

Classifieds

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

Powell County Public Notices

Notice to Creditor

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

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

Published 01/14/26
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

KBHI
NHIE


FARMER'S
HOME INSPECTIONS LLC
606-614-9461
BILL FARMER SE-24
bdfarmerhi72@gmail.com

License
#294745

Public Notice

**Public Drawing for
Positions on Ballots
for the upcoming
2026 Primary Elec-
tion 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


HALLMARK
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.

Public Notice of Master Commissioner Sale

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

LARRY W. RIDDELL
VS.
UNKNOWN HEIRS OF SHIRLEY WASSON, et al.

PLAINTIFF
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 12th day of January, 2026.

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

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