

147 Legals COMMONWEALTH OF KENTUCKY CARTER CIRCUIT COURT CASE NO. 11-CI-00317 NOTICE OF SALE Tax Easement Lien Investments 1, LLC PLAINTIFF VS. Bobby R. Adams, Linda L. Adams, Oakwood Acceptance Corp., Southern Tax Services, LLC, JPH Lien Services, LLC, Internal Revenue Service and Carter County, Kentucky DEFENDANTS Pursuant to the Judgment and Order of Sale in the Carter Circuit Court, entered on January 19, 2012, and the subsequent Amended Judgment entered on February 8, 2012, in the above styled action, Honorable Robert L. Caummisar, Master Commissioner of the Carter Circuit Court, shall proceed to offer for sale, under the following terms and conditions, at the front door of the Courthouse, Carter County, Kentucky, to the highest and best bidder, at public auction, on the 30th day of March, 2012 at or near the hour of 9:30 a.m., the following described property, lying and being in the Commonwealth of Kentucky, County of Carter and more particularly described as follows, to-wit:

in full, and if not paid in full then the purchaser shall make a cash down payment of at least ten percent (10%) of the purchase price to cover the costs of the judicial sale; and the purchaser shall execute a bond for the remainder of the purchase price, with good surety thereon, to be approved by the Master Commissioner of this Court, and bearing interest at the rate of twelve percent (12%) per annum from the date of the sale, until paid; additionally, a lien shall be retained upon the real estate to be sold herein, to secure the payment of the balance of the purchase price within thirty (30) days of the date of sale upon which execution may be levied by the Master Commissioner of this Court. In the event that the successful bidder is the Plaintiff to this action, which has been adjudged to have a lien on that particular tract or parcel of real or personal property bid upon, then and in that event, said party shall not be required to make any cash deposit or bond. If any purchaser at said sale shall fail to immediately make cash payment or execute a bond, then the Commissioner shall declare the next highest bidder the purchaser of the real estate. Upon default of payment of the balance of the purchase price within thirty (30) days, the Master Commissioner shall immediately resell the property upon the same terms and conditions set out herein upon proper legal notice. The ten percent (10%) of purchase price paid to the Master Commissioner shall be used to pay the costs of the sale which the purchaser failed to complete. The hereinabove described real property shall be sold free and clear of the claims, interests, liens and encumbrances of all parties herein, except restrictions and easements appearing of record, in the Carter County Court Clerk's Office. The risk of loss for the subject property shall pass to the purchaser on the date of sale. Possession of the premises shall pass to the purchaser upon payment of the purchase price and delivery of deed. The purchaser shall be required to purchase fire and extended coverage insurance on any improvements to the real property, from the date of sale until the purchase price is paid in full to the extent of the Court-appraised value of the improvements or the unpaid balance of the purchase price, whichever is less, with a loss clause payable to the Master Commissioner of the Carter Circuit Court or the Plaintiff herein. The Defendants, their agents, successors or assigns shall vacate the mortgaged premises immediately upon the confirmation of the Master Commissioner's Sale. The purchaser shall be required to purchase fire and extended coverage insurance on any improvements to the real property, from the date of sale until the purchase price is paid in full to the extent of the Court-appraised value of the improvements or the unpaid balance of the purchase price, whichever is less, with a loss clause payable to the Master Commissioner of the Carter Circuit Court or the Plaintiff herein.

