

# Classifieds

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

## Powell County Public Notices

### Notice to Creditor

ESTATE OF: Billy Helton Published 01/14/26  
ADMINISTRATOR: Angela Helton, 2107 Lower Cane Creek Rd.,  
Stanton, KY 40380  
DATE APPTD: 01-06-2026

Notice is hereby given by the Powell District Court that administration has been granted in the estate listed above. All persons having claims against the same have six months from the date of the appointment to file the same, properly proven, with the respective representative.

Brian King, Clerk, Powell District Court  
Stanton, KY 40380. Telephone (606) 663-4141

### Notice to Creditor

ESTATE OF: James Wayne Roundtree Published 01/14/26  
EXECUTOR: Lloyd Stanfield  
DATE APPTD: 01-09-2026  
ATTORNEY: Hon. Brian Thomas, 51 South Main St.,  
Winchester, KY 40391

Notice is hereby given by the Powell District Court that administration has been granted in the estate listed above. All persons having claims against the same have six months from the date of the appointment to file the same, properly proven, with the respective representative.

Brian King, Clerk, Powell District Court  
Stanton, KY 40380. Telephone (606) 663-4141

## Cemetery Mowing

### CEMETERY MAINTENANCE

Turpin Cemetery Inc. at Winston is looking for someone to mow, weed eat and maintain the two plus acre cemetery from April 1, 2026 through October 31, 2026. This will be 2 mowings per month. Please send bids for the 2026 mowing season to:

**PO Box 688, Irvine KY 40336**

## Home Inspections



**FARMER'S**  
HOME INSPECTIONS LLC  
**606-614-9461**  
**BILL FARMER** SE-24  
[bdfarmerhi72@gmail.com](mailto:bdfarmerhi72@gmail.com)

## Public Notice of Master Commissioner Sale

COMMONWEALTH OF KENTUCKY  
ESTILL CIRCUIT COURT  
CIVIL ACTION NO. 25-CI-00109

LARRY W. RIDDELL

PLAINTIFF

VS.

UNKNOWN HEIRS OF SHIRLEY WASSON, et al.

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: Substation Road, Estill County, Kentucky 40336**  
**PVA Parcel No: 029-00-00-031.00**

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 five and sixty-four hundredths 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 12<sup>th</sup> day of January, 2026.

/s/ Patrick E. O'Neill

PATRICK E. O'NEILL

MASTER COMMISSIONER

ESTILL CIRCUIT COURT

Published 01/14/26 4Cx15.5in

## Public Notice

**Public Drawing for Positions on Ballots for the upcoming 2026 Primary Election will be held on January 15th 2026 in the Estill County Clerk's Office.**

**Kimberly Charles**  
**Estill County Clerk**  
**606-723-5156**

## Irvine Rentals



### GARDEN PLACE APARTMENTS

**Accepting applications for the waiting list.**

**• 1-Bedroom Apartments**

**• 65 and older**

**• All utilities included**

**• Washer/Dryer Hookup**

**• Rent based on income**

**Contact Kinsye Collins**

**at (859) 977-6967**

**Equal Opportunity**

## Portable Buildings



**Call Carl Young at 859-771-5117**

**Free delivery - restrictions apply**

**Monthly payments available**

**Garages, sheds, playhouses, chicken coops, dog kennels, greenhouses & more available.**