

CLASSIFIEDS

LEGALS

COMMONWEALTH OF KENTUCKY
34TH JUDICIAL CIRCUIT
MCCREARY CIRCUIT COURT
CASE NO: 24-CI-00098
DIVISION II

BRYAN BALTIMORE, ET AL.,

PLAINTIFFS,

VS.

NOTICE OF MASTER COMMISSIONER'S SALE

ELAINE ROSS CLARK, ET AL.,

DEFENDANTS.

PURSUANT TO SUMMARY JUDGMENT DEFAULT JUDGMENT ORDER TO SELL LAND ENTERED FEBRUARY 25, 2025, AND PURSUANT TO AOC 141S ORDER REFERRING CASE TO MASTER COMMISSIONER FOR JUDICIAL SALE ENTERED MAY 8, 2025, I SHALL OFFER FOR SALE AT THE DOOR OF THE MCCREARY COUNTY COURTHOUSE, 1 MAIN STREET, WHITLEY CITY, KENTUCKY, AT PUBLIC AUCTION ON FRIDAY, JUNE 20, 2025 AT 12:00 P.M. NOON, OR THEREABOUT, THE REAL PROPERTY DESCRIBED IN THIS NOTICE.

THE RELEVANT ORDERS OF THE COURT ARE CONTAINED IN THE PLEADINGS OF THE ABOVE STYLED CASE, MCCREARY CIRCUIT COURT. FOR GREATER CERTAINTY, REFERENCE IS MADE TO SUCH RECORD.

PAYMENT SHALL BE IN CASH IN FULL, THOUGH A 10% DOWN PAYMENT (WITH BALANCE DUE WITHIN 30 DAYS AND WITH INTEREST) MAY BE PAID, IF SURETY SUFFICIENT TO THE MASTER COMMISSIONER IS PERMITTED IN HIS SOLE DISCRETION. SEE KRS 426.705.

ALL BIDDERS AND SURETIES SHALL COME TO THE SALE PREPARED WITH PROOF OF ABILITY TO PAY. THIS SHALL INCLUDE, AT A MINIMUM, A LINE OF CREDIT FROM A BANK OR OTHER FINANCIAL INSTITUTION, OR OTHER DOCUMENTATION SUFFICIENTLY DEMONSTRATING PROOF OF ABILITY TO COVER THE BID(S) MADE AT SALE AND LIKEWISE TO COVER THE SIGNING OF BOND BY ANY SURETY. ANY PROPOSED BIDDER AND HIS/HER SURETY MUST BE APPROVED BEFORE THE SALE BEGINS BY THE MASTER COMMISSIONER REGARDING THEIR ABILITY TO PAY. SURETY, IF APPROVED, SHALL SIGN A BOND, ALONG WITH THE PRINCIPAL PURCHASER, TO COVER THE FULL REMAINDER OF THE SALE PRICE, WITHIN 30 DAYS AS ABOVE, PLUS 10% INTEREST PER ANNUM FROM THE DATE OF THE SALE UNTIL PAID. SIGNED SURETY BOND SHALL HAVE THE FORCE AND EFFECT OF A JUDGMENT, WITH INTEREST, AND REMAIN AND BE A LIEN ON THE REAL PROPERTY UNTIL FULLY PAID.

THE REAL PROPERTY WILL BE SOLD AS A WHOLE AND NOT BY PART OR TRACT.

THE SAID REAL PROPERTY TO BE SOLD IS LOCATED IN MCCREARY COUNTY, KENTUCKY AND IS MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