147 Legals their agents, successors or assigns shall vacate the mortgaged premises immediately upon the confirmation of the Master Commissioner's Sale. The purchaser shall be required to assume and pay all taxes assessed such property for the year 2012 and all subsequent years. This property shall be sold subject to any ad valorem and real property taxes not delinquent as of the date of sale. The attorney of record must furnish the Master Commissioner with a statement that there are no unpaid County and City delinquent taxes or tax liens, and assignments of any such liens, against the property. This statement may be incorporated in the Motion/Proposed Order confirming the Master Commissioner's Report of Sale and directing delivery of deed and disbursement of funds held in escrow for said sale. Upon the receipt of said statement, the Master Commissioner shall execute a bond for the remainder of the purchase price, with good surety thereon, to be approved by the Master Commissioner of this Court, and bearing interest at the rate of twelve percent (12%) per annum from the date of the sale, until paid; additionally, a lien shall be retained upon the real estate to be sold herein, to secure the payment of the balance of the purchase price within thirty (30) days of the date of sale upon which execution may be levied by the Master Commissioner of this Court. In the event that the successful bidder is the Plaintiff to this action, which has been adjudged to have a lien on that particular tract or parcel of real or personal property bid upon, then and in that event, said party shall not be required to make any cash deposit or bond. If any purchaser at said sale shall fail to immediately make cash payment or execute a bond, then the Commissioner shall declare the next highest bidder the purchaser of the real estate. Upon default of payment of the balance of the purchase price within thirty (30) days, the Master Commissioner shall immediately resell the property upon the same terms and conditions set out herein upon proper legal notice. The ten percent (10%) of purchase price paid to the Master Commissioner shall be used to pay the costs of the sale which the purchaser failed to complete. The hereinabove described real property shall be sold free and clear of the claims, interests, liens and encumbrances of all parties herein, except restrictions and easements appearing of record, in the Carter County Court Clerk's Office. The risk of loss for the subject property shall pass to the purchaser on the date of sale. Possession of the premises shall pass to the purchaser upon payment of the purchase price and delivery of deed. The purchaser shall be required to purchase fire and extended coverage insurance on any improvements to the real property, from the date of sale until the purchase price is paid in full to the extent of the Court-appraised value of the improvements or the unpaid balance of the purchase price, whichever is less, with a loss clause payable to the Master Commissioner of the Carter Circuit Court or the Plaintiff herein. The Defendants, their agents, successors or assigns shall vacate the mortgaged premises immediately upon the confirmation of the Master Commissioner's Sale. The purchaser shall be required to purchase fire and extended coverage insurance on any improvements to the real property, from the date of sale until the purchase price is paid in full to the extent of the Court-appraised value of the improvements or the unpaid balance of the purchase price, whichever is less, with a loss clause payable to the Master Commissioner of the Carter Circuit Court or the Plaintiff herein.

147 Legals shown by map or plat recorded in Deed Book 154, Page 194, Carter County Deed Records. Being the same real estate conveyed unto Shawna Hope Maynard Ratcliff, a single individual, from Otha Mayo and Jody Beth Mayo, husband and wife, by deed dated May 18, 2006, of record in the Office of the Clerk of Carter County, Kentucky, in Official Records Book 171, Page 223. The aforementioned real estate can not be divided without materially impairing its value and shall be sold as a whole. The real estate shall be sold on a credit of thirty (30) days, with the privilege of the purchaser to pay for bid in cash in full, and if not paid in full then the purchaser shall make a cash down payment of at least ten percent (10%) of the purchase price to cover the costs of the judicial sale; and the purchaser shall execute a bond for the remainder of the purchase price, with good surety thereon, to be approved by the Master Commissioner of this Court, and bearing interest at the rate of twelve percent (12%) per annum from the date of the sale, until paid; additionally, a lien shall be retained upon the real estate to be sold herein, to secure the payment of the balance of the purchase price within thirty (30) days of the date of sale upon which execution may be levied by the Master Commissioner of this Court. In the event that the successful bidder is the Plaintiff to this action, which has been adjudged to have a lien on that particular tract or parcel of real or personal property bid upon, then and in that event, said party shall not be required to make any cash deposit or bond. If any purchaser at said sale shall fail to immediately make cash payment or execute a bond, then the Commissioner shall declare the next highest bidder the purchaser of the real estate. Upon default of payment of the balance of the purchase price within thirty (30) days, the Master Commissioner shall immediately resell the property upon the same terms and conditions set out herein upon proper legal notice. The ten percent (10%) of purchase price paid to the Master Commissioner shall be used to pay the costs of the sale which the purchaser failed to complete. The hereinabove described real property shall be sold free and clear of the claims, interests, liens and encumbrances of all parties herein, except restrictions and easements appearing of record, in the Carter County Court Clerk's Office. The risk of loss for the subject property shall pass to the purchaser on the date of sale. Possession of the premises shall pass to the purchaser upon payment of the purchase price and delivery of deed. The purchaser shall be required to purchase fire and extended coverage insurance on any improvements to the real property, from the date of sale until the purchase price is paid in full to the extent of the Court-appraised value of the improvements or the unpaid balance of the purchase price, whichever is less, with a loss clause payable to the Master Commissioner of the Carter Circuit Court or the Plaintiff herein. The Defendants, their agents, successors or assigns shall vacate the mortgaged premises immediately upon the confirmation of the Master Commissioner's Sale. The purchaser shall be required to purchase fire and extended coverage insurance on any improvements to the real property, from the date of sale until the purchase price is paid in full to the extent of the Court-appraised value of the improvements or the unpaid balance of the purchase price, whichever is less, with a loss clause payable to the Master Commissioner of the Carter Circuit Court or the Plaintiff herein.

