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COMMONWEALTH OF KENTUCKY
MAGOFFIN CIRCUIT COURT
C.A. NO. 23-CI-00103

LAKEVIEW LOAN SERVICING, LLC
PLAINTIFF
VS.
ANTHONY P. ALLEN, AMANDA M. ALLEN,
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION,
UNITED STATES OF AMERICA,
SECRETARY OF HOUSING AND URBAN DEVELOPMENT,
SALYERSVILLE NATIONAL BANK AS CREDITOR IN POSSESSION OF SALYERSVILLE LOAN COMPANY, INC.
PCA ACQUISITIONS V,LLC. LVNV FUNDING LLC
DEFENDANTS

NOTICE OF MASTER COMMISSIONER’S SALE

Pursuant to a Final Judgment and Order of Sale entered by the Magoffin Circuit Court on April 5, 2024, in the amount of \$149,762.45, 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: 2009 Old Burning Fork Road, Salyersville, KY 41465
MAP ID NO.: 059-00-00-032.02

A parcel of land lying and being in Magoffin County, Kentucky on the west side of Kentucky Highway No. 1888 approximately 1.2 miles east of junction Kentucky 1888 and U.S. 460 at Rockhouse and more particularly described as follows:

BEGINNING at a point in the right of way of Kentucky 1888 (Old 114) at an iron pin; thence S 65° 37’ 03” W being up stream with the said creek 37.04 feet; thence S 13° 25’ 27” E, being up stream with the said creek 79.26 feet; thence S 23° 22’ 23” E being up stream with the said creek 14.35 feet; thence N 65° N1 02” E, 302.62 feet to an iron pin in the right of way of Kentucky 1888 (Old 114); thence N 24° 22’ 58” W, 125.58 feet with the said right of way back to the point of beginning. Containing 0.847 acres more or less.

Being the same property conveyed to Anthony P. Allen and Amanda M. Allen, husband and wife, by Deed dated February 16, 2011, and recorded on February 18, 2011 in Deed Book 200, Page 225, in the Magoffin County Clerk’s Office.

Being the same property conveyed to Anthony P. Allen and Amanda M. Allen, from Peter A. Push and Venus Push, husband and wife, and Stephen C. Push and Linda H. Push, by Deed dated 02/16/2011, recorded on 02/18/2011, Magoffin County Clerk’s Records, and being known as 2009 Old Burning Fork Road, Salyersville, KY 41465.

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, August 23, 2024, at 9:30 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

COMMONWEALTH OF KENTUCKY
MAGOFFIN CIRCUIT COURT
C.A. NO. 22-CI-00199

MID SOUTH CAPITAL PARTNERS, LP
PLAINTIFF
ELECTRONICALLY FILED
VS.
UNKNOWN HEIRS, LEGATEES AND DEVISEES
OF JUDITH PRATER A/K/A JUDY PRATER
UNKNOWN SPOUSES OF UNKNOWN HEIRS, LEGATEES AND DEVISEES OF JUDITH PRATER A/K/A JUDY PRATER
COMMONWEALTH OF KENTUCKY,
COUNTY OF MAGOFFIN
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 \$5,513.53, 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: Half Mountain Road, Salyersville, KY 41465
MAP ID NO.: 054-00-00-023

A certain tract or parcel of land lying and being in the County of Magoffin, State of Kentucky on the waters of Half Mountain Creek a tributary of Licking River.

BEGINNING on the right hand side of Middle Fork at a marked rock with Jackie Conley’s line; thence up the hill to a large rock; thence a straight line to Sam Row line; thence up said Same Row line to Kaliye Miller line; thence down the hill with Kaliye Miller line to a marked black gum near the branch; thence down with the meanders of said branch to the beginning.

OUT CONVEYANCE:

A certain tract or parcel of land lying and being in the County of Magoffin, State of Kentucky on the waters of Half Mountain Creek a tributary of Licking River.

BEGINNING at a marked poplar; thence west up the hill to a poured pillar; thence north to a poured pillar; thence east down the hill to a marked poplar; thence south to the point of beginning, being 1 acre. more or less.

Bring the same land conveyed to Randy Brown and Jodi Brown from Judy Prater and Burl Prater, by deed dated October 11, 2000 and of record in Deed Book 166, Page 767, Magoffin County Clerk’s Office.