A CERTAIN TRACT OF LAND SITUATED ON THE WATERS OF MARSH CREEK IN MCCREARY COUNTY, KY AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING ON A SET STONE ON THE EAST SIDE OF HIGHWAY AT CULBERT RUNNING WITH OLD ROAD BED S 60 E 48 PO CROSSING MARSH CREEK AT THE OLD FORD TO A SMALL WHITE OAK ON SIDE OF HILL A CONDITIONAL CORNER BETWEEN 1 AND 2 PARTIES; THENCE DOWN THE CREEK N 30 W 19 PO TO THREE ASHES; THENCE N 76 E 29 ½ PO TO A POPLAR IN THE OLD IN THE OLD FENCE ROW, E.K. CHITWOOD CORNER; THENCE WITH CHITWOOD'S LINE N 30 W 15 PO,TO AND ELM; THENCE P CREEK CROSSING SAME TO A STAKE AT MOUTH OF DITCH; THENCE N 82 W 6 POLES TO AN ELM ON DITCH BANK THE N 68 W 9 PO TO A STAKE AT DITCH; THENCE N 68 W 45 PO TO THREE SMALL BLACK GUMS, LIZZIE LAY CORNER; THENCE N 5 PO TO A WHITE OAK IN A DRAIN JUST ABOVE BURNED HOUSE WHERE BID STEPHENS LIVED; THENCE N 47 W 62 POLES TO A WHITE OAK, CHITWOOD'S OUTSIDE CORNER; THENCE LEAVING CHITWOOD'S LINE AND RUNNING WITH J.W. MORGAN LINE N56 W 22 PO TO A WHITE OAKS NOW SET STONE; THENCE S 52 28 PO TO A WHITE OAK; THENCE S 21 E 21 PO TO A PINE NOW DOWN THENCE S 12 W 14 PO TO A SMALL WHITE OAK AT ROAD; THENCE S 10 W 21P TO A HICKORY AND WHITE OAK OUTSIDE CORNER; THENCE S 65 E 60 PO TO BLACK OAK NOW DOWN GRIFIN MORGAN CORNER; THENCE LEAVING MORGAN LINE AND WITH A CONDITIONAL LINE BETWEEN 1 AND 2 PARTIES RUNNING WITH TOP OF RIDGE S 34 E 12 ½ PO TO A WHITE OAK; THENCE S 57 E 18 ½ PO TO A WHITE OAK ON TOP OF RIDGE, THENCE S 78 E 13 PO TO WHITE OAK; THENCE A STRAIGHT LINE S ABOUT 80 E 29 PO TO THE BEGINNING.

BEING THE SAME LAND CONVEYED TO WALTER BAIRD FROM LIZZIE LAY AND T.L.LAY, HER HUSBAND, BY DEED DATED MARCH 21, 1944, AND OF RECORD IN DEED BOOK 38, PAGE 54, MCCREARY COUNTY CLERK'S OFFICE.

PROPERTY ADDRESS: HIGHWAY 1470, STRUNK, KENTUCKY.
PVA MAP NUMBER: 176-00-00-001.00.

THE MASTER COMMISSIONER SHALL PAY NO TAXES REGARDING THIS PROPERTY, WHATSOEVER. THE READER IS CAUTIONED TO REFER TO THE ORDERS ENTERED IN THIS CASE IN LIEU OF THIS NOTICE.

IF THE PROPERTY DOES NOT BRING TWO-THIRDS OF ITS APPRAISED VALUE, A SIX (6) MONTH RIGHT OF REDEMPTION MAY EXIST PURSUANT TO KRS 426.220, 426.530. THIS PROPERTY IS SOLD SUBJECT TO THE RIGHT OF REDEMPTION, IF APPLICABLE, PROVIDED IN 28 USCA SEC. 2410.

DATED THIS 28TH DAY OF MAY, 2025.

ROBERT E. STEPHENS, JR./S/
ROBERT E. STEPHENS, JR.
MASTER COMMISSIONER
MCCREARY CIRCUIT COURT
48 N. MAIN STREET
P.O. BOX 1434
WHITLEY CITY, KENTUCKY 42653
TELEPHONE: (606) 516-5313

COMMONWEALTH OF KENTUCKY
34TH JUDICIAL CIRCUIT
MCCREARY CIRCUIT COURT
CASE NO: 24-CI-00090
DIVISION I

LAKEVIEW LOAN SERVICING, LLC,

PLAINTIFF,

VS.

NOTICE OF MASTER COMMISSIONER'S SALE

ROBERT M. MEADOWS,

DEFENDANT.

