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Public Notice of Master Commissioner Sale

COMMONWEALTH OF KENTUCKY
ESTILL CIRCUIT COURT
CIVIL ACTION NO. 24-CI-00112

FREEDOM MORTGAGE CORPORATION

PLAINTIFF

VS.

AUSTIN RICKSON and
SAVANNAHA RICKSON

DEFENDANTS

NOTICE OF SALE

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: 288 Broadway, Irvine, KY 40336
PVA Parcel No: 071-30-10-003.00

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:

1. 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 six percent (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.
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 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.
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 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 properties.
4. 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 PROPERTIES AND/OR SALES THEREOF CAN BE FOUND IN THE ESTILL CIRCUIT COURT CLERK’S OFFICE BY THE FILE NAME AND NUMBER FOR EACH SALE, 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 PROPERTIES OR SALE, AS THE MASTER COMMISSIONER HAS NO ADDITIONAL INFORMATION AND DOES NOT WARRANT TITLE TO THE PROPERTY TO BE SOLD. THE PROPERTY SALES, IF MORE THAN ONE IS SCHEDULED FOR A PARTICULAR DAY, WILL OCCUR SEQUENTIALLY AT THE APPOINTED HOUR.

This the 12th day of January, 2026.

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

MAGIC MAZE ● **ON TOP OF THINGS**

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

Find the listed words in the diagram. They run in all directions forward, backward, up, down and diagonally
Unlisted clue hint: ON TOP OF A CAKE

Antenna
Chimney
Crow's nest
Crown

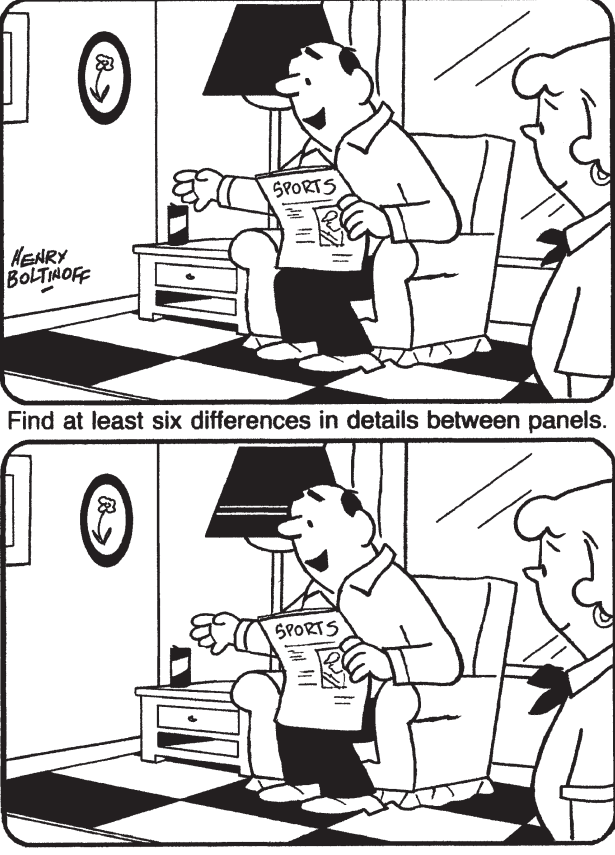
Domes
Peak
Penthouse
Skylights

Solar panels
Spires
Steeple
Tierra

Toupee
Turret
Wig

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HOCUS-FOCUS BY **HENRY BOLTINOFF**



Find at least six differences in details between panels.

Differences: 1. Arm is shorter. 2. Window sill is higher. 3. Bow is larger. 4. Paper is longer. 5. Lampshade is different. 6. Sleeve is different.

Weekly SUDOKU

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

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.

	B	E	F	K	N	O	R	S	T
			K			T		S	
		T		O					F
	N				S	E	K		
			S	E				N	
		N			O		B		E
	O					F			K
	F		T		R		E		B
→									
		R		B		S		F	

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