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DEADLINE

Friday 3 p.m.

COMMONWEALTH OF KENTUCKY
MAGOFFIN CIRCUIT COURT
C.A. NO. 20-CI-00058

MID SOUTH CAPITAL PARTNERS, LP
PLAINTIFF

VS.
UNKNOWN HEIRS, DEVISEES OR
LEGATEES OF
DONNIE ARNETT AND THEIR
SPOUSES
UNKNOWN SPOUSE, IF ANY, OF
DONNIE ARNETT
FIRST NATIONAL BANK OF
PAINTSVILLE
INDEPENDENT CAPITAL HOLDINGS,
LLC
LSS AFFILIATES, LLC, THE
COMMONWEALTH OF
KENTUCKY, COUNTY OF MAGOFFIN
DEFENDANTS

NOTICE OF MASTER COMMISSIONER'S SALE

Pursuant to a Final Judgment In Rem Only and Order of Sale entered by the Magoffin Circuit Court on January 16, 2024, in the amount of \$6,204.59, the following property will be offered for sale by the Master Commissioner of the Magoffin Circuit Court, Jeffery N. Lovely, pursuant to the terms and conditions set out below. The property to be sold is described as follows:

Located on the Middle Fork of Licking River, in Magoffin County, Kentucky, and described as follows:

BEGINNING on the ridge between Haden Arnett and Clay Walters; thence running down the hill to an ash tree; thence from the ash a straight line to a sycamore on the bank of the branch; thence running down with its meanders of the branch to a sycamore; thence from the sycamore up the hill a straight line to a poplar; thence from the poplar a straight line to a beech; thence a straight line from the beech to a sourwood; thence a straight line from the sourwood to a maple tree; thence a straight line from the maple to a beech; thence a straight line from the beech to another beech; thence a straight line from the beech to a small white oak on top of the ridge; thence with the ridge back to the beginning. Containing 10 acres more or less.

BEING THE SAME PROPERTY devised to Donnie Arnett from Paulette Prater and Bobby Prater by Deed dated May 13, 1997 and of record in Deed Book 157, Page 131 in Magoffin County Clerk's Office.

Donie Arnett died on February 15, 2020.

MAP ID NO.: 032-00-00-030
PROPERTY ADDRESS: Rt 30-4 Miles

TERMS OF SALE

This sale is subject to the terms herein described and also the terms of the judgment entered in this action. The sale described above will be held at the Magoffin County Justice Center, 2nd floor lobby, on Friday, June 7, 2024, at 9:00 a.m. to the highest and best bidder by the Master Commissioner. The real estate shall be sold upon the terms of payment in cash, or ten percent (10%) of the purchase price in cash at the time of sale, together with execution of a Promissory note on bond (for the remainder of the purchase price), bearing interest from the day of the sale and payable to the Master Commissioner within thirty (30) days of the date of sale with an interest rate of 12% per annum until paid in full.

The successful bidders at the sale shall assume all risks with regard to the property including the responsibility for carrying his own fire and extended coverage insurance on improvements from the date of sale until the purchase price is fully paid. This sale is being made without warranties of title. Any inspections or title searches for the property should be done prior to the Master Commissioner Sale.

Said property shall be sold subject to such right of redemption as may exist in favor of the Defendant pursuant to KRS 426.220.

HON. JEFFERY N. LOVELY
MASTER COMMISSIONER
MAGOFFIN CIRCUIT COURT
635 Parkway Drive P.O. Box 82
Salyersville, KY 41465
Telephone: 606-349-4522
Facsimile: 606-349-4520

COURTHOUSE NOTES

From Page A8

(ARRAIGNMENT)
REAR LICENSE NOT ILLUMINATED
NO/EXPIRED KENTUCKY REGISTRATION RECEIPT
NO/EXPIRED REGISTRATION PLATES
IMPROPER DISPLAY OF REGIS-

