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LEGALS

COMMONWEALTH OF KENTUCKY
34TH JUDICIAL CIRCUIT
MCCREARY CIRCUIT COURT
CASE NO: 25-CI-00043
DIVISION II

UNITED CUMBERLAND BANK,

PLAINTIFF,

VS.

NOTICE OF MASTER COMMISSIONER'S SALE

JAMES OTIS HELTON, ET AL.,

DEFENDANTS.

*** **

PURSUANT TO DEFAULT JUDGMENT AND ORDER OF SALE ENTERED JUNE 10, 2025, AND PURSUANT TO AOC 141S ORDER REFERRING CASE TO MASTER COMMISSIONER FOR JUDICIAL SALE ENTERED JUNE 10, 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, SEPTEMBER 12, 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 12% 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.

ACCORDING TO THE JUDGMENT, THE AMOUNT DUE FROM THE DEFENDANT(S), AND THE BASIS FOR THIS MASTER COMMISSIONER'S SALE, IS \$61,592.20, TOGETHER WITH INTEREST THEREON AT A VARIABLE RATE BEGINNING AT 7.340%, PLUS OTHER COSTS AND FEES, SUCH AS ATTORNEY'S FEES. THE PLAINTIFF MAY PAY ITS BID AT SALE, IN LIEU OF CASH PAYMENT, AN AMOUNT UP TO ITS DUE FROM THE JUDGMENT.

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 IN MCCREARY COUNTY, KENTUCKY, IN GREENWOOD, AND BEING A PART OF THE LANDS KNOWN AS THE JOHN O. PATTERSON PROPERTY AND BOUNDED AS FOLLOWS:

BEGINNING AT 3 PINES, J.A. BRYANT'S CORNER AND RUNNING THENCE WITH HIS LINE S 6-1/2 W 23 POLES AND 14 LINKS TO A STAKE AT THE CLIFF HID CORNER AT A; THENCE FROM THE BEGINNING AND WITH BRYANT'S LINE N 54-1/2 E 30 POLES AND 17 LINKS TO A STAKE AT THE ROAD, HIS CORNER; THENCE STILL WITH HIS LINE AND WITH THE ROAD, N 26-1/2 W 11 POLES TO A STAKE, HIS CORNER; THENCE SAME COURSE AND STILL WITH THE ROAD 3 POLES TO A STAKE; THENCE LEAVING THE ROAD AND RUNNING S 56-1/2 W 26 POLES TO A STAKE; THENCE S 80-1/2 W 10 POLES TO A STAKE; THENCE N 83 W 16 POLES TO A STAKE AT THE CLIFF; THENCE WITH THE CLIFF BINDING THEREON TO THE STAKE AT A.

A RIGHT OF WAY WIDE ENOUGH FOR THE TRAVEL OF WAGONS AND AUTOMOBILES BEGINNING AT THE NORTHEAST CORNER OF THE ABOVE BOUNDARY AND RUNNING WITH THE PRESENT LOCATION OF THE ROAD AND CONNECTING WITH THE ROAD LEAVING FROM THE G.W. OWENS PROPERTY TO THE C.N.O. & T.P. RY. RIGHT OF WAY IS ALSO MADE A PART OF THE BOUNDARY HEREIN CONVEYED.

BEING THE SAME LAND CONVEYED FROM MAY YOUNG CLARK TO JAMES HELTON AND HIS WIFE, PATRICIA HELTON, BY DEED DATED NOVEMBER 8, 1968, AND OF RECORD IN DEED BOOK 63, PAGE 635, MCCREARY COUNTY COURT CLERK'S OFFICE.

COMMONLY KNOWN AS: 164 HELTON LANE, PARKERS LAKE, MCCREARY COUNTY, KENTUCKY.
PVA PARCEL NO.: 098-00-00-015.00.

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 22ND DAY OF AUGUST, 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

COMMONWEALTH OF KENTUCKY
34TH JUDICIAL CIRCUIT
MCCREARY CIRCUIT COURT
CASE NO: 25-CI-00049
DIVISION II

NATIONSTAR MORTGAGE, LLC,

PLAINTIFF,

VS.

NOTICE OF MASTER COMMISSIONER'S SALE

AUSTIN SETH RECTOR, ET AL.,

DEFENDANTS.

*** **

PURSUANT TO JUDGMENT AND ORDER OF SALE ENTERED JUNE 10, 2025, AND PURSUANT TO AOC 141S ORDER REFERRING CASE TO MASTER COMMISSIONER FOR JUDICIAL SALE ENTERED JUNE 10, 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, SEPTEMBER 12, 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.

ACCORDING TO THE JUDGMENT, THE AMOUNT DUE FROM THE DEFENDANT(S), AND THE BASIS FOR THIS MASTER COMMISSIONER'S SALE, IS \$367,248.42 PLUS INTEREST ON THE PRINCIPAL SUM AT 6.75% PER ANNUM FROM MAY 1, 2024 UNTIL PAID, PLUS OTHER COSTS AND FEES, INCLUDING ATTORNEY'S FEES. THE PLAINTIFF MAY PAY ITS BID AT SALE, IN LIEU OF CASH PAYMENT, AN AMOUNT UP TO ITS DUE FROM THE JUDGMENT.

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:

BEING THE SURFACE OF THAT CERTAIN TRACT OR PARCEL OF LAND LYING IN MCCREARY COUNTY, KENTUCKY, ON THE WATERS OF PIGEON ROOST CREEK, A TRIBUTARY OF ROARING PAUNCH CREEK; LOCATED ABUTTING THE SOUTH SIDE OF THE MT. PLEASANT ROAD (STATE ROUTE 1470) AT A POINT ABOUT 1.1 MILES WESTWARDLY FROM U.S. 27 AT STRUNK, FURTHER, BEING ABOUT 0.2 MILE WESTWARDLY FROM THE INTERSECTION OF THE KINGTOWN ROAD, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING LOT NO. 26 OF THE PLEASANT RIDGE SUBDIVISION, A PLAT OF WHICH IS OF RECORD IN PLAT BOOK NO. 2A, PAGE 199, SLIDE 398, MCCREARY COUNTY COURT CLERK'S OFFICE, WHITLEY CITY, KENTUCKY.

BEING THE SAME PROPERTY CONVEYED TO AUSTIN SETH RECTOR AND TRISTIN RECTOR, HUSBAND AND WIFE WHO ACQUIRED TITLE, WITH RIGHTS OF SURVIVORSHIP, BY VIRTUE OF A DEED FROM LARRY ADAM SIMPSON AND ADRIONNA SIMPSON, HUSBAND AND WIFE, DATED NOVEMBER 15, 2022, RECORDED NOVEMBER 30, 2022, IN DEED BOOK 232, PAGE 214, MCCREARY COUNTY, KENTUCKY RECORDS.

SUBJECT TO ALL RESTRICTIONS, CONDITIONS AND COVENANTS AND TO ALL LEGAL HIGHWAYS AND EASEMENTS.

COMMONLY KNOWN AS: 192 PONDVIEW DRIVE, STRUNK, KY 42649.
PVA PARCEL NO.: 125-00-00-034.64.

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 15TH DAY OF AUGUST, 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

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