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Public Notice of Master Commissioner Sale

COMMONWEALTH OF KENTUCKY
ESTILL CIRCUIT COURT
CIVIL ACTION NO. 19-CI-00167
ELECTRONICALLY FILED

MID SOUTH CAPITAL PARTNERS LP

PLAINTIFF

VS.

SAMUEL CROWE, 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: Cox Rd., Irvine, KY 40336
PVA Parcel No: 107-00-00-016.00

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 twelve percent (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 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

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Estill Community News

Community

Thursday, February 12th at 6pm

Bale Grazing Program

The Estill County Cattlemen's Association and Beef Producers is hosting a Bale Grazing program presented by Dr. Greg Halich on Thursday, February 12th at 6 p.m. He will speak about the benefits of bale grazing animals and fertilizing pastures. Also invited to share their experiences is a local producer from Jackson County who has been bale grazing for a couple of years.

A meal will be served so if you are interested in attending, please call the Estill County Extension Office 76 Golden Court Irvine KY at 606-723-4557 to reserve your spot. This program will count for CAIP education credit.

This institution is an Equal Opportunity Provider

Saturday, February 14th 9am-12:30pm

Estill County Blood Drive

The Estill County Community Blood Drive will be held this coming Saturday, February 14th, 9 a.m. until 12:30 p.m., at the Estill County Library CGB Community Room, 184 Broadway in Irvine (access from outside lower level).

Get a limited edition "Team Donor" long-sleeved shirt while supplies last.

Monday, February 16th at 6pm

Estill Republican Women

The Estill County Republican Women's Club meets Monday, February 16th and the third Monday of each month at the Estill County Public Library at 6 p.m.

We would like to welcome all registered Republican women to attend. We are taking new members, and would love to have you as a member of our club. We hope to see you there.

New officers this year in 2026 are Monique Watson, President; Julie Barnhart Vice-President; Karen Sparks Steinhauser, Treasurer; and Kimberly Shaeffer, Secretary.

Thursday, February 19th at 6pm

Heart to Heart Community Health Fair

Mercy Health Foundation of Irvine will be sponsoring a Heart to Heart Community Health Fair on Thursday, February 19, 2026, 4-6 p.m., at the Estill County Extension Office, 76 Golden Court (off Stacy Lane Road) in Irvine. All are welcome to attend.

It's all about your heart, your health, with screenings, education and resources for a stronger tomorrow.

Exciting prizes include a SmartScale and fitness gift set and a KardiaMobile with carrying case. Screenings include BP checks, BMI screenings, Carotid/thyroid screenings, cholesterol, triglycerides, LDL, HDL and Glucose testing, and KardiaMobile EKG's.

Education and resources include heart healthy treats, Mercy Health Foundation Irvine sponsored CPR certification class signups, education on heart attack, stroke signs and symptoms and the importance of calling 9-1-1; oral health effects on your heart, how mental health affects your heart; learn about heart disease, heart failure, A-fib and more; medication assistance information and vaccine education, and exercises for heart health.

Activities include hands-on and interactive displays, hands only CPR demonstration, AED demonstration, and mechanical chest compression device demonstrated by EMS.

To sign up, email Ashley at <adarbyshire@mercy.com> or call 606-726-8247. Please leave your name, phone number and planned arrival time. Registration preferred but not required.

Tuesday, February 24th, 2026

Estill Food Bank

The Estill Community Food Bank is open on Tuesday February 24th and the 2nd and 4th Tuesday mornings each month to aid **LOW IN-COME** Estill Countians in need of assistance with food. Recipients will line up in the Ravenna Veterans Memorial Park.

Tuesday, March 3rd, 2026

ECHS Class of 1976 50th Reunion

The ECHS Class of 1976 will have its 2nd meeting for the planning of their 50th class reunion on Tuesday March 3, 2026 at the Estill County Public Library from 2 - 3:30 pm. Any classmate that is interested in helping with the planning of this event is welcome to attend. Call Terrie Tate (606-422-2360) or Cheryl Carlton (859-893-2130) if you have any questions or comments about this meeting.