COMMONWEALTH OF KENTUCKY
MAGOFFIN CIRCUIT COURT
C.A. NO. 24-CI-00001

VANDERBILT MORTGAGE AND
FINANCE, INC
PLAINTIFF

VS.
KRISTIE HELTON, A/K/A KRISTIE N. HELTON
THE UNKNOWN SPOUSE, IF ANY, OF
KRISTIE HELTON, A/K/A KRISTIE N. HELTON
ATLANTIC CREDIT & FINANCE
SPECIAL FINANCE UNIT, LLC (ACF)
COMMONWEALTH OF KENTUCKY,
COUNTY OF MAGOFFIN,
BY AND BEHALF OF SECRETARY OF
REVENUE
DEFENDANTS

NOTICE OF MASTER COMMISSIONER'S SALE

Pursuant to an In Rem Judgment and Order of Sale entered by the Magoffin Circuit Court on April 19, 2024, in the amount of \$47,403.19, the following property will be offered for sale by the Master Commissioner of the Magoffin Circuit Court, Jeffery N. Lovely, pursuant to the terms and conditions set out below. The property to be sold is described as follows:

Beginning at a mulberry tree on the East side of Bloomington Branch; thence up the branch 400 feet to a post next to a sycamore on East side of said branch; thence in an Easterly direction with fence 220 feet to pet stable; thence in a Westerly direction along right-of-way of Bloomington Branch Road 460 feet to set stake; thence in a Southerly direction 160 feet down ditch to mulberry tree at branch at the beginning.

Including a 2012 Clayton manufactured home VIN: CWP021756TNAB

This being a part of the same property conveyed to James Stacy and Kristie Stacy, husband and wife, by Deed dated September 18, 2001, of record in Deed Book 170, Page 99, which was thereafter conveyed to Kristie Helton, a single woman, by Master Commissioner's Deed dated March 8, 2011, of record in Commissioner's Deed Book 12, Page 517, in the Office of the Clerk of Magoffin County, Kentucky.

Less and excepting so much as was sold off by deed dated November 10, 2001, of record in Deed Book 170, Page 494, in the office of the County Court of Magoffin County, Kentucky.

PIDNs: Lot – 020-00-00-032 and MH 020-00-00-032 T002

TERMS OF SALE

This sale is subject to the terms herein described and also the terms of the judgment entered in this action. The sale described above will be held at the Magoffin County Justice Center, 2nd floor lobby, on Friday, June 7, 2024, at 9:00 a.m. to the highest and best bidder by the Master Commissioner. The real estate shall be sold upon the terms of payment in cash, or ten percent (10%) of the purchase price in cash at the time of sale, together with execution of a Promissory note on bond (for the remainder of the purchase price), bearing interest from the day of the sale and payable to the Master Commissioner within thirty (30) days of the date of sale with an interest rate of 12% per annum until paid in full.

The successful bidders at the sale shall assume all risks with regard to the property including the responsibility for carrying his own fire and extended coverage insurance on improvements from the date of sale until the purchase price is fully paid. This sale is being made without warranties of title. Any inspections or title searches for the property should be done prior to the Master Commissioner Sale.

Said property shall be sold subject to such right of redemption as may exist in favor of the Defendant pursuant to KRS 426.220.

HON. JEFFERY N. LOVELY
MASTER COMMISSIONER
MAGOFFIN CIRCUIT COURT
635 Parkway Drive P.O. Box 82
Salyersville, KY 41465
Telephone: 606-349-4522
Facsimile: 606-349-4520

TRATION PLATES
NO TAIL LAMPS
FAILURE OF OWNER TO MAINTAIN REQUIRED INSURANCE/
SECURITY 1ST

24-T-00229 COMMONWEALTH
VS. PENNINGTON, DUSTIN W
(ARRAIGNMENT)
OPERATING ON SUSPENDED/
REVOKED OPERATORS LICENSE
REAR LICENSE NOT ILLUMINATED