SOURCE OF TITLE:

Being the same property conveyed to Judith Prater from Burl Prater by Deed dated April 21, 1978, and recorded in Deed Book 107, Page 587, 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, August 23, 2024, at 9:20 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 bidder 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
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COMMONWEALTH OF KENTUCKY
MAGOFFIN CIRCUIT COURT
C.A. NO. 22-CI-00179

MID SOUTH CAPITAL PARTNERS, LP
PLAINTIFF
ELECTRONICALLY FILED
VS.
LARAMIE SHANE GULLETT
UNKNOWN SPOUSE, IF ANY, OF LARAMIE SHANE GULLETT, COMMONWEALTH OF KENTUCKY,
DIVISION OF UNEMPLOYMENT INSURANCE
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 February 19, 2024, in the amount of \$8,018.79, 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: Old Lick Creek Road, Salyersville, KY 41465
MAP ID NO.: 038-00-00-053

TRACT NO.1

A certain tract or parcel of land, situate, lying and being in the County of Magoffin, State of Kentucky, on Lick Creek , a tributary of Licking River:

BEGINNING at the mouth of a hollow on the north side of Lick Creek at a white tree at the foot of the bluff; running up the bluff to the top of bluff to a fence; running up the hill and with the fence to the corner post; thence a west course with the fence to Lester Ward line fence; thence with the fence a south course down the hill to the lower edge of the bluff at the creek; thence an east course with the lower edge of the bluff up Lick Creek to the beginning corner at the mouth of the hollow.

TRACT NO.2:

Being on Lick Creek in Magoffin County. BEGINNING at the hollow at Larry Gullett’s line at the foot of the bluff, running an east course at the lower edge of the bluff to a post set in the ground; thence a north course up the bluff to an iron post on top of the bluff, then a straight line a north course to a post at the edge of the highway, then running a west course with the edge of the road to Larry Gullett’s line; then a south course with Larry Gullett’s line to the beginning.

Being the same property conveyed to Laramie Shane Gullett from Anita Lou Gullett, single, by deed dated October 31, 2002, and of record in Deed Book 222, Page 270, in the Magoffin County Court Clerk’s Office.

That said Anita Lou Gullett departed this life on February 24, 2019 and her reserved life estate in this property was extinguished at her death. See Affidavit of Descent of Anita Lou Gullett of record in Deed Book 222, Page 270, in the Magoffin County Court Clerk’s Office.

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, August 23, 2024, at 9:10 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

COMMONWEALTH OF KENTUCKY
MAGOFFIN CIRCUIT COURT
C.A. NO. 20-CI-00050

MID SOUTH CAPITAL PARTNERS, LP
PLAINTIFF
ELECTRONICALLY FILED
VS.
JOSEPH CORBIN, UNKNOWN SPOUSE, IF ANY, OF JOSEPH CORBIN, 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 February 16, 2024, in the amount of \$9,782.47, 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: Head of Long Creek
MAP ID NO.: 079-00-00-015

Do here by sell and convey to the party of the second part his heirs and assigns, the following described property to-wit: all of their right, title and interest, including both surface and mineral rights in and to the 300 acre tract of land, which was inherited by the parties of the first part from their deceased father, Farish Allen, and being the same land conveyed to Farish Allen by Si Allen lying and being situated on the waters of the Long Creek, tributary to the Licking River in Magoffin County, Kentucky, being more particularly described as follows: A 300 acre tract of land lying at the head of Long Creek and being bonded on the West by land of Sammy Allen, on the South by lands of Myrtle Allen, and on the East by lands of Otis Shepherd and Frank Shepherd and on the North by lands of George Brown and Hatcher Allen.

Being the same property conveyed to Corbin Joseph from Morna May Minix, Austin Minix and Paul Allen by Deed dated June 29, 1956, and of record in Deed Book 125, Page 159, of the Magoffin County Clerk’s Office.

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, August 23, 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.

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NOTICE OF INTENTION TO MINE Pursuant to Application No. 877-0243 Operator Change

In accordance with 405 KAR 8:010, notice is hereby given that Done Right Reclamation, LLC, 1376 Tom Frazier Way, Salyersville, KY 41465 intends to revise Permit No. 877-0243 to change the operator. There operator presently approved for this permit is Done Right Reclamation, LLC, 1376 Tom Frazier Way, Salyersville, KY 41465. The new operator will be Foothills Mining LLC, 2485 Hwy 460 East, West Liberty, KY 41472.

The operation is located 1.1 miles south of Waldo in Magoffin County. The operation 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 operation is located on the David USGS 7.5 minute quadrangle map.

The application has been filed for public inspection at the Division of Mine Reclamation and Enforcement Hazard Regional Office, 556 Village Lane, Hazard, KY 41702. Written comments or objections must be filed with the Director, Division of Mine Permits, 300 Sower Blvd, Frankfort, Kentucky 40601. All comments or objections must be received within fifteen (15) days of today’s date.

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MORE CLASSIFIED ADS ON PAGE B9