

# Public Notice of Master Commissioner Sale

COMMONWEALTH OF KENTUCKY  
POWELL CIRCUIT COURT  
CIVIL ACTION NO. 25-CI-00007

V.

ELMER KENDRICK;  
UNKNOWN SPOUSE, IF ANY, OF ELMER KENDRICK;  
UNKNOWN HEIRS OF ELMER KENDRICK;  
UNKNOWN OCCUPANTS OF PREMISES;  
POWELL COUNTY, KENTUCKY

DEFENDANTS

Pursuant to a Amended Combined Default Judgment, Summary Judgment And Order Of Sale of the Powell Circuit Court entered in Civil Action No. 25-CI-00007 on January 14, 2026, and to enforce the Judgment in order to raise the sum of \$2,802.60, plus interest, attorney's fees and costs as provided in said Judgment, the undersigned will offer for Sale, at public auction, the following described real property, to-wit:

PVA Parcel ID#: 050-00-00-037.00

All that certain tract or parcel of land and house thereon in Powell County, Kentucky, and on the waters of Middlefork of Red River, near Lombard Post Office, bounded and described as follows:

Beginning at a set stone on the North side of a ditch, railroad culvert; thence West with railroad right of way about 200 feet to the line of Walter Ashley, near the railroad cut; thence to a Northerly direction with the line of Walter Ashley to the County Road; thence with the Southern margin of the Old County Road an Easterly direction to a set stone on the South side of County Road about 250 feet; thence down the hill leaving the County Road a straight line to a set stone on North side of ditch about 100 feet; thence southward with said ditch about 80 feet to point of beginning, containing two acres more or less.

There is excepted and not conveyed herein that portion of the above described tract of land heretofore conveyed by the first parties to the Commonwealth of Kentucky for the new toll road, which is described as follows:

Parcel No. 727

All that part of said tract or tracts lying to the right (southwest) of a line beginning at a point on the Northwesternly property line approximately 190 feet left (northeast) of the centerline of the proposed highway at approximate station 1586+46; thence running southeasterly to a point on the southeasterly property line 150 feet left (northeast) of the centerline at approximate station 1588+54.73; all of said property lying between the Northwesternly property line at approximate station 1583+62 and the southeasterly property line at approximate station 1588+54.73.

Being the same property conveyed to Elmer Kendrick, single, from Malcom Godsey and Emaline Godsey, his wife, by Deed dated October 28, 1975, and of record in Deed Book 73, Page 168, at the office of the Powell County Clerk.

**THE SALE WILL BE CONDUCTED AT 3:00 P.M. on MONDAY, MARCH 2,2026, AT THE FRONT DOOR OF THE POWELL COUNTY COURTHOUSE, 525 WASHINGTON STREET, STANTON, KENTUCKY.**

This sale is subject to all restrictions, conditions, covenants and all legal highways and easements and said property shall be sold to the highest and best bidder upon the following terms:

1. At the time of 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 approved by the Master Commissioner. Said bond shall be for the unpaid purchase price and bear interest at the rate of 12% 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 thereof together with all accrued interest thereon. 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 Plaintiff shall be the purchaser and the bid is less than their adjudged lien.

2. All delinquent property taxes prior to 2024 shall be paid from the proceeds of the sale. Pursuant to the judgment the purchaser shall be required to assume and pay the 2024 and 2025 due and payable or delinquent taxes along with all ad valorem taxes which become due and payable after the sale date. 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 for the year 2024, 2025 or 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 Powell County Court 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.

4. The right of possession of the real estate and any improvements thereon shall pass to the purchaser upon payment of the purchase price, confirmation of the Report of Sale by the Powell Circuit Court and Delivery of the Master Commissioner's Deed to said purchaser or their representative.

5. The risk of loss of the improvements of the real property shall pass to the purchaser or purchasers at the time of sale. The successful bidders may, from the date of sale until they obtain the right of possession, carry fire and extended coverage insurance on the improvements on such property in an amount no greater than any monies paid at the time of sale plus the unpaid balance of the purchase price, with a loss clause payable to the Master Commissioner of the Powell Circuit Court.

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# Powell County Public Notices

## Notice to Creditor

ESTATE OF: Ressie Dotson  
ADMINISTRATOR: Reta Faye Young, 205 Diamond Court,  
Owingsville, KY 40360  
DATE APPTD: February 3, 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: Charles Johnson McKinney Published 02/11/26  
ADMINISTRATOR: Carmen McKinney, 121 Lakeview Dr.,  
Clay City, KY 40312  
DATE APPTD: February 3, 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: Edna Clay Campbell                      Published 02/11/26  
ADMINISTRATOR: Shirley Pltts, 1801 Little Hardwicks Creek Rd.,  
Clay City, KY 40312  
DATE APPTD: February 6, 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: Sylvia Atkinson  
ADMINISTRATOR: Esther Bloom, 138 Pasley Rd.,  
Clay City, KY 40312  
DATE APPTD: February 6, 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

# President's Day Closings

# United States Postal Service to Observe Presidents Day on Monday, February 16

**KENTUCKY** - The U.S. Postal Service will observe Presidents Day on Monday, February 16. All Post Office locations will be closed. Regular mail delivery and retail services will resume on Tuesday, Feb. 17.

Customers are reminded that when Post Offices are closed, they can still access many postal products and services through [usps.com](http://usps.com) and self-service kiosks available in select lobbies nationwide. These kiosks feature:

Postage printing for Priority Mail, Priority Mail Express and international shipping;  
Stamps for purchase;  
Ability to weigh and mail packages; and

Package tracking information.

As USPS modernizes its retail locations, more self-service options are becoming available at more locations and may include:

Rapid Dropoff Stations for customers who have already created and printed labels online;

An option for customers to print shipping labels from a merchant-provided QR code; and  
USPS Smart Lockers that allow customers to both drop off and pick up packages.

Many self-service kiosks are available 24/7, offering customers flexibility and convenience even when Post Offices are closed.