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**COMMONWEALTH OF KENTUCKY
BREATHITT CIRCUIT COURT
CASE NO. 24-CI-00035**

HSB BANK USA, NATIONAL ASSOCIATION AS TRUSTEE IN TRUST FOR CITIGROUP MORTGAGE LOAN, TRUST INC., ASSET BACKED PASS THROUGH CERTIFICATES SERIES 2003-HE4 PLAINTIFF

VS.

MELISSA TURNER WATTS, AS HEIR OF THE ESTATE OF ANITA L. TURNER, AKA ANITA LOUISE TURNER, AKA ANITA TURNER; MELISSA TURNER WATTS, AS ADMINISTRATOR OF THE ESTATE OF VIRGIL RAY TURNER; TIMOTHY W. GROSS, AKA TIMOTHY GROSS, AKA TIMOTHY WAYNE GROSS, AS ADMINISTRATOR OF THE ESTATE OF ANITA L. TURNER, AKA ANITA LOUISE TURNER, AKA ANITA TURNER; PATRICIA LOUISE GROSS, AKA PATRICIA TURNER GROSS, AKA PATRICIA TURNER, AS HEIR OF THE ESTATE OF ANITA L. TURNER, AKA ANITA LOUISE TURNER, AKA ANITA TURNER; UNKNOWN HEIRS, DEVISEES, LEGATEES, BENEFICIARIES OF ALMA JEANINE TURNER, AKA ALMA J. TURNER, AKA ALMA TURNER, AKA JEANINE TURNER AND THEIR UNKNOWN CREDITORS; THE UNKNOWN EXECUTOR, ADMINISTRATOR, OR PERSONAL REPRESENTATIVE OF THE ESTATE OF ALMA JEANINE TURNER, AKA ALMA J. TURNER, AKA ALMA TURNER, AKA JEANINE TURNER; LVNV FUNDING LLC; COMMONWEALTH OF KENTUCKY, DIVISION OF UNEMPLOYMENT INSURANCE; TIMOTHY W. GROSS, AKA TIMOTHY GROSS, AKA TIMOTHY WAYNE GROSS, AS HEIR OF THE ESTATE OF ANITA L. TURNER, AKA ANITA LOUISE TURNER, AKA ANITA TURNER DEFENDANTS

NOTICE OF SALE

By virtue of the Judgment and Order of Sale entered by the Breathitt Circuit Court on February 21, 2025 in the above cause, the undersigned Master Commissioner of the Breathitt Circuit Court will sell at public auction to the highest bidder on Tuesday, April 1, 2025 at 10:20 a.m., local time, at the front door of the Breathitt County Courthouse, on Main Street, Jackson, Kentucky, the subject real property known as:

Property Address: Broadway Street
Jackson, Breathitt County KY

Map ID No.: 086-30-04-005.0

Being the same property conveyed to Anita L. Turner, no marital status shown, and transfer on death beneficiaries Melissa Turner, no marital status shown, Patricia Turner, no marital status shown, and Jeannie Turner, no marital status shown who acquired title by virtue of a Will recorded in Will Book 6, Page 411, as deemed admitted to probate by Order Probate Case 94-P040 filed April 25, 1994, Breathitt County, Kentucky records.

INFORMATIONAL NOTE: Anita Turner died on May 20, 2022, and pursuant to the language in the above-mentioned will, all her interest passed to Melissa Turner, Patricia Turner, and Jeannie Turner

There is excepted from the above described property the following:

No. 1: The lot at the southeast corner of Broadway Street and Hawk Street conveyed to the United States of America by deed from J.S. Redwine, et ux., dated August 26, 1911, of record in Deed Book 30, part 2, page 392.

No. 2: The portion thereof fronting on the south side of Broadway about seventy (70) feet and extending southwardly about the same width about one hundred ninety (190) feet to Sycamore Street, conveyed to the Commonwealth of Kentucky, June 24, 1964, by deed from Mattie Lee Redwine, et al., of record in Deed Book 113, at page 241.