PURSUANT TO JUDGMENT AND ORDER OF SALE ENTERED MARCH 24, 2025, AND PURSUANT TO AOC 141S ORDER REFERRING CASE TO MASTER COMMISSIONER FOR JUDICIAL SALE ENTERED MARCH 24, 2025, I SHALL OFFER FOR SALE AT THE DOOR OF THE MCCREARY COUNTY COURTHOUSE, 1 MAIN STREET, WHITLEY CITY, KENTUCKY, AT PUBLIC AUCTION ON FRIDAY, JUNE 20, 2025 AT 12:00 P.M. NOON, OR THEREABOUT, THE REAL PROPERTY DESCRIBED IN THIS NOTICE.

THE RELEVANT ORDERS OF THE COURT ARE CONTAINED IN THE PLEADINGS OF THE ABOVE STYLED CASE, MCCREARY CIRCUIT COURT. FOR GREATER CERTAINTY, REFERENCE IS MADE TO SUCH RECORD.

PAYMENT SHALL BE IN CASH IN FULL, THOUGH A 10% DOWN PAYMENT (WITH BALANCE DUE WITHIN 30 DAYS AND WITH INTEREST) MAY BE PAID, IF SURETY SUFFICIENT TO THE MASTER COMMISSIONER IS PERMITTED IN HIS SOLE DISCRETION. SEE KRS 426.705.

ALL BIDDERS AND SURETIES SHALL COME TO THE SALE PREPARED WITH PROOF OF ABILITY TO PAY. THIS SHALL INCLUDE, AT A MINIMUM, A LINE OF CREDIT FROM A BANK OR OTHER FINANCIAL INSTITUTION, OR OTHER DOCUMENTATION SUFFICIENTLY DEMONSTRATING PROOF OF ABILITY TO COVER THE BID(S) MADE AT SALE AND LIKEWISE TO COVER THE SIGNING OF BOND BY ANY SURETY. ANY PROPOSED BIDDER AND HIS/HER SURETY MUST BE APPROVED BEFORE THE SALE BEGINS BY THE MASTER COMMISSIONER REGARDING THEIR ABILITY TO PAY. SURETY, IF APPROVED, SHALL SIGN A BOND, ALONG WITH THE PRINCIPAL PURCHASER, TO COVER THE FULL REMAINDER OF THE SALE PRICE, WITHIN 30 DAYS AS ABOVE, PLUS 10% INTEREST PER ANNUM FROM THE DATE OF THE SALE UNTIL PAID. SIGNED SURETY BOND SHALL HAVE THE FORCE AND EFFECT OF A JUDGMENT, WITH INTEREST, AND REMAIN AND BE A LIEN ON THE REAL PROPERTY UNTIL FULLY PAID.

THE REAL PROPERTY WILL BE SOLD AS A WHOLE AND NOT BY PART OR TRACT.

THE SAID REAL PROPERTY TO BE SOLD IS LOCATED IN MCCREARY COUNTY, KENTUCKY AND IS MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

PROPERTY ADDRESS: 81 NEWTOWN RD., STEARNS, KY 42647.
PVA PARCEL ID: 106-40-02-038.00.

SITUATED IN MCCREARY COUNTY, KENTUCKY, AND BOUNDED AND DESCRIBED AS FOLLOWS:

TRACT 1:

BEGINNING ON A STONE, STEARNS CORNER AND FIVE POINTERS;THENCE S. 61 W.450 FEET TO A STONE; THENCE A 2-30 E. 293 FEET TO A STONE AND MAPLE POINTER; THENCE N. 82-24 E. 376.08 FEET TO A STONE AND CHESTNUT OAK CORNER; THENCE N. 53 E. 585 FEET TO THE BEGINNING. CONTAINING THREE AND SEVENTY-EIGHT, ONE-HUNDREDTHS (3.78) ACRES, MORE OR LESS. SURFACE RIGHTS ONLY ARE CONVEYED.

