 degrees East 252 feet to 20-inch white oak, North 60-3/4 East 123 feet; North 78-1/4 degrees East 150 feet to 12-inch black oak North 78-1/2 degrees east 307 feet; North 81-3/4 degrees East 168 feet to 24 inch black oak; North 78 degrees East 143 feet to six inch double maple; North 55-3/4 degrees east 303 feet to 3 inch dogwood; North 45 1/2 degrees East 200 feet; North 47 degrees East 298 feet; North 58 degrees East 116 feet to an iron pin at fence corner, North 19 degrees East 150 feet to fence corner, North 84-1/2 degrees East 125 feet to chestnut stump under cliff; thence North 74 degrees West 340 feet to 36-inch white oak; thence North 78-1/2 degrees West 88 feet to pine and cedar, thence along the fence North 34 degrees West 630 feet to an old road at gate; thence North 35 degrees West 484 feet to 20-inch oak stump in fence; thence North 31-3/4 degrees West 420 feet to point in county road; thence with county road the following: South 39-1/2 degrees West 195 feet; South 37-1/4 degrees West 300 feet; North 68-1/4 degrees West 112 feet to point in county road and Piney Branch; thence with the meanders of Piney Branch, the following: South 37 degrees West 187 feet; South 40 1/4 degrees West 138 feet; South 5-3/4 degrees West, 97 feet; South 32 degrees West 74 feet; South 2 degrees West 110 feet; South 23-3/4 degrees West 97 feet; South 16-1/4 degrees West 110 feet; South 35 degrees East 115 feet; South 9 degrees East 100 feet; South 45-1/2 degrees West 110 feet; South 30-1/4 degrees West 10 feet; South 27-1/2 degrees East 80 feet; South 21-1/2 degrees East 115 feet; South 48 degrees West, 126 feet; South 31 degrees West, 130 feet; South 52 1/2 West 84 feet; south 43 degrees west 155 feet; south 22-1/2 degrees West 187 feet; South 00-1/2 degrees west 228 feet; South 1-1/2 degrees East 230 feet; South 22-1/4 degrees West 310 feet to the beginning and containing sixty-nine and seven tenths (69.70) acres more or less, THERE IS EXCEPTED, not now conveyed and retained by Robert G. Collins and Oakley Collins the following described tract or real property:
BEGINNING on a 20" oak stump in fence on ridge line common corner to Old Charley May Place; thence north 33 degrees 14" W. 416.48' to the county road; Thence north 33 degrees 30' W. 200.32; thence S 37 degrees 18'46" W. 308.18'; thence N 69 degrees 43'30" W. 112.97' to a point in county road and Piney Branch; thence leaving road and going with said Branch, S 37 degrees 4'09" W, 192.09; thence S 40 degrees 13'59" W, 141.76; thence S 06 degrees 36'06" W 99.21' to an iron pipe in branch; thence leaving branch and with new division line 65 degrees 59'39" E 454.19' to an iron pin top of ridge; thence with ridge N 29 degrees 43'54" E 291.93' to a stake in old road; thence N 32 degrees 48'54" E 226.69' to a set stone in old road; thence N 58 degrees 45'46" E, to the beginning, containing 7.82 acres more or less.
THERE IS FURTHER EXCEPTED and not now conveyed one-half acre more or less for the cemetery known as Collins Cemetery, with a right of way into same for the purpose of ingress and egress to said cemetery which shall remain open at all times.
ALSO EXCEPTED AND NOT CONVEYED HEREIN is that tract of land hereto conveyed by Jason O. MaHaffey, single, to Terry D. Nelson, single, of record in Deed Book 189, at page 215, records of the Rockcastle County Court Clerk's Office, and being more particularly described as follows:
A certain tract or parcel of land lying on the waters of Piney Branch near Piney Branch Road in Rockcastle County, Kentucky, more particularly bounded and described as follows (based upon an April 2002 survey performed by Joshua D. Bills, PLS # 3537); All bearing stated reference a division line S 65° 59'39" E as called for in Deed Book 161, page 183 and in Exception in Deed Book 182, page 469, both recorded in the Office of the Rockcastle County Court Clerk, Mt. Vernon, Kentucky.
Being all of Tract 2A (10.46 acres) as shown on a plat entitled, "Minor Subdivision Plat for Terry Nelson", said plat being recorded in Plat Book 4, page 350, in the office of the Rockcastle County Court Clerk.