No. 3: A certain rectangular lot or parcel of land situated in the northeast corner of Sycamore and Hawk Streets in Jackson, Breathitt County, Kentucky, said lot fronting fifty (50) feet on the north side of Sycamore Street and eighty (80) feet on the east side of Hawk Street and being the same property conveyed to Breathitt County of Board of Health from Anita L. Turner, et al., by deed dated January 30, 1997, and of record in Deed Book 182, at page 439.

The above described property shall be sold subject to the following conditions:

1. The Plaintiff shall recover Judgment against the property which is the subject of this action in the sum of \$32,569.47 interest in the amount of \$3,536.99 as of December 3, 2024 interest shall continue to accrue at the Note rate of 8.65% until sale, reimbursement of attorney's fee in this action; and sums advanced in payment of ad valorem taxes, insurance premiums, winterization or in preservation of the real estate, late fees, costs, attorney's fees, and other advances pursuant to the terms of the Note and Mortgage as Plaintiff is hereby permitted to demonstrate by Affidavit and Motion for Supplement Judgment at any time prior to distribution of the proceeds from the sale.

2. The purchaser at the Master Commissioner's sale shall take the real estate free and clear of the claims of the parties to this action, but it shall be sold subject to the following:

a. All ad valorem real estate taxes;

b. Any easements, restrictions, stipulations and agreements of record;

c. Any matters disclosed by an accurate survey or inspection of the property;

d. Any current assessments for public improvements levied against the property;

3. The Plaintiff, the Master Commissioner and the Court shall not be deemed to have warranted title of the real estate to the purchaser.

4. The real estate is indivisible and cannot be divided without materially impairing its value or the value of the interests of the Plaintiff and shall be sold as a whole.

5. For making such sale of the real property, the advertisement shall be run in accordance with KRS 424.130.

6. The Master Commissioner shall have the real estate appraised, under oath, by two (2) disinterested, intelligent housekeepers of the county pursuant to KRS 426.200.

7. The Purchaser(s) shall be required to make a cash deposit of ten (10%) of the sale price and shall execute a bond, for the unpaid balance of the purchase price, with good and sufficient surety, with the bond to be approved by the Master Commissioner, and shall bear interest of the rate of 8.65% per annum from the date of the sale, until paid. The bond shall have the full force and effect of a Judgment.

8. The purchaser's bond shall be due and payable within thirty (30) days of the date of the sale.

9. If the Plaintiff is the successful purchaser, then in lieu of a deposit, Plaintiff shall be allowed to bid on credit up to the judgment amount. Plaintiff shall be obligated to pay court costs, the fee and costs of the Master Commissioner, and any real estate taxes payable pursuant to this Order if it is the successful purchaser.

10. Upon confirmation of the sale, the risk of loss shall pass to the purchaser.

11. The purchaser shall be required to purchase fire and extended coverage insurance on any improvements to the real property and mobile home, from the date of sale until the purchase price is paid in full to extent of the Court-appraised value of the improvements of the unpaid balance of the purchase price, whichever is less, with a loss clause payable to the Master Commissioner of the Breathitt Circuit Court of the Plaintiff herein.

12. The purchaser shall be responsible for ad valorem taxes for the current year 2025, and all subsequent years.

13. The Purchaser(s) at the Master Commissioner Sale shall take the real estate free and clear of the claims, interest, liens, and encumbrances of all parties herein, with the exception of any other liens, restrictions and/or easements appearing of record in the Breathitt County Clerk's Office. Purchaser is responsible for searching the title to this property prior to purchase.

14. The Defendants, after confirmation of the sale, or any person holding under them, are no longer entitled to possession of the property, and the Defendants or any person holding under them are ordered to vacate the premises upon notice that the sale has been confirmed. The Sheriff of Breathitt County is authorized and directed to evict any party or parties to this case occupying or claiming an interest in said property adverse to the purchaser upon proof of entry of this judgment and the order confirming sale without further Order of Court.