TRACT II:

BEGINNING AT MONUMENT #4-37 OF THE STEARNS TOWN SITE AS NOTED IN VICKERS; SURVEY OF SAME; THENCE WITH SAID STEARNS TOWN SITE LINE S. 60-25 W 123 FEET TO AN IRON PIPE, IT BEING THE BEGINNING CORNER, THENCE LEAVING SAID STEARNS TOWN SITE LINE AND RUNNING N. 17-20 W. 127 FEET TO AN IRON PIPE; THENCE S. 66-27 W. 295 FEET TO AN IRON PIPE; THENCE S. 27-54 W. 55.5 FEET TO AN IRON PIPE ON EAST SIDE OF ROAD LEADING FROM STEARNS TO JOURNEY'S END; THENCE RUNNING ON THE EAST SIDE OF SAID ROAD, S. 17-16 E. 121 FEET TO AN IRON STAKE IN THE AFORESAID STEARNS TOWN SITE LINE; THENCE LEAVING SAID ROAD AND RUNNING WITH THE STEAMS TOWN SITE LINE N. 60-25 E. 341.5 FEET TO THE BEGINNING. CONTAINING ONE AND SIX-TENTHS (1.6) ACRES, MORE OR LESS. SURFACE RIGHTS ONLY ARE CONVEYED.

THERE IS EXCLUDED FROM THE FOREGOING TRACTS OF LAND THAT PORTION OF SAME HERETOFORE CONVEYED BY PETE KING, ET UX TO ELDRED KING, WHICH DEED IS NOW OF RECORD IN THE OFFICE OF THE CLERK OF THE MCCREARY COUNTY COURT IN DEED BOOK NO. 53. PAGE 537.

BEING THE SAME PROPERTY CONVEYED TO ROGER H. MONROE AND LULA K. MONROE, HIS WIFE, BY DEED OF CONVEYANCE FROM PETE KING AND BERTHA KING, HIS WIFE, DATED MAY 25TH, 1971, AND RECORDED OCTOBER 22ND, 1971 IN DEED BOOK NO. 68, PAGE 223, IN THE CLERK'S OFFICE FOR MCCREARY COUNTY, KENTUCKY.

*GRANTORS HEREBY 'SWEAR AND MAKE OATH THAT ROGER H. MONROE IS DECEASED AS OF 04/19/1979'

FOR FURTHER REFERENCE SEE DURABLE POWER OF ATTORNEY OF RECORD IN POA BOOK 9, PAGE 229, IN THE CLERK'S OFFICE FOR MCCREARY COUNTY, KENTUCKY.

BEING THE SAME PROPERTY CONVEYED TO ROBERT M. MEADOWS, UNMARRIED, BY WARRANTY DEED FORM LULA K. MONROE, UNMARRIED, DATED FEBRUARY 22, 2016 AND RECORDED FEBRUARY 25TH 2016 IN DEED BOOK 209, PAGE 10-14, IN THE CLERK'S OFFICE FOR MCCREARY COUNTY, KENTUCKY.

THE MASTER COMMISSIONER SHALL PAY NO TAXES REGARDING THIS PROPERTY, WHATSOEVER. THE READER IS CAUTIONED TO REFER TO THE ORDERS ENTERED IN THIS CASE IN LIEU OF THIS NOTICE.

IF THE PROPERTY DOES NOT BRING TWO-THIRDS OF ITS APPRAISED VALUE, A SIX (6) MONTH RIGHT OF REDEMPTION MAY EXIST PURSUANT TO KRS 426.220, 426.530. THIS PROPERTY IS SOLD SUBJECT TO THE RIGHT OF REDEMPTION, IF APPLICABLE, PROVIDED IN 28 USCA SEC. 2410.

DATED THIS 28TH DAY OF MAY, 2025.

ROBERT E. STEPHENS, JR./S/
ROBERT E. STEPHENS, JR.
MASTER COMMISSIONER
MCCREARY CIRCUIT COURT
48 N. MAIN STREET
P.O. BOX 1434
WHITLEY CITY, KENTUCKY 42653
TELEPHONE: (606) 516-5313
ROBERTSTEPHENSLAW99@GMAIL.COM

STATEWIDES

BATHROOM REMODEL

BATH & SHOWER UPDATES in as little as ONE DAY! Affordable prices - No payments for 18 months! Lifetime warranty & professional installs. Senior & Military Discounts available. Call: 1-833-770-0957

Jacuzzi Bath Remodel can install a new, custom bath or shower in as little as one day. For a limited time, waiving ALL installation costs! (Additional terms apply. Subject to change and vary by dealer. (Offer ends 6/30/25.) Call 1-866-837-5986

Safe Step. North America's #1 Walk-In Tub. Comprehensive lifetime warranty. Top-of-the-line installation and service. Now featuring our FREE shower package and \$1600 Off for a limited time! Call today! Financing available. Call Safe Step 1-888-302-4539

BUSINESS SPACE FOR RENT

Frankfort Office Space for rent: Second floor with four large office areas, restroom. Office desks furnished. Located ½ mile from I-64 Lawrenceburg exit 53A. Electric, water, gas, utilities and internet included. \$2,200 per month. Call Bonnie Howard, Kentucky Press Association, 502-223-8821.