And being a portion of the property conveyed to Jason O. MaHaffey by William W. Sparkman and wife, Janet Sparkman by deed recorded in Deed Book 182, page 469 in the office of the Rockcastle County Court Clerk. This conveyance is subject to an easement more particularly described as follows:
A twenty foot wide easement east Piney Branch and running with the division between the remainder of Tract 2 and Tract 2A in MINOR SUBDIVISION PLAT PINEY BRANCH ROAD, and said easement being more particularly described as centered on the following (based upon an April, 2002, survey performed by Joshua D. Bills, PLS 3537):
All bearings stated reference a division line S 65° 59'39" E as called for in Deed Book 161, page 183 and in Exception in Deed Book 182, page 469, both recorded in the Office of the Rockcastle County Court Clerk, Mt. Vernon, Kentucky.
Beginning at a point in the center of Piney Branch (point being S 31° 13' W, 25.10 feet from a 5" triple hemlock tree with three hacks painted red and being N 69° 39' W, 41.40 feet from a 14" oak tree) located approximately 2.8 miles along Piney Branch Road from state highway 1955 traveling north from Livingston. Said point also being a corner to Tract 2A & remainder of Tract 2 on a plat entitled "Minor Subdivision Plat for Terry Nelson", said Plat being recorded in Plat Book 4, page 350, in the office of the Rockcastle County Clerk.
Being all of the easement as shown on plat entitled "Minor Subdivision Plat for Terry Nelson", and plat being recorded in Plat Book 4, page 350, in the office of the Rockcastle County Court Clerk. A portion of said easement is also for the benefit of Collins Cemetery for the purpose of ingress and egress to said cemetery as stated in Deed Book 182, page 469.
Also being an easement across a portion of the property conveyed to Jason O. MaHaffey by William W. Sparkman and wife, Janet Sparkman, by deed recorded in Deed Book 182, page 469, in the office of the Rockcastle County Court Clerk.
Mortgagors obtained title to Parcel 1 by deed dated April 12, 2002, executed by Bethany French, by and through her guardian Barbara Hensley of record in Deed Book 189, page 179 in the Office of the Rockcastle County Clerk. Mortgagors obtained title to Parcel 2 by deed dated October 22, 2002, executed by James O. MaHaffey of record in Deed Book 192, page 124 in the Office of the Rockcastle County Clerk.

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

- Parcel 1 and Parcel 2 shall first be sold separately and then combined and sold together as a whole with the highest bid of either selling individually or together being the successful purchaser(s).
- 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.
- 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.
- Unpaid taxes of record at the time of entry of judgment shall be paid out of the proceeds of the sale.
- The purchaser shall pay the 2013 and thereafter local, county and state property taxes.
- Full satisfaction of the plaintiff's judgment shall be paid from the proceeds of the sale.
- The purchaser shall have possession of the real property upon compliance with the terms of the sale.
- 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.
- 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

Do you owe the IRS?

Do you have unfiled taxes?

Are the IRS or State agencies sending you bills?

Davis & Hylton Accounting & Tax Service is here to help. Among other things, we specialize in Tax Representation, Offers in Compromise with the IRS, and Offers in Settlement with the State. Senior partner, **Stephen E. Davis**, is an Enrolled Agent, Accredited Tax Advisor & Preparer, and a board member of the Kentucky Society of Enrolled Agents with years of experience representing people just like you!



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Davis & Hylton Accounting & Tax Service
304 Richmond Rd N Ste 1 Berea, KY 40403
Phone: 859-986-1717 Fax: 859-972-0403
www.davishylton.com
Steve@DavisHylton.com