15. The sale of the proceeds shall be distributed as follows:

a. To the costs of the sale, including all Commissioner's costs.

b. To the full satisfaction of any liens for delinquent ad valorem taxes and sewer assessment against the real estate;

c. To the full satisfaction of Plaintiff's lien as adjudicated herein, including reimbursement for its costs, expenses and attorney's fees as set forth herein.

d. Any remaining proceeds of the sale shall be held by the Master Commissioner until further order of this Court.

/s/ Marcia L. Wireman
Hon. Marcia Wireman
Master Commissioner

**COMMONWEALTH OF KENTUCKY
BREATHITT CIRCUIT COURT
CASE NO. 20-CI-00273**

INDEPENDENT CAPITAL HOLDINGS, LCC. PLAINTIFF

VS

MATTHEW KING; COMMONWEALTH OF KENTUCKY, COUNTY OF BREATHITT MIDSOUTH CAPITAL PARTNERS, LP; DORIS TRENT, AS TRUSTEE FOR MATTHEW KING DEFENDANTS

NOTICE OF SALE

By virtue of the Judgment and Order of Sale entered by the Breathitt Circuit Court on January 30, 2025 in the above cause, the undersigned Master Commissioner of the Breathitt Circuit Court will sell at public auction to the highest bidder on Tuesday, April 1, 2025 at 10:10 a.m., local time, at the front door of the Breathitt County Courthouse, on Main Street, Jackson, Kentucky, the subject real property known as:

Property Address: Highway 378
Jackson, Breathitt County KY
PVA MAP #: 147-00-00-003.00

Being the same property conveyed to Doris Trent, as Trustee for Matthew King, from Malinda King and Daniel King, by Deed dated September 4, 1990, and recorded in Deed Book 164, Page 697 in the office of the Breathitt County Clerk's Office. Grantors, Malinda King and Danile King retained a life estate. Malinda King dies on March 13, 1991. Daniel King died on June 14, 1992.

The above described property shall be sold subject to the following conditions:

1. The Plaintiff is awarded a judgment, in rem only, against the Defendants, for the face amount of the Certificate of Delinquency held by Plaintiff for the tax year of 2012 of \$234.83, plus accrued interest in the amount of \$293.75 through March 2024, administrative fees of \$115.00, prelitigation attorney's fees of \$234.83, as well as court costs of \$1,316.69 and reasonable attorneys' fee expended herein in the amount of \$2,000.00 the total Judgement as of this date being \$4,195.10 , for all of which Plaintiff may have immediate execution, garnishment, or other process of this Court, and which shall extinguish any interest that the Defendant(s) may have in the subject property.

2. The Plaintiff is the holder of a first, prior and superior lien against the real estate hereinafter described, equal in priority to the claims of all other Defendant(s) holding ad valorem tax items. In order to secure the foregoing Judgment said property shall be sold as a whole by the Master Commissioner of this Court to satisfy the lien indebtedness. The property securing the subject lien indebtedness set forth hereinabove is located in Breathitt County, Kentucky and consists of property which cannot be divided without materially impairing its value or the value of the Plaintiff's interest therein, and must be sold as one unit to satisfy the above lien indebtedness..

3. The Plaintiff, the Master Commissioner and the Court shall not be deemed to have warranted title of the real estate to the purchaser.

4. For making such sale of the real property, it shall be advertised in accordance with KRS 424.130.

5. The Master Commissioner shall have the real estate appraised, under oath, by two (2) disinterested, intelligent housekeepers of the county pursuant to KRS 426.200.

6. The Purchaser(s) shall be required to make a cash deposit of ten (10%) of the sale price and shall execute a bond, for the unpaid balance of the purchase price, with good and sufficient surety, with the bond to be approved by the Master Commissioner, and shall bear interest at the of 6% per annum from the date of the sale, until paid. The bond shall have the full force and effect of a Judgment.

