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Alan Halsey
Publisher / Editor
(606)359-2381

POSTMASTER: Send address changes to The Swift Creek Courier, 236 Main St, Campton KY 41301. theswiftcreekcourier@gmail.com

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ANNOUNCEMENT

Ministerial Association Thanksgiving Service

Ministerial Association Thanksgiving Service Tues., Nov. 26th at 6:30PM at Good Shepherd Church - 532 Main St. Join the Wolfe County Ministerial Association with representatives from Campton Methodist, Campton Baptist, and Good Shepherd Catholic as we give thanks for our blessings. Service at 6:30PM Tuesday the 26th with light refreshments to follow.

You are invited!

Torrent Church of God Annual Missionary Ladies' Auction.

Saturday, November 23rd at 10am.

If you have items to donate, please note:

Non-perishable items need to be at the church by Thursday, Nov. 21st to allow time for display.

Please bring perishable items Saturday, Nov. 23rd.

LEGALS

NOTICE OF MASTER COMMISSIONER SALE

COMMONWEALTH OF KENTUCKY WOLFE CIRCUIT COURT CIVIL ACTION NO. 22-CI-00032

MTAG AS C/F MGD-KY, LLC PLAINTIFF

V.

UNKNOWN HEIRS OF JAMES TOLSON; UNKNOWN SPOUSES OF THE UNKNOWN HEIRS OF JAMES TOLSON; UNKNOWN OCCUPANT(S) OF THE PREMISES; CONNIE LOUIS BLOOM, AS EXECUTRIX OF THE ESTATE OF JAMES TOLSON; KATHY LYNN BLOOM, AS EXECUTRIX OF THE ESTATE OF JAMES TOLSON; CAPITAL ONE BANK; COMMONWEALTH OF KENTUCKY-WOLFE COUNTY DEFENDANTS

Pursuant to the Summary Judgment; Default Judgment, And Order Of Sale of the Wolfe Circuit Court entered in Civil Action No. 22-CI-00032 on September 16, 2024, the undersigned will offer for Sale, at public auc-

tion, the following described real property, to-wit:

Property Address: 4133 KY 1812, Campton, KY 41301

Kentucky Map ID: 092-00-00-012.00

This sale is subject to all restrictions, conditions, covenants and all legal highways and easements. Said property is being sold to enforce a judgment lien herein, plus interests, costs, and expenses pursuant to Judgment.

THE SALE WILL BE CONDUCTED AT 11:30 A.M. on TUESDAY, DECEMBER 10, 2024, AT THE FRONT DOOR OF THE WOLFE COUNTY COURTHOUSE, 10 COURT STREET, CAMPTON, KENTUCKY.

Said property shall be sold to the highest and best bidder upon the following terms:

1. At the time of sale the successful bidder shall either pay cash or make a deposit of at least ten (10%) percent of the purchase price with the balance on credit for thirty (30) days. In the event of default by the purchaser the ten percent (10%) deposit made by the purchaser shall be applied to any costs and/or expenses of this action. In the event the successful bidder elects to credit the balance, he or she will be required to post bond and furnish an acceptable surety or sureties thereon approved by the Master Commissioner. Said bond shall be for the unpaid purchase price and bear interest at the rate of 12% per annum from the date of sale until paid. Any purchaser or purchasers shall have the privilege of paying said bond before maturity by paying the principal thereof together with all accrued interest thereon. The bond shall have the force and effect of a judgment in order to secure the payment of the balance of the purchase price and said bond shall constitute a prior and superior lien on the property until paid. No bond or earnest money shall be required if the Plaintiffs hereto shall be the purchasers and the bid is less than their adjudged lien.

2. All delinquent property taxes shall be paid from the proceeds of the sale. The purchaser shall be required to assume and pay all ad valorem taxes assessed by the County of Wolfe and State of Kentucky for the year of the sale and all subsequent years. The property shall further be sold subject to any delinquent State, County and/or city real estate taxes sold pursuant to the provisions of KRS Chapter 134 to any private purchaser during the pendency of this action.

3. The property shall otherwise be sold free and clear of any right, title and interest of all parties to the action and of their liens and encumbrances thereon, and all existing liens recorded after the recording of the Plaintiff's Lis Pendens Notice, excepting and subject to however, easements, restrictions, stipulations and covenants of record in the Wolfe County Court Clerk's office, any facts which an inspection and accurate survey of the property may disclose and any assessments for public improvements levied against the property.

4. The right of possession of the real estate and any improvements thereon shall pass to the purchaser upon payment of the purchase price, confirmation of the Report of Sale by the Wolfe Circuit Court and Delivery of the Master Commissioner's Deed to said purchaser or their representative.

5. The risk of loss of the improvements of the real property shall pass to the purchaser or purchasers at the time of sale. The successful bidders may, from the date of sale until they obtain the right of possession, carry fire and extended coverage insurance on the improvements on such property in an amount no greater than any monies paid at the time of sale plus the unpaid balance of the purchase price, with a loss clause payable to the Master Commissioner of the Wolfe Circuit Court.

6. Upon default of the payment of the deposit or posting of bond by the purchaser, the Master Commissioner shall immediately

re-sell the property upon the same terms and conditions set out herein.

