

# CLASSIFIEDS

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**EMPLOYMENT**

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## LEGALS

### COMMONWEALTH OF KENTUCKY

34TH JUDICIAL CIRCUIT  
MCCREARY CIRCUIT COURT  
CASE NO: 24-CI-00060  
DIVISION II

NEWREZ LLC DBA SHELLPOINT MORTGAGE SERV., PLAINTIFF,

#### NOTICE OF MASTER COMMISSIONER'S SALE

UNKNOWN HEIRS, MARY JANE BRYANT, ET AL., DEFENDANTS.

PURSUANT TO IN REM JUDGMENT AND ORDER OF SALE DATED NOVEMBER 14, 2024, AND PURSUANT TO AOC 141S ORDER REFERRING CASE TO MASTER COMMISSIONER FOR JUDICIAL SALE ENTERED NOVEMBER 14, 2024, I SHALL OFFER FOR SALE AT THE DOOR OF THE MCCREARY COUNTY COURTHOUSE, 1 MAIN STREET, WHITLEY CITY, KENTUCKY, AT PUBLIC AUCTION ON FRIDAY, DECEMBER 13, 2024 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 OR PARCEL OF LAND LYING ON THE NORTH SIDE OF KY HWY 700 (SAND HILL ROAD), BETWEEN C. WILLIAMS ROAD AND HATFIELD SUBDIVISION ROAD, NORTHEAST OF WHITLEY CITY, IN MCCREARY COUNTY, KENTUCKY, BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS: BEGINNING AT AN ANTHEM TREE AND METAL PIN, SAID PIN BEING LOCATED ON THE EAST SIDE OF THE C. WILLIAM ROAD, A CORNER COMMON TO RANDY BRYANT; THENCE A NORTHERLY DIRECTION WITH THE LINE OF RANDY BRYANT, 212 FEET TO A METAL PIN; THENCE S 43-32-36 E. 13.89 FEET TO AN 1/2" QUOT; IRON PIN (SET, CAPPED L.S. 3225), SAID IRON PIN BEING A CORNER COMMON WITH H. BRYANT AND LOCATED IN THE BRANCH; THENCE, LEAVING THE BRANCH AND CONTINUING WITH HAROLD BRYANT, N 74-01-26 E, 111.85 FEET TO AN 1/2" QUOT; IRON PIN, (SET, CAPPD L.S. 3225), SAID IRON PIN BEING A CORNER COMMON WITH H. BRYANT AND LOCATED ON THE WEST SIDE OF HATFIELD SUBDIVISION ROAD; THENCE, LEAVING H. BRYANT AND RUNNING ALONG THE WEST SIDE OF HATFIELD SUBDIVISION ROAD, S 03-30-00 W 129.10 FEET TO A MAPLE TREE AND METAL PIN; THENCE LEAVING THE HATFIELD SUBDIVISION ROAD A WESTERLY DIRECTION 312 FEET WITH THE LINE OF H. BRYANT TO THE POINT OF BEGINNING.

BEING THE SAME PARCEL CONVEYED TO HAROLD BRYANT AND MARY JANE BRYANT FROM HAROLD BRYANT AND MARY JANE BRYANT; RANDY BRYANT AND JANICE BRYANT; ARLESS BRYANT AND SHEILA BRYANT; ELVA PERKINS AND EDWARDS PERKINS; PENNY LAKE AND ROY LAKE; MAE BRYANT AND BOBBY BRYANT; AND OPAL MCHONE, BY VIRTUE OF A DEED DATED 4/21/2000, RECORDED 8/8/2000, IN DEED BOOK 154, PAGE 269, COUNTY OF MCCREARY, STATE OF KENTUCKY.

PARCEL ID #: 119-20-01-012.00 AND MORE COMMONLY KNOWN AS 65 HATFIELD SUBDIVISION, WHITLEY CITY, KY 42653.

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 19TH DAY OF NOVEMBER, 2024.