COMMONWEALTH OF KENTUCKY
MAGOFFIN CIRCUIT COURT
C.A. NO. 22-CI-00209

MID SOUTH CAPITAL PARTNERS, LP
PLAINTIFF

VS.
MISTY PATRICK DAY DUNCAN
COMMONWEALTH OF KENTUCKY,
COUNTY OF
MAGOFFIN, KENTUCKY
DEPARTMENT OF REVENUE
DIVISION OF COLLECTIONS,
UNKNOWN SPOUSE,
IF ANY, OF MISTY PATRICK DAY
DUNCAN
DEFENDANTS

NOTICE OF MASTER COMMISSIONER'S SALE

Pursuant to a Final Judgment and Order of Sale entered by the Magoffin Circuit Court on February 19, 2024, in the amount of \$6,666.71, the following property will be offered for sale by the Master Commissioner of the Magoffin Circuit Court, Jeffery N. Lovely, pursuant to the terms and conditions set out below. The property to be sold is described as follows: PROPERTY ADDRESS: Greasy Creek, Salyersville, KY 41465
MAP ID NO.: 021-00-00-051.01

Lying and being in the State of Kentucky, County of Magoffin on Licking River and described as follows:

BEGINNING at a metal stake in the northeast corner of the property adjoining the Paul Marshall and Mrs. Reed Property on Pigeon Roost Creek of Greasy Creek; thence running in a southerly direction following the creek, to the southeast corner of said property, a distance of approximately 438 feet to a metal stake on the bank of the creek; thence turning westward and following the old fence line a distance of approximately 908 feet to High Knob; thence turning northeast and following the center of point off the hill to a large oak tree, a distance of approximately 770 feet; thence turning northward and running a distance of approximately 305 feet to a stake in the Paul Marshall line along the access road; thence turning southeast and following the Paul Marshall line along the access road to the edge of the county road, a distance of approximately 212 feet; thence turning East and running a distance of approximately 137 feet to a metal stake at the point of beginning.

(Previous) grantors retained and reserved the right to use the existing 15 foot access road located on the property herein conveyed, for the use of previous grantors, their heirs, successors and assigns.

Being the same property conveyed to Misty Patrick Day Duncan from Chris Ryan Day, by Quitclaim Deed dated April 21, 2012, recorded in Deed Book 203, Page 580, in the Office of the Magoffin County Clerk.

TERMS OF SALE

This sale is subject to the terms herein described and also the terms of the judgment entered in this action. The sale described above will be held at the Magoffin County Justice Center, 2nd floor lobby, on Friday, June 7, 2024, at 9:00 a.m. to the highest and best bidder by the Master Commissioner. The real estate shall be sold upon the terms of payment in cash, or ten percent (10%) of the purchase price in cash at the time of sale, together with execution of a Promissory note on bond (for the remainder of the purchase price), bearing interest from the day of the sale and payable to the Master Commissioner within thirty (30) days of the date of sale with an interest rate of 12% per annum until paid in full.

The successful bidders at the sale shall assume all risks with regard to the property including the responsibility for carrying his own fire and extended coverage insurance on improvements from the date of sale until the purchase price is fully paid. This sale is being made without warranties of title. Any inspections or title searches for the property should be done prior to the Master Commissioner Sale.

Said property shall be sold subject to such right of redemption as may exist in favor of the Defendant pursuant to KRS 426.220.

HON. JEFFERY N. LOVELY
MASTER COMMISSIONER
MAGOFFIN CIRCUIT COURT
635 Parkway Drive P.O. Box 82
Salyersville, KY 41465
Telephone: 606-349-4522
Facsimile: 606-349-4520

Due to space constraints and a large docket, the full docket could not be printed in this issue. You can find the docket (updated daily) at <https://kcoj.kycourts.net/dockets>

NOTICE OF INTENTION TO MINE

Pursuant to Application Number 877-0243 Amendment #3

In accordance with KRS 350.070, notice is hereby given that Done Right Reclamation, LLC, 1376 Tom Frazier Way, Salyersville, KY 41465 has applied for an Amendment to an existing surface coal mining and reclamation operation located 1.1 miles southeast of Waldo in Magoffin County. The amendment will add 40.33 acres and delete 62.90 acres making a total of 639.73 acres within the amended permit boundary.