147 Legals all parties herein, except restrictions and easements appearing of record, in the Carter County Court Clerk's Office. The risk of loss for the subject property shall pass to the purchaser on the date of sale. Possession of the premises shall pass to the purchaser upon payment of the purchase price and delivery of deed. The purchaser shall be required to purchase fire and extended coverage insurance on any improvements to the real property, from the date of sale until the purchase price is paid in full to the extent of the Court-appraised value of the improvements or the unpaid balance of the purchase price, whichever is less, with a loss clause payable to the Master Commissioner of the Carter Circuit Court or the Plaintiff herein. The Defendants, their agents, successors or assigns shall vacate the mortgaged premises immediately upon the confirmation of the Master Commissioner's Sale. The purchaser shall be required to purchase fire and extended coverage insurance on any improvements to the real property, from the date of sale until the purchase price is paid in full to the extent of the Court-appraised value of the improvements or the unpaid balance of the purchase price, whichever is less, with a loss clause payable to the Master Commissioner of the Carter Circuit Court or the Plaintiff herein. The Defendants, their agents, successors or assigns shall vacate the mortgaged premises immediately upon the confirmation of the Master Commissioner's Sale. The purchaser shall be required to purchase fire and extended coverage insurance on any improvements to the real property, from the date of sale until the purchase price is paid in full to the extent of the Court-appraised value of the improvements or the unpaid balance of the purchase price, whichever is less, with a loss clause payable to the Master Commissioner of the Carter Circuit Court or the Plaintiff herein. The Defendants, their agents, successors or assigns shall vacate the mortgaged premises immediately upon the confirmation of the Master Commissioner's Sale. The purchaser shall be required to purchase fire and extended coverage insurance on any improvements to the real property, from the date of sale until the purchase price is paid in full to the extent of the Court-appraised value of the improvements or the unpaid balance of the purchase price, whichever is less, with a loss clause payable to the Master Commissioner of the Carter Circuit Court or the Plaintiff herein.

147 Legals Sale and directing delivery of deed and disbursement of funds held in escrow for said sale. Upon the receipt of said statement, the Master Commissioner shall pay any delinquent property taxes or tax liens for all years prior to the year of the sale. Honorable Robert L. Caummisar Master Commissioner Carter Circuit Court 301 West Main Street Grayson, Kentucky 41143 COMMONWEALTH OF KENTUCKY CARTER CIRCUIT COURT CASE NO. 11-CI-00517 NOTICE OF SALE The Commercial Bank of Grayson PLAINTIFF VS. Tiffany Kilgore, Unknown Spouse of Tiffany Kilgore, Joseph Cline, Gayle Cline, and Carter County, Kentucky DEFENDANTS Pursuant to the Judgment and Order of Sale in the Carter Circuit Court, entered on February 17, 2012, in the above styled action, Honorable Robert L. Caummisar, Master Commissioner of the Carter Circuit Court, shall proceed to offer for sale, under the following terms and conditions, at the front door of the Courthouse, Carter County, Kentucky, to the highest and best bidder, at public auction, on the 30th day of March, 2012 at or near the hour of 10:20 a.m., the following described property, lying and being in the Commonwealth of Kentucky, County of Carter and more particularly described as follows, to-wit: Tract No. 1: Being on the waters of Dry Branch, a tributary of Tygart's Creek, and begin-

147 Legals ning at a stone in Wallace Erwin's line on a point; thence along the hillside North 72 1/2 East 7 0 poles to a stone on hillside; thence South 27 0, East 11 poles to a point in the County Road; thence with said Road North 58 East 18-2/5 poles to a stone in said road. Thence North 16 1/2 West 9-2/5 poles to a stone on hillside. South 70 West 3 poles and 8 links to a sugar tree bush at wire fence. Thence with said fence South 73 West 23-4/5 poles to a small white oak. South 16 1/2 East 2 poles and 18 links to the beginning corner containing 1 9/16 acres, more or less. Tract No. 2: Being on the Waters of Dry Branch, a tributary to Tygart's Creek; and Beginning at a stone about 8 feet North-east of an old apple tree on the old Sate [sic] State Road near Wallace Erwin place. Thence a Northern course about 40 feet to a stone upon hill foot; thence an Eastern course a straight line about 80 feet or 90 feet to a point in the Henry Armstrong line. Thence with said line a South course to the North West corner of said Armstrong garden as it is now pailed in. Thence a West course with Wallace Erwin's North side of garden pailing as it is now pailed back to the beginning corner, containing about four thousand (4000) square feet, more or less. THERE IS EXCEPTED AND EXCLUDED the following tract of land which was conveyed to Ritchie Parker and wife, Wanda Parker, by deed dated August 7, 2002, recorded October 10, 2002, in Official Record Book 87, Page 279, being further described as follows: Unless stated otherwise, any monument referred to herein as an "iron pin set" is a set 1/2" rebar pin, twenty-four (24") in length, with an orange plastic cap stamped "M. Back, P.L.S. #2178." All bearings stated herein are referred to the deed meridian of Deed Book 231, Page 63. Beginning at an iron pin (found, 1/2" rebar with cap stamped "L.S. 2178"), being a corner to the Rich Parker property (see Deed Book 231, Page 63 for reference) and the Tim Kilgore property (see Official Records Book 58, Page 348 for reference) and being the Southwest corner of the property described herein; thence with the Parker property line N. 71° 39' 39" E., 96.00 feet to an iron pin (set), from which an iron pin (found, 1/2" rebar with cap stamped "L.S. 2178") bears N. 71° 39' 39" E., 14.89 feet; thence leaving the Parker property line and with an intersection line through the Tim Kilgore property and up the hill N. 35° 13' 08" W., 106.36 feet to an iron pin (set) in an old fence line; thence S. 58° 23' 02" W., 98.21 feet to an iron pin (set), being a point in the Rich Parker property line (aforementioned), from which an iron pin (found, 1/2" rebar with cap stamped "L.S. 2178") bears N. 39° 22' 35" W., 767.75 feet; thence with the Parker property line and down the hill S. 39° 22' 25" E., 84.88 feet to the point of beginning and containing 0.21 acres more or less, according to a survey by Michael Back, P.L.S. #2178, with Back Surveying Inc., on June 28, 2002. Being that same real property having been conveyed to the Mortgagor herein, Tiffany Kilgore, by deed of conveyance from Tim Kilgore, a single person, dated May 27, 2005, and recorded in Official Records Book 149, Page 168, and also by deed of conveyance from Joe

