

# Classifieds

Buy, Sell, Trade or Giveaway, Call (606) 723-5012

## Propane

**HARDY PROPANE GAS**  
141 Richmond Rd. • Irvine, KY • 723-2496  
**PROPANE & NATURAL GAS APPLIANCES SALES & SERVICE**  
Buck Gas Logs, Radiant Heaters, Gas Ranges, Gas Water Heaters  
Now serving all of Powell, Lee, Estill, Madison counties and most of Jackson and Clark. Large assortment of pilot assemblies, thermocouples, switches and gas valves. Gas tanks for sale, too!  
**Remember what Pepper says,**  
**"Always heat and cook on a fire, not on a wire!"**

## Excavating

**NEWMAN EXCAVATING INC.**  
**Gravel Hauling & Trucking**  
• Single Axle Truck & Tri-Axle Loads  
• 10 to 25 Ton Loads  
• 30 Years Experience  
  
**Call: Danny - 606-643-6118**  
**Jamie - 859-200-7465**

## Clay City Rentals



**CLAY CITY WESTWOOD APARTMENTS**  
30 First Avenue, Clay City, KY 40312  
Office: 606-663-2770  
TDD: 711

- \* Rent based on income
- \* 1 & 2 Bedrooms
- \* Amenities: Handicap, Refrigerator & Stove provided
- \* Office Hours: Tue. & Thurs., 8am – 2pm
- \* Currently accepting applicants\*

## Public Notice of Master Commissioner Sale

COMMONWEALTH OF KENTUCKY  
ESTILL CIRCUIT COURT  
CIVIL ACTION NO. 24-CI-00085

PENNYMAC LOAN SERVICING, LLC

VS.

JOHN D. NELSON, ET AL.

PLAINTIFF

DEFENDANTS

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**NOTICE OF SALE**

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Pursuant to and in compliance with the Judgment and Order of Sale of the Estill Circuit Court, the Master Commissioner will offer for Sale at public outcry the following described property located in Estill County, Kentucky:

**Property Address: 302 Elm Street, Kentucky 40472**  
**PVA Parcel No: 082-20-27-006.00**

Said sale shall take place on the following date and at the following location:

**THURSDAY, JANUARY 29, 2026, at 10:00 a.m.**  
**AT THE FRONT DOOR OF THE ESTILL COUNTY COURTHOUSE**  
**130 MAIN STREET, IRVINE, KENTUCKY**

Said property shall be sold to raise the amounts hereinafter set forth, together with interest and the costs of the action, and the following terms and conditions:

- At the time of the 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. Said bond shall be for the unpaid purchase price and bear the interest 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 together with all accrued interest. 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 are the purchasers and the bid is less than their adjudged lien.
- 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 Estill and State of Kentucky for the current year 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.
- 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 Estill County 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.
- The risk of loss and the right of possession of the real estate and any improvements thereon shall pass to the purchaser upon confirmation of sale by the Estill Circuit Court.

**FURTHER INFORMATION REGARDING THE PROPERTY AND/OR THE SALES THEREOF CAN BE FOUND IN THE ESTILL CIRCUIT COURT CLERK'S OFFICE BY THE FILE NAME AND NUMBER, THE ESTILL COUNTY PROPERTY VALUATION ADMINISTRATOR'S OFFICE, AND THE ESTILL COUNTY 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 PROPERTIES OR SALE, AS THE MASTER COMMISSIONER HAS NO ADDITIONAL INFORMATION AND DOES NOT WARRANT TITLE TO THE PROPERTY TO BE SOLD.**

This the 12<sup>th</sup> day of January, 2026.

/s/ Patrick E. O'Neill  
PATRICK E. O'NEILL  
MASTER COMMISSIONER  
ESTILL CIRCUIT COURT

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## Irvine Rentals



**NORTHWOOD APARTMENTS**  
1100 Winchester Rd., Ste. 25, Irvine, KY 40336  
Office: 606-723-2087  
TDD: 711

- \* Rent based on income
- \* 1 Bedroom
- \* Amenities: Handicap, Refrigerator & Stove provided
- \* Office Hours: Mon. & Wed., 9am – 3pm
- \* Currently accepting applicants\*



**IRVINE WEST APARTMENTS**  
126 Ridge Road, Box 25, Irvine, KY 40336  
Office: 606-723-2514  
TDD: 711

- \* Rent based on income
- \* 1 & 2 Bedrooms
- \* Amenities: Handicap, Refrigerator & Stove provided
- \* Office Hours: Tue. & Thurs., 9am – 3pm
- \* Currently accepting applicants\*

## Gravel Hauling

**Jack Walling**  
**GRAVEL HAULING & DOZIER WORK**  
**Free Estimates!**  
**606-643-5925**

## NOTICE

**SUBSCRIPTION INCREASE**  
**All mail subscription prices increase on February 15th to**  
**ESTILL - \$30**  
**POWELL - \$30**  
**ALL BORDER COUNTIES - \$50**  
**KENTUCKY & OTHERS \$60**