



By MARK REESE Estill Tribune Columnist

Enough Already

OK, I give up, enough already with regards to the recent snow, ice, and arctic cold snap. It has hung around long enough. It's time for a little normalcy for life and particularly for school buses to be able to run again and for folks to be able to walk the streets without fear of injury.

It's been quite awhile since a winter storm of this severity or a season like this that we have experienced in quite some time. Recent winters have

been relatively mild. To be sure snow does have some benefits. As it melts it replenishes ground water and provides for deeper moisture infiltration into the soil. After the drought experienced last summer, this is a good thing. It also brings atmospheric nitrogen to the soil as well. Snow can provide insulation for plants and wildlife. The verdict is out on this benefit due to the ice pack we have experienced. Recreationally it provides an oppor-

tunity for kids today to get outside and learn what it is like to speed down a hill on a sled. An opportunity to exercise instead of being a couch potato. I saw an article this past week where a dad had built a skating rink in his yard and maybe a future Olympian will rise from this opportunity.

For me, though, it has surely messed up my late season hunting plans. Quail season ended just as this winter spectacle came upon us. I hope and pray that what few quail we have left make it through until thaw comes about. With new dog, Sal, along with Rayna and Andy, I would like to hit a few more mountain spots before the ruffed grouse season ends at the February cut-off date. And although the season for them is not in, we usually see woodcock migrating northward providing an upland bird for the dogs to point and keep their game sharp as is the case for any good athletic.

Normally at this time of the year, I see daffodils emerging from the ground in areas where old home places used

to stand. Often by the end of the month the bright yellow petals appear. Frog eggs are seen in the puddles that dot old trials and if it is especially warm you might even hear a few crocks.

The solid white landscape is making me dream of lush green backdrop across the countryside. The lime green of trees replaces the dull gray of hillsides. Browsing seed catalogues makes me think of the beginning garden and the goodness of the produce that it will yield.

Most of all it makes me long for days of wading the many rivers and streams of eastern Kentucky and the feel of a rod and reel in my hands. Even better to feel the tug of a worthy smallmouth bass at the end of the line.

But right now, all of this is just a dream. March is usually a fickle date with snow just as much in the forecast as warm spring weather. Dreams make it all worthwhile though. They are what makes all tomorrow's worth the wait. So, hunker down and let these dreams lull you to sleep.

Public Notice of Master Commissioner Sale

COMMONWEALTH OF KENTUCKY
ESTILL CIRCUIT COURT
CIVIL ACTION NO. 23-CI-00230

BRUCE TIPTON

PLAINTIFF

VS.

THERESA HENRY and JOHN PARSONS, 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: S Irvine Road, Irvine, Kentucky 40336
PVA Parcel No: 072-10-00-058.00

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

WEDNESDAY, FEBRUARY 18, 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 3rd day of February, 2026.

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

Kentucky farmland owners eligible for hunting, fishing license exemption even if they don't reside there

By TOM LATEK
Kentucky Today

FRANKFORT, Ky. (KT) - Kentucky Attorney General Russell Coleman announced on Thursday, February 5, 2026, that Kentuckians who own farmland in the state are eligible for a fishing and hunting license exemption, even if they don't live on the farmland.

In a formal Opinion of the Attorney General, Coleman has overruled decades-old interpretations of the statute that limited the license exemption only to those who currently resided on the land. That includes prior Attorney General's opinions issued in 1963 and 1979.

State Sen. Gary Boswell, R-Owensboro, requested the Opinion of the Attorney General. As part of the legal review, the Attorney General's Office consulted the Kentucky Department of Fish and Wildlife Resources (KDFWR), which has historically "applied a lenient interpretation" to the statute.

KDFWR stated that it had not performed an exhaustive review of historical practices on the subject due to the expedited time frame in which the Office re-

quested input, and it expressly reserved the right to supplement or amend its response upon further review or if additional records come to light.

"As someone who grew up hunting with my dad on his Logan County farm, I'm proud to stand up for the rights of all sportsmen," said Coleman. "Kentucky is home to some of the finest natural and wildlife resources in the world, and I encourage every Kentuckian to responsibly enjoy them while supporting critical conservation and preservation efforts."

The Office of the Attorney General is tasked with providing legal opinions to public officials to assist them in the performance of their duties. Opinions of the Office are persuasive in Kentucky courts and public officials are expected to follow them.

"I'm particularly grateful for the whip-smart attorneys in our Office who diligently considered this complex legal history to uphold the law and for Kentucky's outdoorsmen," Coleman noted. "Kentuckians are well-served by Aaron Silletto, Chris Bowlin and Christopher Thacker in the AG's Office."