7. The purchaser's bond shall be due and payable within thirty (30) days of the date of the sale.

8. In the event that the Plaintiff bids on the real property, it shall be entitled to take, for bidding purposes only, against the total amount of its judgment herein granted to the extent of the purchase price bid by Plaintiff. In the event that the Plaintiff places the highest bid and becomes the purchaser of the property and the bid amount is not sufficient to pay the costs and all tax liens holders of equal priority, the Plaintiff's credit for disbursement purposed in limited to its pro rata share of the proceeds after payment of all costs including court, costs, publication costs, and costs otherwise associated with the action and sale.

9. The Purchaser(s) at the Master Commissioner Sale shall take the real estate free and clear of the claims, interest, liens, and encumbrances of all parties herein, with the exception of any other liens, restrictions and/or easements appearing of record in the Breathitt County Clerk's Office, and payment of the 2025 and subsequent Breathitt County real estate taxes and any outstanding taxes that would be revealed by a title search of the property. Purchaser is responsible for searching the title to this property prior to purchase.

10. The sale of the proceeds shall be distributed as follows:

a. To the costs of the sale, including all Commissioner's costs.

b. To the full satisfaction of any liens for delinquent ad valorem taxes assessed against the real estate;

c. To the full satisfaction of Plaintiff's lien as adjudicated herein, including reimbursement for its costs, expenses and attorney's fees as set forth herein.

d. The satisfaction of any junior liens on the real estate, in the same priority that they held on the real estate.

e. Any remaining proceeds of the sale shall be held by the Master Commissioner until further orders of this Court.

/s/ Marcia L. Wireman
Hon. Marcia Wireman
Master Commissioner

REQUEST FOR PRO-POSALS

**FURNISHINGS FOR BREATHITT ATC + BUS GARAGE
BREATHITT COUNTY SCHOOLS
Lakeside Drive, Jackson, Kentucky 41339
KDE BG #24-189**

Pricing Proposals, clearly marked FURNISHINGS for BREATHITT ATC + BUS GARAGE will be received from qualified dealers by Breathitt County Schools via email until end of day Tuesday April 1, 2025. Proposals received after this time shall not be accepted.

Proposals shall include furniture and pallet rack selections as required to meet the design intent ex-pessed in the contract project documents and in the Furnishings RFP dated March 18, 2025. These documents are available by email request to sabrina@thjarch.com. Dealer selection will be decided upon through digital submission. For more information or to request an RFP, contact Sabrina Oaks via email at sabrina@thjarch.com.

**COMMONWEALTH OF KENTUCKY
BREATHITT CIRCUIT COURT
CASE NO. 20-CI-00218**

MID SOUTH CAPITAL PARTNERS, LP PLAINTIFF

VS.

MARY LOUISE COMBS; UNKNOWN SPOUSE, IF ANY, OF MARY LOUISE COMBS; COMMONWEALTH OF KENTUCKY, COUNTY OF BREATHITT; LIVINGSTON FINANCIAL, LLC; JACKSON HOSPITAL CORPORATION, D/B/A KENTUCKY RIVER MEDICAL CENTER, AND MIDLAND FUNDING, LLC DEFENDANTS

NOTICE OF SALE

By virtue of an Order entered by the Breathitt Circuit Court on February 28, 2025 in the above cause, the undersigned Master Commissioner of the Breathitt Circuit Court will sell at public auction to the highest bidder on Tuesday, April 1, 2025 at 10:00 a.m., local time, at the front door of the Breathitt County Courthouse, on Main Street, Jackson, Kentucky, the subject real property known as:

Property Address: Big Branch
Kragon, Breathitt County, KY
PVA MAP #: 122-00-00-023.00

Being the same property conveyed to Mary Louise Combs, single, from Clyde Jennings and Toma Jennings, his wife, and Ralph Jennings, single and Wanda Martin and Lon A. Martin, her husband, by deed dated November 9, 1992, and of record in Deed Book 170, Page 296 in the Breathitt County Clerk's Office.

Exceptions

All coal and mineral rights are excluded from this conveyance, the same having been sold heretofore. Also excepted is the right of way for the new Kentucky Highway #15, heretofore sold by grantors to the State.