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

### ANNOUNCEMENT

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## LAND POSTING

THE FOLLOWING PROPERTIES HAVE BEEN POSTED NO HUNTING, NO TRESPASSING, NO LOITERING, NO PARKING, NO FISHING, NO FOUR WHEELING, NO LOGGING, NO SWIMMING. NOT RESPONSIBLE FOR ACCIDENTS OR INJURIES THAT MAY OCCUR ON ANY AND ALL PROPERTIES. TRESPASSERS WILL BE PROSECUTED.

APPROX .49 ACRES, 142 POSSUM TRAIL, WHITLEY CITY KY. OWNED BY GARY SARGENT. 111324.

APPROX .5 ACRES, 126 POSSUM TRAIL, WHITLEY CITY KY. OWNED BY GARY SARGENT. 111324.

APPROX 2 ACRES, 196 POSSUM TRAIL, WHITLEY CITY KY. OWNED BY GARY SARGENT. 111324.

APPROX 37.68 ACRES, 987 GRANNY HOLT KNOB, STRUNK KY. OWNED BY SHIRLEY LAY. 110624.

APPROX. 150 ACRES 1631 CLEAR CREEK RD PINE KNOT KY OWNED BY PAT ROSS AND TREASURE WARMAN

APPROX 130 ACRES, 542 LITTLE ROCK CREEK RD, STRUNK

KY. OWNED BY JEFFREY & WILLIAM STEPHENS. 102324.

APPROX 208 ACRES, 891 HAYES CREEK, STRUNK KY, OWNED BY JEFFREY & WILLIAM STEPHENS. 102324.

APPROX. 100 ACRES, JONES HOLLOW RD, A FEW PROPERTIES PAST ROCK SPRINGS CHURCH. MAP #031-00-00-014.00

2 TRACTS., OWNED BY BRADLEY ABBOT 103024

EDD STEPHENS RD IN PINE KNOT, 1ST HOUSE ON RIGHT. HOUSE AND APPROX. 12 ACRES. OWNED BY BRADLEY ABBOTT 103024

APPROX 120 ACRES, 350 PIT BULL LANE, STEARNS KY. OWNED BY STAN MAROHN. 110424.

## LEGALS

### NOTICE

OUTDOOR VENTURE CORPORATION IS LOOKING TO PURCHASE THE FOLLOWING ITEM AND WILL BE TAKING BIDS UNTIL DECEMBER 9TH, 2024.

1. SEMI-AUTOMATIC SHRINK WRAP MACHINE. NEW CONDITION. NEEDS TO ACCOMODATE A PALLET 67" X 42" W X 72" T WITH 4000LB WEIGHT CAP.

BIDS CAN BE SUBMITTED TO THE FOLLOWING ADDRESS: OUTDOOR VENTURE CORPORATION PO BOX 337 STEARNS, KY 42647 OR VIA EMAIL AT: CURTIS.DAUGHERTY@OUTDOORVENTURE.COM ATT: BIDS

### NOTICE

ANY AND ALL PERSONS CLAIMING ANY RIGHT, TITLE OR INTEREST TO THE ACTION CAPTIONED JEFFERY MOERTLE, ET. AL. VS. ANY AND ALL PERSONS CLAIMING RIGHTS, ET. AL. (MCCREARY CIRCUIT COURT 24-CI-000167).

THE PROPERTY THAT IS THE SUBJECT OF THIS ACTION IS LOCATED AT 3222 VANOVER RIDGE ROAD, PARKERS LAKE, KENTUCKY.

IF YOU ARE ONE OF THE ABOVE NAMED PARTIES OR OTHERWISE HAVE A LEGAL INTEREST IN THE PROPERTY IN THIS SUIT, PLEASE ACT IMMEDIATELY. IF YOU DO NOT CLAIM YOUR RIGHTFUL INTEREST IN SAID PROPERTY WITHIN THE REQUIRED TIME, THEN YOU MAY FOREVER LOSE ANY INTEREST YOU MAY HAVE IN SAID PROPERTY.