That certain lot designated as Lot No. 1 on the Clyde Sammons Survey plat or map on Dry Branch at Globe, Olive Hill, Kentucky, and recorded in Deed Book 225, Page 435, Carter County Deed records and more fully described as follows: Beginning at a stake adjacent to the Dry Branch Road; thence with Ernest Jordan property line N. 40 deg. W. 340' to a stake to property line of George Miller; thence with George Miller line N. 43 deg. 30' E. 115' to a stake; thence S. 38 deg. E. 350' to a stake; thence S. 49 deg. W. 100' to the beginning corner.

The risk of loss for the subject property shall pass to the purchaser on the date of sale. Possession of the premises shall pass to the purchaser upon payment of the purchase price and delivery of deed. The purchaser shall be required to purchase fire and extended coverage insurance on any improvements to the real property, from the date of sale until the purchase price is paid in full to the extent of the Court-appraised value of the improvements or the unpaid balance of the purchase price, whichever is less, with a loss clause payable to the Master Commissioner of the Carter Circuit Court or the Plaintiff herein. The Defendants, their agents, successors or assigns shall vacate the mortgaged premises immediately upon the confirmation of the Master Commissioner's Sale. The purchaser shall be required to purchase fire and extended coverage insurance on any improvements to the real property, from the date of sale until the purchase price is paid in full to the extent of the Court-appraised value of the improvements or the unpaid balance of the purchase price, whichever is less, with a loss clause payable to the Master Commissioner of the Carter Circuit Court or the Plaintiff herein.

COMMONWEALTH OF KENTUCKY CARTER CIRCUIT COURT CASE NO. 11-CI-00460 NOTICE OF SALE Desco Federal Credit Union PLAINTIFF VS. Shawna Ratcliff DEFENDANTS Pursuant to the Judgment and Order of Sale in the Carter Circuit Court, entered on February 7, 2012, in the above styled action, Honorable Robert L. Caummisar, Master Commissioner of the Carter Circuit Court, shall proceed to offer for sale, under the following terms and conditions, at the front door of the Courthouse, Carter County, Kentucky, to the highest and best bidder, at public auction, on the 30th day of March, 2012 at or near the hour of 9:50 a.m., the following described property, lying and being in the Commonwealth of Kentucky, County of Carter and more particularly described as follows, to-wit: Lot No. 14 and 40 feet frontage feet of Lot N. 15, lying immediately adjacent to Lot No. 14 in Poplar Heights Subdivision, as

In the event that the successful bidder is the Plaintiff to this action, which has been adjudged to have a lien on that particular tract or parcel of real or personal property bid upon, then and in that event, said party shall not be required to make any cash deposit or bond. If any purchaser at said sale shall fail to immediately make cash payment or execute a bond, then the Commissioner shall declare the next highest bidder the purchaser of the real estate. Upon default of payment of the balance of the purchase price within thirty (30) days, the Master Commissioner shall immediately resell the property upon the same terms and conditions set out herein upon proper legal notice. The ten percent (10%) of purchase price paid to the Master Commissioner shall be used to pay the costs of the sale which the purchaser failed to complete. The hereinabove described real property shall be sold free and clear of the claims, interests, liens and encumbrances of all parties herein, except restrictions and easements appearing of record, in the Carter County Court Clerk's Office. The risk of loss for the subject property shall pass to the purchaser on the date of sale. Possession of the premises shall pass to the purchaser upon payment of the purchase price and delivery of deed. The purchaser shall be required to purchase fire and extended coverage insurance on any improvements to the real property, from the date of sale until the purchase price is paid in full to the extent of the Court-appraised value of the improvements or the unpaid balance of the purchase price, whichever is less, with a loss clause payable to the Master Commissioner of the Carter Circuit Court or the Plaintiff herein. The Defendants, their agents, successors or assigns shall vacate the mortgaged premises immediately upon the confirmation of the Master Commissioner's Sale. The purchaser shall be required to purchase fire and extended coverage insurance on any improvements to the real property, from the date of sale until the purchase price is paid in full to the extent of the Court-appraised value of the improvements or the unpaid balance of the purchase price, whichever is less, with a loss clause payable to the Master Commissioner of the Carter Circuit Court or the Plaintiff herein.

