

Classifieds

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Powell County Public Notice

COMMONWEALTH OF KENTUCKY
POWELL CIRCUIT COURT
CIVIL ACTION NO. 25-CI-00082

STORI MICHELLE ROTHWELL

PLAINTIFF

V.

WENDY MASON, AND HER UNKNOWN SPOUSE, IF ANY;
ROBERT LEE MASON III, A MINOR CHILD; DISCOVER BANK;
POWELL COUNTY, KENTUCKY; and
UNKNOWN DEFENDANTS, INCLUDING HEIRS AND CONSORTS
OF THEM AND EACH OF THEM AND THEIR RESPECTIVE INTEREST
OF SUCH UNKNOWN DEFENDANTS, UNKNOWN HEIRS AND THEIR
RESPECTIVE CONSORTS, IF ANY

DEFENDANTS

Pursuant to a Judgement And Order Of Sale of the Powell Circuit Court entered in Civil Action No. 25-CI-00082 on November 19, 2025, the undersigned will offer for Sale, at public auction, the following described real property, to-wit:

A certain lot or parcel of vacant land lying and being in Powell County, Kentucky:

On the waters of Red River and on the road leading from Clay City to Vaughn's Mill which is more particularly bound and described as follows:

Beginning at a set stone and fence in the west margin of the Hardwick's Creek Road, corner to Abney property; thence running in a westerly direction with line and fence of Abney a distance of 257 feet to set stone, corner Abney and Alexander; thence in a Northerly direction with the Alexander line a distance of 100 feet to a set stone; thence with the Alexander line in an easterly direction of 257 feet to a set stone in margin of road; thence in a southerly direction 100 feet running with the margin of said road to the Abney line, the point of beginning. Being a parcel of land 100 x 257 feet.

MAP ID # 15P-00-00-035.00

THE SALE WILL BE CONDUCTED AT 3:00 P.M. on MONDAY, JANUARY 05, 2025, AT THE FRONT DOOR OF THE POWELL COUNTY COURTHOUSE, 525 WASHINGTON STREET, STANTON, KENTUCKY.

This sale is subject to all restrictions, conditions, covenants and all legal highways and easements and 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 (20%) 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 6% 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.

2. The purchaser shall be required to assume and pay all ad valorem taxes which are due. 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.

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 Powell 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 Powell 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 Powell 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 POWELL CIRCUIT COURT CLERK'S OFFICE BY THE FILE NAME AND NUMBER LISTED ABOVE, THE POWELL COUNTY PROPERTY VALUATION ADMINISTRATOR'S OFFICE AND THE POWELL 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. Profit
KENNETH R. PROFITT
MASTER COMMISSIONER
POWELL CIRCUIT COURT
1160 BIG ANDY RIDGE
ROGERS, KENTUCKY 41365
(606) 424-9661
powellmastercommissioner@gmail.com

MAGIC MAZE ● — STICK

S	T	P	L	I	E	B	X	U	Q	N	J	G	D	Z
W	T	Q	N	B	K	H	D	M	A	X	U	R	P	M
J	G	D	A	R	X	V	R	E	G	G	A	W	S	S
Q	N	K	M	E	I	E	L	A	N	F	D	A	X	V
T	E	Q	U	A	L	C	H	S	I	F	O	M	J	H
F	C	L	R	D	I	Z	A	U	K	Y	W	U	R	P
O	G	N	D	S	L	S	Z	R	L	J	H	F	D	B
Z	G	I	P	N	L	X	V	I	A	T	R	Q	O	M
K	F	O	B	A	A	I	H	N	W	F	D	B	Z	Y
W	P	V	P	O	H	C	T	G	R	S	Q	O	N	L
K	I	H	F	E	U	C	D	C	A	Z	X	W	V	U

Find the listed words in the diagram. They run in all directions forward, backward, up, down and diagonally
Unlisted clue hint: SCALY SWIMMERS

Big	Chop	Measuring	Swagger
Bread	Cue	Pogo	Swizzle
Candle	Drum	Popsicle	Walking
Chap	Fiddle	Slap	

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HOCUS - FOCUS

BY HENRY BOLTINOFF



Find at least six differences in details between panels.



Weekly SUDOKU

5	6	7		8	1	3	4	2
			7		6			
8			4	5				9
2			6	9			7	4
7			2	4	5		8	
			3		7	2		
4		9						1
		8			4		2	
1		5	7				6	

Place a number in the empty boxes in such a way that each row across, each column down and each small 9-box square contains all of the numbers from one to nine.

DIFFICULTY THIS WEEK: ◆◆

◆ Moderate ◆◆ Challenging
◆◆◆ HOO BOY!

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Letter Box by Linda Thistle

Place a letter in the empty boxes in such a way that each row across, each column down and each small 9-box square contains all of the letters listed above the diagram. When completed, the row indicated will spell out a word or words.

A B C K N R S T U

	R			N		C		A
N			C				K	
	A			T				U
C		S	U				R	
	U	T					N	
A		R				B		
K	U	C				R	S	
A	C	K	U					

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