

News from the Rockcastle Courthouse



Circuit Civil Suits

Marvin Mink vs. Discover Bank, et al, complaint. CI-00196
 Vivian L. Shaw vs. Danny Bowman, et al, complaint.
 Sonya D. McGuire vs. Smith Hall, complaint.
 William Brandon Cromer vs. Nicole Hacker Cromer, petition for dissolution of marriage.
 Debra Nicely Denny vs. Ricky Joe Denny, petition for dissolution of marriage.
 Auto Credit of Knoxville LLC vs. Sandra Baldwin, \$6,479.27 plus claimed due.

District Civil Suits

Valley View Apts. vs. Anthony Henson, et al, forcible detainer complaint. C-000120
 Baptist Healthcare System, Inc. vs. Dean E. Sowder, \$2,204.61 plus claimed due. C-00121

Deeds Recorded

Cherie D. and Robert W. Bale III, property in Rockcastle County, to Clayton E. Alexander. No tax
 Coy and Patricia Vance and Tiffany Vance, prperty on KY 70, to Stacey Miller. Tax \$6
 Liberty University, Inc., property in Mt. Vernon, to Michelle R. Mercer. Ta \$250.
 Merle and Heather Taylor, property in Rockcastle County, to Samantha Renner and Heather Taylor. Tax \$50.
 Federal Nationa. Asso., property on Hidden Creek Lane, to Ralph and Joanie McClure. No tax
 Federal Home Loan Mortgage Corp., property on Cove Branch Rd., Brenda K. Morgan. No tax
 Ronnie and Helen Reppert, property on U.S. 25, to Charles D. and Donna J. Fields. Tax \$114.

Marriage Licenses

Kaitlin Ray Ann Brown, 23, Crab Orchard, cashier to Devon Michael Mason, 22, Mt. Vernon, EMT. 9/9/13
 Shana Lynn Hopkins, 25, Mt. Vernon, clerk to Richard Dewayne Hysinger, 22, Mt. Vernon, self-employed. 9/9/13
 Miranda Dale Coon, 31, Mt. Vernon, housewife to Billy Shaun Barrett, 34, Mt. Vernon, factory. 9/9/13
 Jessica Ann Childress, 31, Brodhead, Great Clips to Michael Jason Cromer, 30, Berea, Jack's Hardware. 9/11/13

District Court

Sept. 9-11, 2013
Hon. Kathryn G. Wood
 Jesus R. Alatorre: no operators/moped license and failure of owner to maintain required insurance, license suspended for failure to appear (fta).
 Jerry D. Barron: terroristic threatening and assault, 4th degree, bench warrant (bw) issued for fta.
 Daniel Branham: fines/fees due (\$158), bw issued for fta/4 days in jail or payment in full.
 William C. Califf: fines/fees due (\$258), bw issued for fta/6 days in jail or payment in full.
 William E. Faris: fines/fees due (\$258), bw issued for fta/6 days in jail or payment in full.
 Casey J. Hammack: fines/fees due (\$276), bw issued for fta/6 days in jail or payment in full.
 Charles A. Hensley: fines/fees due (\$288)), bw issued for fta/6 days in jail or payment in full.
 Stanley R. Johnson: fines/fees due (\$233), bw issued for fta/5 days in jail or payment in full.
 James C. Linville: fines/fees due (\$163), bw issued for fta/4 days in jail or payment in full.
 Keith A. Marshall: fines/fees due (\$163), bw issued for fta/4 days in jail or payment in full.
 Leslee A. Ray: fines/fees

due (\$233), bw issued for fta/5 days in jail or payment in full.

Ben Richardson: n/expired Kentucky registration receipt-plates, bw issued for fta.

Jimmy D. Robbins: fines/fees due (\$238), bw issued for fta/5 days in jail or payment in full.

Ashley Robinbson: fines/fees due (\$288),m bw issued for fta/6 days in jail or payment in full.

Jessica A. Sizemore: fines/fees due (\$120), bw issued for fta/3 days in jail or payment in full.

Brandon P. Warrick: no/expired registration plates, \$25 fine; failure to produce insurance card, \$50 fine and costs.

Joe Williams: fines/fees due (\$288), bw issued for fta/6 days in jail or payment in full.

Speeding: Tonya B. Bell, to complete CATS program; Marketta L. Dorsey, license suspended for fta;

Craig A. Cromer: disorderly conduct, \$100 fine/suspended plus costs.

Daniel J. Davis: assault, 4th degree and terroristic threatening, 3rd degree, bw issued for fta.