BUYING CARS

We buy 8,000 cars a week. Sell your old, busted or junk car with no hoops, haggles or headaches. Sell your car to Peddle. Easy three step process. Instant offer. Free pickup. Fast payment. Call 1-844-440-0399

BUYING HOUSES

We Buy Houses for Cash AS IS! No repairs. No fuss. Any condition. Easy three step process: Call, get cash offer and get paid. Get your fair cash offer today by calling Liz Buys Houses: 1-888-287-5615

CABLE/UTILITIES

DIRECTV OVER INTERNET - Get your favorite live TV, sports and local channels. 99% signal reliability! CHOICE Package, \$84.99/mo for 12 months. HBO Max and Premium Channels included for 3 mos (w/ CHOICE Package or higher.) No annual contract, no hidden fees! Some restrictions apply. Call IVS 1-888-340-6138

AFFORDABLE TV & INTERNET. If you are overpaying for your service, call now for a free quote and see how much you can save! 1-877-548-7494

Get DISH Satellite TV + Internet! Free Install, Free HD-DVR Upgrade, 80,000 On-Demand Movies, Plus Limited

Time Up To \$600 In Gift Cards. Call Today! 1-855-633-4574

DIRECTV- All your entertainment. Nothing on your roof! Sign up for Directv and get your first three months of Max, Paramount+, Showtime, Starz, MGM+ and Cinemax included. Choice package \$84.99/mo. Some restrictions apply. Call DIRECTV 1-866-292-5435

CELLULAR

Get Boost Infinite! Unlimited Talk, Text and Data For Just \$25/mo! The Power Of 3 5G Networks, One Low Price! Call Today and Get The Latest iPhone Every Year On Us! 855-841-2894

Consumer Cellular - the same reliable, nationwide coverage as the largest carriers. No long-term contract, no hidden fees and activation is free. All plans feature unlimited talk and text, starting at just \$20/month. For more information, call 1-833-353-2982

DEBT HELP

Inflation is at 40year highs. Interest rates are way up. Credit Cards. Medical Bills. Car Loans. Do you have \$10k or more in debt? Call NATIONAL DEBT RELIEF and find out how to pay off your debt for significantly less than

what you owe! FREE quote: Call 1-844-262-5602

DONATIONS (VEHICLES)

Donate your car, truck, boat, RV and more to support our veterans! Schedule a FAST, FREE vehicle pickup and receive a top tax deduction! Call Veteran Car Donations at 1-833-984-2146 today!

GOT AN UNWANTED CAR??? DONATE IT TO PATRIOTIC HEARTS. Fast free pick up. Patriotic Hearts' programs help veterans find work or start their own business. Call 24/7: 1-833-485-3141.

Get a break on your taxes! Donate your car, truck, or SUV to assist the blind and visually impaired. Arrange a swift, no-cost vehicle pickup and secure a generous tax credit for 2025. Call Heritage for the Blind Today at 1-877-581-3053 today!

FOOD SERVICES

Omaha Steaks Wines. 12 world class wines (and bonus gifts) for ONLY \$79.99 (plus s/h.) Save \$160! 12 new wine selections plus a FREE \$25 Omaha Steaks E-reward card every three months. Cancel anytime. 100% guarantee! Call 1-844-740-5945 and mention code AGJF002 or visit www.GetOSWine.com/

STATEWIDES

sip169

HEALTH

Portable Oxygen Concentrator May Be Covered by Medicare! Reclaim independence and mobility with the compact design and long-lasting battery of Inogen One. Free information kit! Call 888-982-0374

HOME IMPROVEMENT

No more cleaning out gutters. Guaranteed! LeafFilter is the most advanced gutter protection for your home, backed by a no-clog guarantee and lifetime transferrable warranty. Call today 1-866-329-2415 to schedule a FREE inspection and no obligation estimate. Plus get 20% off! Seniors and military save an additional 10%. Restrictions apply, see representative for warranty and offer details

SunSetter. America's Number One Awning! Instant shade at the touch of a button. Transform your deck or patio into an outdoor oasis. Up to 10-year limited warranty. Call now and SAVE \$350 today! 1-866-348-8793

NEED NEW WINDOWS? Drafty rooms? Chipped or damaged frames?