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Tract No. 2: Being on the Waters of Dry Branch, a tributary to Tygart's Creek, and beginning at a stone in Wallace Erwin's line on a point; thence along the hillside North 72 1/2 East 7 0 poles to a stone on hillside; thence South 27 0, East 11 poles to a point in the County Road; thence with said Road North 58 East 18-2/5 poles to a stone in said road. Thence North 16 1/2 West 9-2/5 poles to a stone on hillside. South 70 West 3 poles and 8 links to a sugar tree bush at wire fence. Thence with said fence South 73 West 23-4/5 poles to a small white oak. South 16 1/2 East 2 poles and 18 links to the beginning corner containing 1 9/16 acres, more or less. THERE IS EXCEPTED AND EXCLUDED the following tract of land which was conveyed to Ritchie Parker and wife, Wanda Parker, by deed dated August 7, 2002, recorded October 10, 2002, in Official Record Book 87, Page 279, being further described as follows: Unless stated otherwise, any monument referred to herein as an "iron pin set" is a set 1/2" rebar pin, twenty-four (24") in length, with an orange plastic cap stamped "M. Back, P.L.S. #2178." All bearings stated herein are referred to the deed meridian of Deed Book 231, Page 63. Beginning at an iron pin (found, 1/2" rebar with cap stamped "L.S. 2178"), being a corner to the Rich Parker property (see Deed Book 231, Page 63 for reference) and the Tim Kilgore property (see Official Records Book 58, Page 348 for reference) and being the Southwest corner of the property described herein; thence with the Parker property line N. 71° 39' 39" E., 96.00 feet to an iron pin (set), from which an iron pin (found, 1/2" rebar with cap stamped "L.S. 2178") bears N. 71° 39' 39" E., 14.89 feet; thence leaving the Parker property line and with an intersection line through the Tim Kilgore property and up the hill N. 35° 13' 08" W., 106.36 feet to an iron pin (set) in an old fence line; thence S. 58° 23' 02" W., 98.21 feet to an iron pin (set), being a point in the Rich Parker property line (aforementioned), from which an iron pin (found, 1/2" rebar with cap stamped "L.S. 2178") bears N. 39° 22' 35" W., 767.75 feet; thence with the Parker property line and down the hill S. 39° 22' 25" E., 84.88 feet to the point of beginning and containing 0.21 acres more or less, according to a survey by Michael Back, P.L.S. #2178, with Back Surveying Inc., on June 28, 2002. Being that same real property having been conveyed to the Mortgagor herein, Tiffany Kilgore, by deed of conveyance from Tim Kilgore, a single person, dated May 27, 2005, and recorded in Official Records Book 149, Page 168, and also by deed of conveyance from Joe

Beginning at a stake adjacent to the Dry Branch Road; thence with Ernest Jordan property line N. 40 deg. W. 340' to a stake to property line of George Miller; thence with George Miller line N. 43 deg. 30' E. 115' to a stake; thence S. 38 deg. E. 350' to a stake; thence S. 49 deg. W. 100' to the beginning corner. The risk of loss for the subject property shall pass to the purchaser on the date of sale. Possession of the premises shall pass to the purchaser upon payment of the purchase price and delivery of deed. The purchaser shall be required to purchase fire and extended coverage insurance on any improvements to the real property, from the date of sale until the purchase price is paid in full to the extent of the Court-appraised value of the improvements or the unpaid balance of the purchase price, whichever is less, with a loss clause payable to the Master Commissioner of the Carter Circuit Court or the Plaintiff herein. The Defendants, their agents, successors or assigns shall vacate the mortgaged premises immediately upon the confirmation of the Master Commissioner's Sale. The purchaser shall be required to purchase fire and extended coverage insurance on any improvements to the real property, from the date of sale until the purchase price is paid in full to the extent of the Court-appraised value of the improvements or the unpaid balance of the purchase price, whichever is less, with a loss clause payable to the Master Commissioner of the Carter Circuit Court or the Plaintiff herein.