The proposed amendment area is approximately 0.5 miles south from Jake Wireman Fork's junction with KY Route 1502 and located 0.0 miles from Bee Tree Branch.

The proposed amendment is located on the David U.S.G.S. 7.5 minute quadrangle map. The surface area to be disturbed by the amendment is owned by Gerrick Properties, LLC, Trace Properties, LLC, Lowell Hornbaker, Karen Hornbaker, David Pfeilsticker, Jessica Pfeilsticker, Steven Crews, Ryan Risner, Alicia Risner, Larry Miller, Orene Miller, John Neal Patton, Melissa Baker, Tom Baker, Leslie King, Kevin King, Greg Patton, Alan Wireman, Samuel Roberts, Sherry Roberts, Silicon Dioxide LLC, Randall Risner, Sherry Risner, Frank Wireman, Patricia Wireman, Virginia Risner and Stanley Risner. The operation will use the contour, area and auger methods of surface mining, as well as conduct reclamation activities. The amendment application also proposes a post mining land use change for a portion of the permit area to residential.

The amendment application has been filed for public inspection at the Division of Mine Reclamation and Enforcement Hazard Regional Office, 556 Village Lane, Hazard, Kentucky 41702. Written comments, objections, or requests for a permit conference must be filed with the Director, Division of Mine Permits, 300 Sower Blvd. Frankfort, KY 40601.

NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS

Date of Publication: May 23, 2024
City of Salyersville, Kentucky
444 Maple Street
Salyersville, KY 41465
606-349-2709

On or after May 30, 2024, the City of Salyersville will submit a request to the HUD Office in Louisville, Kentucky for the release of Community Project Funding (CPF) funds under Community Planning and Development (CPD) of the Consolidated Appropriation Act of 2022, as amended, to undertake a project known as City of Salyersville Mountain Parkway Improvements for the purpose of the beautification of the area along the Mountain Parkway by installing signage, sculptures, plants, fencing and feature walls. The project location is the Mountain Parkway from the intersection of the Mountain Parkway and US 460 to the intersection of the Mountain Parkway and Parkway Drive. The estimated funding is \$1,290,000.

The activities proposed are categorically excluded under HUD regulations at 24 CFR Part 58 from National Environmental Policy Act (NEPA) requirements per 24 CFR 58.35 (a). An Environmental Review Record (ERR) that documents the environmental determinations for this project is on file at Salyersville City Hall, 444 Maple Street, Salyersville, Kentucky 41465 and may be examined or copied weekdays 9:00 A.M to 4:00 P.M.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to Mayor Stanley Howard, Salyersville City Hall, 444 Maple Street, Salyersville, KY 41465. All comments received by Thursday, May 30, 2024 will be considered by the City of Salyersville prior to authorizing submission of a request for release of funds.

ENVIRONMENTAL CERTIFICATION

The City of Salyersville certifies to HUD that Mayor Stanley Howard, Certifying Officer, in his capacity as Mayor consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's and the Commonwealth of Kentucky approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the City of Salyersville to use program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of fund and the City of Salyersville's certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of the City of Salyersville; (b) the City of Salyersville has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR part 58; (c) the grant recipient or other participants in the development process have committed funds, incurred costs or undertaken activities not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to the U.S. Department of Housing and Urban Development, 601 W. Broadway, Room 110, Louisville, Kentucky 40202. Potential objectors should contact HUD to verify the actual last day of the objection period.

Stanley Howard, Mayor of Salyersville, Kentucky, Certifying Officer

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