Need outside noise reduction? New, energy efficient windows may be the answer! Call for a consultation & FREE quote today. 1-833-890-2083. You will be asked for the zip code of the property when connecting.

Replace your roof with the best looking and longest lasting material – steel from Erie Metal Roofs! Three styles and multiple colors available. Guaranteed to last a lifetime! Limited Time Offer – up to 50% off installation + Additional 10% off install (for military, health workers & 1st responders.) Call Erie Metal Roofs: 1-888-306-0302

HOME SERVICES

Prepare for power outages today with a Generac Home Standby Generator. Act now to receive a FREE 5-Year warranty with qualifying purchase. Call 1-844-688-8576 today to schedule a free quote. It's not just a generator. It's a power move.

INSURANCE SERVICES

DENTAL INSURANCE from Physicians Mutual Insurance Company. Coverage for 400 plus procedures. Real dental insurance - NOT just a discount plan. Do not wait! Call now! Get your FREE Dental Information

Kit with all the details! 1-855-900-7392 www.dental50plus.com/26 #6258

INTERNET OFFERS

Choose EarthLink Fiber Internet for speeds up to 5 Gigs, no data caps, no throttling. Prices starting at \$54.95. Plus, a \$100 gift card when you make the switch. Call 1-833-974-4780

MUSICAL INSTRUMENTS

We Buy Vintage Guitar's! Looking for 1920-1980 Gibson, Martin, Fender, Gretsch, Epiphone, Guild, Mosrite, Rickenbacker, Prairie State, D'Angelico, Stromberg. And Gibson Mandolins / Banjos. These brands only! Call for a quote: 1-833-641-7011

SECURITY

HOME BREAK-INS take less than 60 SECONDS. Don't wait! Protect your family, your home, your assets NOW for as little as 70¢ a day! Call 1-833-360-5407

SOCIAL SECURITY

YOU MAY QUALIFY for disability benefits if you are between 52-63 years old and under a doctor's care for a health condition that prevents

you from working for a year or more. Call now! 1-833-641-6772

TIME SHARE/ FINANCIAL

Wesley Financial Group, LLC Timeshare Cancellation Experts Over \$50,000,000 in timeshare debt and fees cancelled in 2019. Get free informational package and learn how to get rid of your timeshare! Free consultations. Over 450 positive reviews. Call 855-977-4979

WATCHES

CASH PAID FOR HIGH-END MEN'S SPORT WATCHES. Rolex, Breitling, Omega, Patek Philippe, Heuer, Daytona, GMT, Submariner and Speedmaster. These brands only! Call for a quote: 1-833-641-6058

WRITERS WANTED

Become a Published Author. We want to Read Your Book! Dorrance Publishing-Trusted by Authors Since 1920 Book manuscript submissions currently being reviewed. Comprehensive Services: Consultation, Production, Promotion and Distribution Call for Your Free Author's Guide 1-855-209-2951 or visit dorranceinfo.com/ Kentucky

ADVERTISE HERE

Local Advertising

That Works as Hard as You Do

We reach more than 2,000 READERS EVERY WEEK, and we know how to make the most of your advertising budget!

Schedule your one-on-one consultation with an advertising expert today to learn more about the opportunities for your business.

Composition Director
Emily Worley
606-376-5500
comp@mccrearyjournal.com

Marketing Director
Richard Spears
606-376-5500
advertising@mccrearyjournal.com

Office Manager
Derek Dobbs
606-376-5500
frontdesk@mccrearyjournal.com

606-376-5500 • www.mccrearyjournal.com • Facebook @ McCreary Journal

CAREER OPPORTUNITIES

Are you looking to hire someone?

Not having any luck finding the right employee using the online job boards? We can help, try McCreary Journal Classifieds! They're a classic for a reason!