All coal, oil, gas and other mineral rights/interests and a right of way for new Kentucky Highway 15 have been previously excepted and excluded from the foregoing conveyance by the grantor's predecessors in title, and are hereby expressly excepted and excluded from the above conveyance (see instruments of record in the Office of the Breathitt County Court Clerk).

The above described property shall be sold subject to the following conditions:

1. The Plaintiff is granted Judgment, in rem, against the Defendant (s), for the face amount of the Certificate of Delinquency held by Plaintiff for the tax year of 2017 of \$89.42, plus accrued interest in the amount of \$64.97 through November 2024, administrative fees of \$115.00, prelitigation attorney's fees of \$89.42, as well as court costs of \$1,689.90 and reasonable attorneys' fee expended herein in the amount of \$2,000.00. LESS payments received by the Plaintiff in the aggregate amount of \$1,482.00 the total Judgment as of this date being \$2,566.71, for all of which Plaintiff may have immediate execution, garnishment, or other process of this Court, and which shall extinguish any interest that the Defendant(s) may have in the subject property.

2. The Plaintiff is the holder of a first, prior and superior lien against the real estate hereinafter described, equal in priority to the claims of all other Defendant(s) holding ad valorem tax items. In order to secure the foregoing Judgment said property shall be sold as a whole by the Master Commissioner of this Court to satisfy the lien indebtedness. The property securing the subject lien indebtedness set forth hereinabove is located in Breathitt County, Kentucky and consists of property which cannot be divided without materially impairing its value or the value of the Plaintiff's interest therein, and must be sold as one unit to satisfy the above lien indebtedness..

3. The Plaintiff, the Master Commissioner and the Court shall not be deemed to have warranted title of the real estate to the purchaser.

4. For making such sale of the real property, it shall be advertised in accordance with KRS 424.130.

5. The Master Commissioner shall have the real estate appraised, under oath, by two (2) disinterested, intelligent housekeepers of the county pursuant to KRS 426.200.

6. The Purchaser(s) shall be required to make a cash deposit of ten (10%) of the sale price and shall execute a bond, for the unpaid balance of the purchase price, with good and sufficient surety, with the bond to be approved by the Master Commissioner, and shall bear interest at the of 12% per annum from the date of the sale, until paid. The bond shall have the full force and effect of a Judgment.

7. The purchaser's bond shall be due and payable within thirty (30) days of the date of the sale.

8. In the event that the Plaintiff bids on the real property, it shall be entitled to take, for bidding purposes only, against the total amount of its judgment herein granted to the extent of the purchase price bid by Plaintiff. In the event that the Plaintiff places the highest bid and becomes the purchaser of the property and the bid amount is not sufficient to pay the costs and all tax liens holders of equal priority, the Plaintiff's credit for disbursement purposed in limited to its pro rata share of the proceeds after payment of all costs including court, costs, publication costs, and costs otherwise associated with the action and sale.

9. The Purchaser(s) at the Master Commissioner Sale shall take the real estate free and clear of the claims, interest, liens, and encumbrances of all parties herein, with the exception of any other liens, restrictions and/or easements appearing of record in the Breathitt County Clerk's Office, and payment of the 2025 and subsequent Breathitt County real estate taxes and any outstanding taxes that would be revealed by a title search of the property. Purchaser is responsible for searching the title to this property prior to purchase.

10. The sale of the proceeds shall be distributed as follows:

a. To the costs of the sale, including all Commissioner's costs.

b. To the full satisfaction of any liens for delinquent ad valorem taxes assessed against the real estate;

c. To the full satisfaction of Plaintiff's lien as adjudicated herein, including reimbursement for its costs, expenses and attorney's fees as set forth herein.

d. The satisfaction of any junior liens on the real estate, in the same priority that they held on the real estate.

e. Any remaining proceeds of the sale shall be held by the Master Commissioner until further orders of this Court.

/s/ Marcia L. Wireman
Hon. Marcia Wireman
Master Commissioner