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COMMONWEALTH OF KENTUCKY CARTER CIRCUIT COURT CASE NO. 11-CI-00460 NOTICE OF SALE Desco Federal Credit Union PLAINTIFF VS. Shawna Ratcliff DEFENDANTS Pursuant to the Judgment and Order of Sale in the Carter Circuit Court, entered on February 7, 2012, in the above styled action, Honorable Robert L. Caummisar, Master Commissioner of the Carter Circuit Court, shall proceed to offer for sale, under the following terms and conditions, at the front door of the Courthouse, Carter County, Kentucky, to the highest and best bidder, at public auction, on the 30th day of March, 2012 at or near the hour of 9:50 a.m., the following described property, lying and being in the Commonwealth of Kentucky, County of Carter and more particularly described as follows, to-wit: Lot No. 14 and 40 feet frontage feet of Lot N. 15, lying immediately adjacent to Lot No. 14 in Poplar Heights Subdivision, as

In the event that the successful bidder is the Plaintiff to this action, which has been adjudged to have a lien on that particular tract or parcel of real or personal property bid upon, then and in that event, said party shall not be required to make any cash deposit or bond. If any purchaser at said sale shall fail to immediately make cash payment or execute a bond, then the Commissioner shall declare the next highest bidder the purchaser of the real estate. Upon default of payment of the balance of the purchase price within thirty (30) days, the Master Commissioner shall immediately resell the property upon the same terms and conditions set out herein upon proper legal notice. The ten percent (10%) of purchase price paid to the Master Commissioner shall be used to pay the costs of the sale which the purchaser failed to complete. The hereinabove described real property shall be sold free and clear of the claims, interests, liens and encumbrances of all parties herein, except restrictions and easements appearing of record, in the Carter County Court Clerk's Office. The risk of loss for the subject property shall pass to the purchaser on the date of sale. Possession of the premises shall pass to the purchaser upon payment of the purchase price and delivery of deed. The purchaser shall be required to purchase fire and extended coverage insurance on any improvements to the real property, from the date of sale until the purchase price is paid in full to the extent of the Court-appraised value of the improvements or the unpaid balance of the purchase price, whichever is less, with a loss clause payable to the Master Commissioner of the Carter Circuit Court or the Plaintiff herein. The Defendants, their agents, successors or assigns shall vacate the mortgaged premises immediately upon the confirmation of the Master Commissioner's Sale. The purchaser shall be required to purchase fire and extended coverage insurance on any improvements to the real property, from the date of sale until the purchase price is paid in full to the extent of the Court-appraised value of the improvements or the unpaid balance of the purchase price, whichever is less, with a loss clause payable to the Master Commissioner of the Carter Circuit Court or the Plaintiff herein.

The risk of loss for the subject property shall pass to the purchaser on the date of sale. Possession of the premises shall pass to the purchaser upon payment of the purchase price and delivery of deed. The purchaser shall be required to purchase fire and extended coverage insurance on any improvements to the real property, from the date of sale until the purchase price is paid in full to the extent of the Court-appraised value of the improvements or the unpaid balance of the purchase price, whichever is less, with a loss clause payable to the Master Commissioner of the Carter Circuit Court or the Plaintiff herein. The Defendants, their agents, successors or assigns shall vacate the mortgaged premises immediately upon the confirmation of the Master Commissioner's Sale. The purchaser shall be required to purchase fire and extended coverage insurance on any improvements to the real property, from the date of sale until the purchase price is paid in full to the extent of the Court-appraised value of the improvements or the unpaid balance of the purchase price, whichever is less, with a loss clause payable to the Master Commissioner of the Carter Circuit Court or the Plaintiff herein.