Joshua C. Emerson: operating motor vehicle under influence of alcohol/drugs, \$200 fine and costs, \$375 service fee, 30 days opertor license lsuspension/ADE authorized, 30 days in jail/probated 24 months on condition.

Cheyenne Hensley: endangering the welfare of a minor: 180 days/probated 24 months on condition plus costs and bond fee.

Nicole D. Michalski: operating on suspended/revoked operators license and failure of owner to maintain required insurance/security, bw issued for fta.

Douglas Edward Smith: motion to revoke probation, bw issued for fta.

Halona L. Wynn: failure of owner to maintain required insurance/security, failure to register transfer of motor vehicle, display of illegal/altered registration plate, license suspended/bw issued for fta.

Craig B. Fitzpatrick: failure to wear seat belts, license suspended 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:

1. 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).

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. Unpaid taxes of record at the time of entry of judgment shall be paid out of the proceeds of the sale.

5. The purchaser shall pay the 2013 and thereafter 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

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GOVERNMENT FORECLOSURE SALE

TUESDAY, OCTOBER 22, 2013 1:00 P.M.
OF HOUSE AND LOT 1579 WHITE ROCK RD., MT. VERNON, KY



This is a nice two bedroom ranch home on city water. It is well located in a quiet neighborhood, near the City of Mt. Vernon. It consists of a living room, kitchen, two bedrooms, and two baths. This property is considered suitable for the Rural Development, Housing Program. This would be an excellent buy for an investor interested in rental property or for resale after minor repairs.

An open house will be held on Wednesday, October 16, 2013 from 3:00 – 4:00PM.

The minimum acceptable bid for this property is \$32,315.

Payment of the current year's property taxes are the responsibility of the purchaser.

Clear title to this property is not warranted. The U.S. Marshal's Deed is not a general warranty deed. Buyers are advised to have the property's title examined. Written notification regarding encumbrances on the property must be made to the London Rural Development Office within 30 days.

LEGAL NOTICE

Notice is hereby given that on Tuesday October 22, 2013, at 1:00 PM, at 1579 White Rock Rd., Mt. Vernon, Kentucky, in order to raise the principal sum of \$9,369.47, together with interest thereon at the contract rate in the amount of \$134.22, as of March 14, 2012, plus total subsidy granted in the amount of \$807.18, outstanding escrow in the amount of \$863.90, late fees in the amount of \$9.52, and with fees assessed of \$22,946.19, for a total unpaid balance due of \$34,130.48, and interest thereafter on the principal at the rate of \$5.2014 per day from March 04, 2012, until the date of entry of the Judgment, plus interest on the Judgment amount, (principal plus the shared appreciation recapture plus interest to the date of entry of this Judgment) at the rate of 0.12%, computed daily and compounded annually, until paid in full and for the costs of this action and the sales, pursuant to Judgment and Order of Sale, being Civil Action No. 6:11-cv-00109-GFVT on the London Docket of the United States District Court for the Eastern District of Kentucky, entered on May 134, 2013, in the case of United States of America vs. The ESTATE OF SHIRLEY ANN ROWE, the following described property will be sold to the highest and best bidder: 1579 White Rock Rd., Mt. Vernon, Ky. 40456 Being all the same property conveyed by deed dated July 19, 2002, And recorded in Deed Book 190, at Page 613, Rockcastle County Clerk's Office.

TERMS OF SALE: Ten percent (10%) of the bid price (in the form of a Cashier's Check made payable to the U.S. Marshal) on the day of the sale with good and sufficient bond for the balance, bearing interest at the rate of 0.12% per annum until paid, due and payable in 60 days and said bond having the effect of a Judgment. Upon a default by the Purchaser, the deposit shall be forfeited and retained by the U.S. Marshal as a part of the Proceeds of the sale, and the property shall again be offered for sale subject to confirmation by the Court.

This sale shall be in bar and foreclosure of all right, title, interest, estate claim, demand or equity of redemption of the defendants and of all persons claiming by, through, under or against them, provided the purchase price is equal to two-thirds of the appraised value. If the purchase price is not equal to two-thirds of the appraised value, the Deed shall contain a lien in favor of the defendants reflecting the right of the defendants to redeem during the period provided by law (KRS 426.530). Under law, the purchaser is deemed to be on notice of all matters affecting the property of record in the local County Clerk's Office.

Inquiries should be directed to: Barry R. Turner,
 RURAL DEVELOPMENT AREA OFFICE
 London, Kentucky - Telephone: 606/864-2172