PLEASE MAKE YOUR APPEARANCE KNOWN IN THE AFOREMENTIONED CIVIL ACTION IMMEDIATELY. IF YOU HAVE ANY QUESTIONS, PLEASE FEEL FREE TO CONTACT ATTORNEY MATT FELTNER AT (859) 391-1377.

### INVITATION TO BID

THE MCCREARY COUNTY FISCAL COURT WILL RECEIVE BIDS UNTIL DECEMBER 12, 2024, BY 4:00 P.M. FOR THE FOLLOWING:

50 FOOT WIDE BY 126-FOOT-LONG "T HANGER STYLE" BUILDING WITH A 14-FOOT-TALL EAVE HEIGHT WITH 1:12 ROOF PITCH. BUILDING WILL HAVE (5) BAYS ALL METAL SHEETING AND HAVE (5) 41"8"X12' ELECTRIC BL-FOLD WITH ACCESS DOORS WITH MASTER KEYPED KNOBS AND 2 BUTTON OPERATORS. FOR THE MCCREARY COUNTY AIRPORT. PRICE NEEDS TO INCLUDE LABOR FOR ERECTION OF BUILDING AND THE COST OF ALL MATERIALS. BID MUST INCLUDE IF DOWN PAYMENT IS NEEDED AND CONTRACT WILL BE SIGNED AFTER AWARDS HAVE BEEN MADE. THE MCCREARY COUNTY FISCAL COURT WILL PROVIDE ALL LOCAL PERMITS FOR BUILDING PURPOSES.

BIDS MAY BE SUBMITTED TO: MCCREARY COUNTY FISCAL COURT- PO BOX 579 WHITLEY CITY KY 42653 OR HAND DELIVERED TO THE JUDGE EXECUTIVES' OFFICE ON THE 2<sup>ND</sup> FLOOR OF THE MCCREARY COUNTY COURT HOUSE BETWEEN THE HOURS OF 8:30 AM AND 4:30 PM AND UP TILL 4:00 P.M. THE DAY OF DECEMBER 12, 2024. ALL BIDS NEED TO BE SEALED AND LABELED ON OUTSIDE OF ENVELOPE "SEALED BID". PLANS CAN BE VIEWED DURING NORMAL BUSINESS HOURS AT THE JUDGE EXECUTIVES' OFFICE FROM 8:30 AM TO 4:30PM THRU THE CLOSING OF BIDS.

THE MCCREARY COUNTY FISCAL COURT RESERVES THE RIGHT TO REJECT ANY AND ALL BIDS.

Jimmie Greene II

JIMMIE W. GREENE II  
MCCREARY COUNTY JUDGE EXECUTIVE

THE HOUSING AUTHORITY OF MCCREARY COUNTY HAS DEVELOPED ITS AGENCY PLAN IN COMPLIANCE WITH THE QUALITY HOUSING AND WORK RESPONSIBILITY ACT OF 1998. IT WILL BE AVAILABLE FOR REVIEW AT THE HOUSING AUTHORITY'S OFFICE LOCATED ON HWY 2792. A PUBLIC HEARING WILL BE HELD ON JAN. 14, 2025, AT 5:00PM.

COMMONWEALTH OF KENTUCKY  
34TH JUDICIAL CIRCUIT  
MCCREARY CIRCUIT COURT  
CASE NO: 20-CI-00157  
DIVISION II

MID SOUTH CAPITAL PARTNERS

PLAINTIFF

vs.

#### NOTICE OF MASTER COMMISSIONER'S SALE

TONY ROSS, ET AL.