Tract No. 2: Being on the waters of Dry Branch, a tributary of Tygart's Creek, and beginning at a stone in Wallace Erwin's line on a point; thence along the hillside North 72 1/2 East 7 0 poles to a stone on hillside; thence South 27 0, East 11 poles to a point in the County Road; thence with said Road North 58 East 18-2/5 poles to a stone in said road. Thence North 16 1/2 West 9-2/5 poles to a stone on hillside. South 70 West 3 poles and 8 links to a sugar tree bush at wire fence. Thence with said fence South 73 West 23-4/5 poles to a small white oak. South 16 1/2 East 2 poles and 18 links to the beginning corner containing 1 9/16 acres, more or less. THERE IS EXCEPTED AND EXCLUDED the following tract of land which was conveyed to Ritchie Parker and wife, Wanda Parker, by deed dated August 7, 2002, recorded October 10, 2002, in Official Record Book 87, Page 279, being further described as follows: Unless stated otherwise, any monument referred to herein as an "iron pin set" is a set 1/2" rebar pin, twenty-four (24") in length, with an orange plastic cap stamped "M. Back, P.L.S. #2178." All bearings stated herein are referred to the deed meridian of Deed Book 231, Page 63. Beginning at an iron pin (found, 1/2" rebar with cap stamped "L.S. 2178"), being a corner to the Rich Parker property (see Deed Book 231, Page 63 for reference) and the Tim Kilgore property (see Official Records Book 58, Page 348 for reference) and being the Southwest corner of the property described herein; thence with the Parker property line N. 71° 39' 39" E., 96.00 feet to an iron pin (set), from which an iron pin (found, 1/2" rebar with cap stamped "L.S. 2178") bears N. 71° 39' 39" E., 14.89 feet; thence leaving the Parker property line and with an intersection line through the Tim Kilgore property and up the hill N. 35° 13' 08" W., 106.36 feet to an iron pin (set) in an old fence line; thence S. 58° 23' 02" W., 98.21 feet to an iron pin (set), being a point in the Rich Parker property line (aforementioned), from which an iron pin (found, 1/2" rebar with cap stamped "L.S. 2178") bears N. 39° 22' 35" W., 767.75 feet; thence with the Parker property line and down the hill S. 39° 22' 25" E., 84.88 feet to the point of beginning and containing 0.21 acres more or less, according to a survey by Michael Back, P.L.S. #2178, with Back Surveying Inc., on June 28, 2002. Being that same real property having been conveyed to the Mortgagor herein, Tiffany Kilgore, by deed of conveyance from Tim Kilgore, a single person, dated May 27, 2005, and recorded in Official Records Book 149, Page 168, and also by deed of conveyance from Joe

Beginning at a stake adjacent to the Dry Branch Road; thence with Ernest Jordan property line N. 40 deg. W. 340' to a stake to property line of George Miller; thence with George Miller line N. 43 deg. 30' E. 115' to a stake; thence S. 38 deg. E. 350' to a stake; thence S. 49 deg. W. 100' to the beginning corner. The risk of loss for the subject property shall pass to the purchaser on the date of sale. Possession of the premises shall pass to the purchaser upon payment of the purchase price and delivery of deed. The purchaser shall be required to purchase fire and extended coverage insurance on any improvements to the real property, from the date of sale until the purchase price is paid in full to the extent of the Court-appraised value of the improvements or the unpaid balance of the purchase price, whichever is less, with a loss clause payable to the Master Commissioner of the Carter Circuit Court or the Plaintiff herein. The Defendants, their agents, successors or assigns shall vacate the mortgaged premises immediately upon the confirmation of the Master Commissioner's Sale. The purchaser shall be required to purchase fire and extended coverage insurance on any improvements to the real property, from the date of sale until the purchase price is paid in full to the extent of the Court-appraised value of the improvements or the unpaid balance of the purchase price, whichever is less, with a loss clause payable to the Master Commissioner of the Carter Circuit Court or the Plaintiff herein.

Time Warner Cable is NOW HIRING Installation Techs in your area. Requirements: High school education or equivalent telecommunications experience desired. Valid driver's license, clean driving record, basic math and map reading skills are required. Successful candidates have excellent verbal communications/interpersonal skills and the ability to interact with customers in a friendly, professional manner. For immediate consideration please apply online at http://jobs.timewarnercable.com/ Time Warner Cable is a Equal Opportunity Employer. EEO M/F/D/V

Find it here...in the Classifieds! The Carter County Board of Education Will receive letters of interest for Architectural Services for the renovation of East and West Carter High School Gymnasiums. Carter County Board of Education may retain the services of a construction manager in the design and construction phases of the work. The letter must contain evidence of the Architects ability to comply with the requirements of 702 KAR 4:160 and qualifications which include: 1. Knowledgeable of current applicable statutes and codes related to educational building projects in Kentucky. 2. Ability to comply with all requirements outlined in the KDE amendment to Standard Form of Agreement Between Owner and Architect AIA B151-1997 or AIA B141/CMA-1992. 3. Ability to prepare and submit, to appropriate state and local approval agencies, all necessary documents in proper form and in a timely manner. Letters of interest shall be received until 2pm March 16, 2012 and addressed to: Jerry Lyons Carter County Board of Education 228 S. Carol Malone Blvd. Grayson, KY 41143.

The Carter County Board of Education Will receive letters of interest for Construction Management Services for the renovation of East and West Carter High School Gymnasiums. The letter must contain evidence of the Construction Manager's ability to comply with the requirements of 702 KAR 4:160 and qualifications which include: •Knowledgeable of current Kentucky Department of Education construction management contract requirements. •Ability to provide Performance and Payment Bonds for 100% of the construction management contract amount from a bonding company listed in the current Federal Register. •Ability to list successful completion of construction management services within the last three (3) years for work of a comparable nature; and, a total accumulative dollar value of these project which is not less than the projected construction cost of this project. Letters of interest shall be received until 2pm March 16, 2012 and addressed to: Jerry Lyons Carter County Board of Education 228 S. Carol Malone Blvd. Grayson, KY 41143.

