

Classifieds

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Public Notice Commissioner Sale

 NOTICE OF MASTER COMMISSIONER SALE

COMMONWEALTH OF KENTUCKY
 POWELL CIRCUIT COURT
 CIVIL ACTION NO. 26-CI-036

MIDFIRST BANK
 V.
 AMBER SPRADLING; CRAIG SPRADLING; and
 THE UNITED STATES OF AMERICA, SECRETARY
 OF HOUSING AND URBAN DEVELOPMENT

PLAINTIFF

DEFENDANTS

Pursuant to an Amended Judgment and Order of Sale of the Powell Circuit Court executed in Civil Action No. 26-CI-036 on October 16, 2026, and to enforce the Amended Judgment in order to raise the sum of \$222,349.70 plus interest, attorney’s fees and costs as provided in said Amended Judgment, the undersigned will offer for Sale, at public auction, the following described real property, to-wit:

Parcel No.: 024-00-00-001.25
 Commonly known as: 825 Lower Hatcher Creek Road, Stanton, KY 40380

Situated in Powell County, Kentucky:

Beginning at a point in the county road; thence S 68 degrees 48' 00" W 211.39'; thence N 29 degrees 03' 32" W 75.84'; thence N 61 degrees 01' 40" E 195.53; thence S 36 degrees 37' 40" E 105.37' to the point of beginning, containing 0.42 acres.

Being the same property conveyed to Amber Spradling and Craig Spradling, wife and husband who acquired title, with rights of survivorship, by virtue of a deed from Jason L. Rogers and Tammy Rogers, husband and wife, dated December 13, 2022, recorded December 22, 2022, in Deed Book 212, Page 337, Powell County, Kentucky records.

Subject to all restrictions, conditions and covenants and to all legal highways and easements.

THE SALE WILL BE CONDUCTED AT 3:00 P.M. ON MONDAY, NOVEMBER 9, 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 6.75% 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 shall be paid from the proceeds of the sale. The purchaser shall be required to assume and pay all ad valorem taxes for the current tax year not yet delinquent 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 Powell County Court Clerk’s office, any facts which an inspection and accurate survey of the property may disclose, any assessments for public improvements levied against the property, any such right of redemption as may exist and is provided for in KRS 426.530.

4. The risk of loss and right of possession to the real estate and any improvements thereon shall pass to the purchaser upon payment of the purchase price and confirmation of the sale by the Powell Circuit Court.

5. Upon default of the payment of the deposit or posting of bond by the purchaser, the Master Commissioner shall immediately re-sell the property upon the same terms and conditions set out herein.

FURTHER INFORMATION REGARDING THE PROPERTY AND/OR SALE THEREOF CAN BE FOUND IN THE POWELL CIRCUIT COURT CLERK’S OFFICE BY THE FILE NAME AND NUMBER LISTED ABOVE, THE POWELL COUNTY PROPERTY VALUATION ADMINISTRATOR’S OFFICE AND THE POWELL COUNTY COURT CLERK’S OFFICE. PROSPECTIVE BIDDERS ARE ADVISED AND ENCOURAGED TO REVIEW ANY AND ALL DOCUMENTS AVAILABLE AT THESE LOCATIONS FOR MORE DETAILS OF THE PROPERTY OR SALE, AS THE MASTER COMMISSIONER HAS NO ADDITIONAL INFORMATION AND DOES NOT WARRANT TITLE TO THE PROPERTY TO BE SOLD.

/s/ *Kenneth R. Profitt*
 KENNETH R. PROFITT
 MASTER COMMISSIONER
 POWELL CIRCUIT COURT
 1160 BIG ANDY RIDGE
 ROGERS, KENTUCKY 41365
 (606) 424-9661
powellmastercommissioner@gmail.com

Weekly SUDOKU

		4				1	2	8
		2	1		9	5	6	7
7	1		5		8	9		
	4		9				7	1
6			7		1	4		
3	7		8		4	2	9	
			3	9			4	
		3		8		7		
4		7						3

Place a number in the empty boxes in such a way that each row across, each column down and each small 9-box square contains all of the numbers from one to nine.

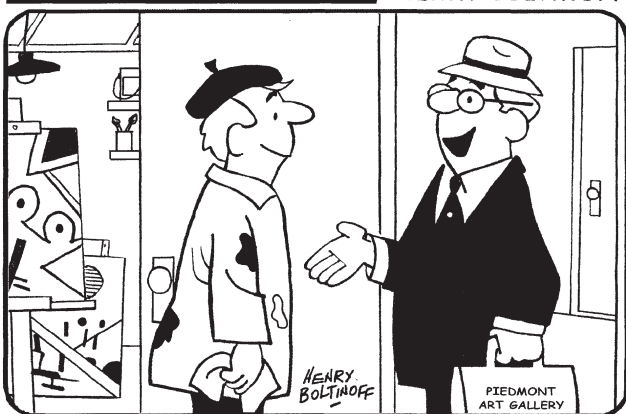
DIFFICULTY THIS WEEK: ♦♦

♦ Moderate ♦♦ Challenging
 ♦♦♦ HOO BOY!

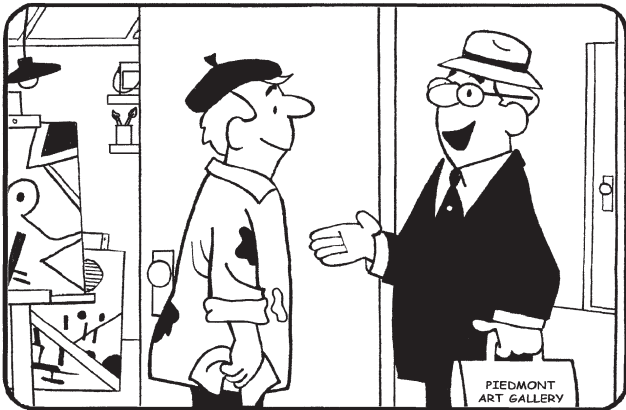
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HOCUS-FOCUS

BY HENRY BOLTINOFF



Find at least six differences in details between panels.



Differences: 1. Light is moved. 2. Sleeve is rolled up. 3. Hand is moved. 4. Door is moved. 5. Thumb is moved. 6. Painting is different.

MAGIC MAZE • DIRTY WORDS

Q E B M Y V R O L I F C Z W S
 T Q N U K I F Y C Z W U R T P
 M J H D E C S Z X U S Q A N L
 J G E D E S C Z X V T I R P E
 N L J Y E G H S E C N M A G Y
 W V H M W H D Q O T A P D R R
 E P Y T O O S U N I E U L U K
 I M G E L C L A M B L R Z B X
 W U I S R I P L W S C E O B M
 L J I R G E F O A N N D D Y B
 A Y X E G N U R G W U W U T S

Find the listed words in the diagram. They run in all directions forward, backward, up, down and diagonally. Unlisted clue hint: A HARD TO REMOVE SPOT

Filth	Impure	Smudged	Unclean
Grime	Messy	Soiled	Unwashed
Grubby	Muddy	Sooty	Wallow
Grunge	Sludge	Squalor	

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Letter Box by Linda Thistle

Place a letter in the empty boxes in such a way that each row across, each column down and each small 9-box square contains all of the letters listed above the diagram. When completed, the row indicated will spell out a word or words.

D E G I L N O T U

		O			G	D	T	
G					E			U
U	D		L			N		
O					G	U		L
	U				T		E	O
		L	N			G		
T		E	D					I
	I				L	E		N

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