DEFENDANTS

PURSUANT TO FINAL JUDGMENT AND ORDER OF SALE DATED MARCH 13, 2024, AND PURSUANT TO AOC 141S ORDER REFERRING CASE TO MASTER COMMISSIONER FOR JUDICIAL SALE ENTERED MAY 13, 2024, AND FURTHER PURSUANT TO ORDER TO SET NEW DATE FOR SALE ENTERED OCTOBER 16, 2024, I SHALL OFFER FOR SALE AT THE DOOR OF THE MCCREARY COUNTY COURTHOUSE, 1 MAIN STREET, WHITLEY CITY, KENTUCKY, AT PUBLIC AUCTION ON FRIDAY, DECEMBER 13, 2024 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 SAID REAL PROPERTY TO BE SOLD IS LOCATED IN MCCREARY COUNTY, KENTUCKY AND IS MORE SPECIFICALLY DESCRIBED AS FOLLOWS: PROPERTY ADDRESS: 2600 W. HIGHWAY 92, STEARNS, KY 42647

MAP ID: 090-00-00-026.00

TWO CERTAIN TRACTS OR PARCELS OF LAND LYING AND BEING IN MCCREARY COUNTY, KENTUCKY, ABOUT ONE HALF MILE WEST OF SMITHTOWN, KENTUCKY ON THE WATERS OF LICK CREEK AND ADJOINING THE NEW HIGHWAY, AND BOUNDED AND DESCRIBED AS FOLLOWS:

#### FIRST TRACT

BEGINNING AT A STONE WITH BLACK GUM POINTERS, 20 POLES TO A STONE WITH HICKORY POINTERS, THENCE, 20 1/2 POLES RUNNING WITH THE NEW HIGHWAY ROAD TO STONE WITH BLACK OAK POINTERS; THENCE, 20 POLE LINE NORTH TO HICKORY POINTER, THENCE, 20 1/2 POLES TO THE BEGINNING.

CONTAINING TWO (2) ACRES, MORE OR LESS, SURFACE RIGHTS ONLY.

#### SECOND TRACT

ADJOINING FIRST TRACT AND BEGINNING AT A 14 INCH HICKORY IN THE NORTH RIGHT OF WAY LINE OF KENTUCKY HIGHWAY NO. 92, STATED BY ARVEL WORLEY AND FRED ROSS TO BE COMMON TO EACH OF THEIR TRACTS; THENCE, LEAVING ROSS BROTHERS' TRACT AND RUNNING WITH THE LINE OF ARVEL WORLEY, THE SAME BEING WITH THE NORTH RIGHT OF WAY LINE OF SAID HIGHWAY IN AN EASTERLY DIRECTION 100 FEET TO A SET STONE; THENCE, LEAVING SAID HIGHWAY RIGHT OF WAY AND RUNNING IN A NORTHERLY DIRECTION 120 FEET TO A SET STONE; THENCE, RUNNING IN A WESTERLY DIRECTION 100 FEET TO A SET STONE IN AN OLD FENCE LINE, THE SAME BEING COMMON TO THE AFORESAID ARVEL WORLEY AND ROSS BROTHERS; THENCE RUNNING WITH LINE COMMON TO SAID PARTIES A SOUTHERLY DIRECTION 120 FEET TO THE BEGINNING.

CONTAINING 1/3 ACRE, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO TONY ROSS AND SUSAN ROSS FROM FRED ROSS BY GENERAL WARRANTY DEED DATED MARCH 11, 1997, AND RECORDED IN DEED BOOK 166, PAGE 7, IN THE OFFICE OF THE MCCREARY COUNTY CLERK.

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 19TH DAY OF NOVEMBER, 2024.

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

## LEGALS

### NOTICE

FOR PROTECTION OF PUBLIC WATER SUPPLY LAUREL CREEK & RESERVOIR EMBANKMENTS FISHING PERMITTED FROM BANKS & ON LAKE WITH AN ELECTRIC POWERED BOATS. NO GAS MOTORS, NO SWIMMING, NO LITTERING & NO TRESPASSING ON CATWALK-PUMPHOUSE PLATFORM. VIOLATORS WILL BE PROSECUTED. MCCREARY COUNTY WATER DISTRICT

## STATEWIDES