JOHNSON REALTY & APPRAISAL, INC. Mike Johnson 474-4784 Principal Broker/Owner Gary Salyer 474-7475 Sales Associate Tera Morse 474-7729 Sales Associate Sydney Nolty 606-922-5903 Sales Associate Keith Hill 606-255-0621 Sales Associate Helen Johnson 922-0706 Broker/Associate Crystal Burke 922-4864 Sales Associate Jenna McGuire 475-1934 316-0496 Sales Associate 310 SOUTH CAROL MALONE BLVD., GRAYSON OFFICE PHONE: 606-474-5598 AND 606-474-5590 Visit us on the web at: www.johnsonrealtyappraisal.com or contact any of our associates.

NEW LISTING! 10 PRIVATE ACRES On Cory Rd. Call Today For More Information! \$15,000	HOMES OVER \$200,000 ALL THIS & MORE! 3-BR, 2 1/2-BA brk home on 12-ac. ±, 2-car att. gar, wrap-around porch & back patio, blacktop & concrete drive, lg Morton metal bldg w/concrete floors & office space. CALL FOR MORE INFO!	HOMES OVER \$200,000 EK ROAD, GRAYSON Very well maintained ranch brick home featuring 3-bedrooms, 2-baths, family room, central heat/air, security system. This home is situated on approximately 6-acres level to slightly sloping and is completely fenced. Property also includes 3-BR doublewide, detached garage & barn. Call Today For Showing!	HOMES UP TO \$100,000 NEW ON THE MARKET! DAMRON MAYO - Charming 3 BR, 1 BA home w/an updated kitchen, located about 1 mile from town. Call today for a showing!	HOMES UP TO \$70,000 ELLIOTT COUNTY 2-BR, 1/2-bsmt home, totally furnished, 1/4-mile from Caney Boat Dock, 1.2-acres, \$29,500. Call Today!
HOME OF THE WEEK OLD US 60 EAST Looks new, 3-BR brk, HW flrs, new doors & trim, lg kit, dining area, LR w/wood burning stove, 24x28 det. gar. lg corner lot, \$135,000.	RARE FIND 79-acres +/-, 3 or 4-bedrooms, 2-baths, full finished basement, approx. 25-acres fenced, 2-barns, one barn with water & electric, 24x30 family room with stone fireplace. REDUCED \$319,500. Call Today!	HOMES UP TO \$100,000 NEW ON THE MARKET - Beautiful 1-1/2 story home, located in Grayson, lg eat-in kit, LR, FR, BA & utility rm, lots of closets & storage space. Wonderful front porch to enjoy Call for showing! Motivated Seller!	PROPERTY MANAGEMENT MAIN STREET FOR RENT: Ideal location for business/retail, situated beside city parking lot. Call Today!	NICE SINGLE FAMILY HOME or Investment Property, close to everything, 2BR/1BA, Priced To Sell!
Visit us on the web at: www.johnsonrealtyappraisal.com	HOMES OVER \$100,000 WHAT EVERYONE IS LOOKING FOR 30-acres near Grayson city limits featuring neat and clean 4-BR, 1-1/2-story home, remodeled kit & BA, DR, full bsmt, lg barn, detached 3-car garage w/storage, great location, perfect setting. \$185,000.	HOMES UP TO \$100,000 NEW ON THE MARKET - Beautiful 1-1/2 story home, located in Grayson, lg eat-in kit, LR, FR, BA & utility rm, lots of closets & storage space. Wonderful front porch to enjoy Call for showing! Motivated Seller!	HOMES UP TO \$70,000 KY 7 SOUTH 3-4 bedroom mobile homes with large deck overlooking Little Sandy River, situated on approximately 8-acres along Little Sandy River, including barn with electric & water, storage building, \$55,000	ROBINSON DR. 3-BR, bath, brick, kitchen, dining area, level lot, \$58,000
		DAMRON BRANCH This would make the perfect starter home, 3-BR, 1-BA. Beautiful home, w/security system, about 1 mile from town.	ADEN ROAD 2BR, 1BA open floor plan, all appl. stay, front porch, 5 private acres, Call today! \$72,500 REDUCED \$64,900	CAMPBELL LANE ESTATES 2-acres, best view in the county, \$59,900 Call Today!
			ADEN ROAD 2BR, 1BA open floor plan, all appl. stay, front porch, 5 private acres, Call today! \$72,500 REDUCED \$64,900	PLANTATION SUB. 1/2-ac. bldg. lot, \$15,500. Call Today!