FURTHER INFORMATION REGARDING THE PROPERTY AND/OR SALE THEREOF CAN BE FOUND IN THE WOLFE CIRCUIT COURT CLERK'S OFFICE BY THE FILE NAME AND NUMBER LISTED ABOVE, THE WOLFE COUNTY PROPERTY VALUATION ADMINISTRATOR'S OFFICE AND THE WOLFE COUNTY COURT CLERK'S OFFICE. PROSPECTIVE BIDDERS ARE ADVISED AND ENCOURAGED TO REVIEW ANY AND ALL DOCUMENTS AVAILABLE AT THESE LOCATIONS FOR MORE DETAILS OF THE PROPERTY OR SALE, AS THE MASTER COMMISSIONER HAS NO ADDITIONAL INFORMATION AND DOES NOT WARRANT TITLE TO THE PROPERTY TO BE SOLD.

/s/ Kenneth R. Profitt
KENNETH R. PROFITT
MASTER COMMISSIONER
WOLFE CIRCUIT COURT
1160 BIG ANDY RIDGE
ROGERS, KENTUCKY
41365
(606) 424-9661
wolfemastercommissioner@gmail.com

PROBATE NOTICE POWELL DISTRICT COURT

IN RE: Estate of Decedent: **CONNIE TOWNSEND.**

Notice is hereby given Hon. Scott Graham, has filed a Final Settlement with Powell District Court. All objections must be filed before the hearing date of 12-20-2024 at 9:00 am.

Dolly Parton's Imagination Library

Do you have a child from the ages 0-4 that lives in Wolfe County? If so, please contact me! I will get them signed up for the Imagination Library! They will receive a free book each month shipped to their home until they turn 5 years old. Please share, I would like to make sure every child in our county in this age group is enrolled. If you have a child enrolled and is not receiving books let me know.

Contact: 668-8003
Or. wendy.pelfrey@wolfe.kyschools.us

Clay City Fire Department Responds to Structure Fire on Main Street: Clay City

POWELL COUNTY

Lisa Johnson; journalist

On November 14, 2024, at approximately 6:18 a.m., the Clay City Fire Department was toned out to a structure fire at 3986 Main Street, Clay City, Kentucky. Upon arrival, firefighters found a mobile home fully engulfed in flames. Joining Clay City Fire on scene Middlefork and Stanton Fire Departments, demonstrating the strong collaboration and teamwork among emergency responders. Additionally, represented by Medic Chad Charles and EMT Nathan Lewis, Powell County EMS was on-site in the safety area, ready to assist any needed team members. Their presence further highlighted the

Clay City Residents ask for Action on Neglected Area

POWELL COUNTY

Lisa Johnson; journalist

In recent years, a once thriving section of Powell County Clay City has fallen into neglect and disrepair, leaving residents deeply concerned about the safety and well-being of their community.

As one resident and business owner stated, "Clay City has gone so far back that it scares me."

Once known for its small-town charm and close-knit atmosphere, this area is near 52. 1/2 First Ave has become a breeding ground for unsafe living conditions, posing a severe threat to the community's health.

A group of individuals, many of whom have brought in old, dilapidated campers over the last three to four years. He has settled in the area where the property was owned by one person who is now incarcerated; despite his incarceration, the property continues to be used for drugs.

One of the most alarming consequences of this situation is the rapid spread of rat infestation.

This pest, drawn to the unsanitary conditions surrounding the campers, has become a pervasive problem. One person leaves in a camper, hearing rats chewing their way into the shelter at night. Some people even request cats to



help control the rat population. The rodent problem is severe.

Adding to this chaos, multiple fires have broken out in the area, some of which have nearly spread to nearby government housing. The city's emergency services have responded countless times, only to return again as the same problems persist. Drug overdoses, fires due to cooking meth which allows the vapors to rise in the area.

Beyond the campers, abandoned homes are relics of previous fires. These burned-out structures, untouched by city cleanup efforts, now serve as shelters for homeless individuals. The dangers these abandoned houses pose are not just to those seeking refuge in them but to the emergency re-

sponders called to the area. With records of who might be living in these vacant homes, first responders can avoid uncertainty and risk whenever they enter the scene.

Clay City is a small town, but it has a big heart. The people who live here believe in the beauty and potential of their community. They know that with the proper steps, their city can thrive again. It's time for the city to take action before the situation spirals out of control. This town is worth saving, and the residents are ready to do whatever it takes to see Clay City flourish again.

Clay City might have been rated the "Poorest City in Kentucky." But as someone stated, "We might be poor, but we don't have to live dirty!"



seamless teamwork and dedication of all involved.

Maglene Strange, owner of the property, whose daughter Patricia Issaacs, was present on-site to provide any information to first responders. Despite the total loss of the mobile home, the fire departments worked diligently to prevent the flames

from spreading to two nearby buildings, safely safeguarding additional properties from significant damage.

The cause of the fire is currently under investigation. While the loss of the home is never good, the combined efforts of the fire departments and Powell County EMS have an unwavering

commitment to the community. None of this would be possible without our lifeline-our dispatch center, 911-whose coordination plays a vital role in every emergency response. Thier critical role underscores the importance of teamwork in ensuring the safety of our community.