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Must be paid in advance.
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Rent based on income Alquiler basado en ingresos

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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 40.82 ACRES. 791 OTTER CREEK CHURCH RD. STRUNK KY. OWNED BY SHANNON CAUSEY. 011525.
- APPROX 1.5 ACRES, 208 STEARNS TOWER RD, STEARNS KY. OWNED BY LEONARD D. & VONDA L. NEW. 011525.
- APPROX 1.15 ACRES, 219 STEARNS TOWER RD, STEARNS KY. OWNED BY ANN ACRES. 011525.
- APPROX 3 ACRES, 254 EASTWOOD WAY, STEARNS KY. OWND BY CARL & CAROLYN COFFEY. 011525.
- APPROX 1 ACRE, 16 VALLEY RD, STEARNS KY. OWNED BY CARL & CAROLYN COFFEY. 011525.
- APPROX 4 ACRES, WILD BILL STEPHENS RD, PINE KNOT KY. 42635. OWNED BY GARY STEPHENS. 011525.
- APPROX 7.5 ACRES & 2 PONDS. 80 CHRISTINE MARTIN RD. PINE KNOT KY 42635. OWNED BY BONNIE STEPHENS & LISA MUSGROVE. 011525.
- APPROX 75 ACRES LOCATED AT 1220 & 1221 OLD CUMBERLAND FALLS ROAD, PARKERS LAKE KY. OWNED BY ANGELA MYERS. 011525.
- APPROX 1 ACRE W/2 BUILDINGS, 3195 SAND HILL RD WHITLEY CITY, KY. OWNED BY LARRY & JANIE MEADOWS. 012225.
- APPROX 75 ACRES, 788 OSCAR MORGAN RD, STRUNK KY, OWNED BY NADINE & JOHNNY BAIRD. 012225.

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

COMMONWEALTH OF KENTUCKY
34TH JUDICIAL CIRCUIT
MCCREARY CIRCUIT COURT
CASE NO: 24-CI-00144
DIVISION I

UNITED CUMBERLAND BANK, PLAINTIFF,

NOTICE OF MASTER COMMISSIONER'S SALE

VS.
KEVIN FRYE AND PENNY FRYE

AND DEFENDANTS.
TD AUTO FINANCE, LLC,

PURSUANT TO DEFAULT JUDGMENT AND ORDER OF SALE DATED NOVEMBER 25, 2024, AND PURSUANT TO AOC 141S ORDER REFERRING CASE TO MASTER COMMISSIONER FOR JUDICIAL SALE ENTERED NOVEMBER 25, 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, FEBRUARY 7, 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:
TWO CERTAIN TRACTS OR PARCELS OF LAND LYING AND BEING IN MCCREARY COUNTY, KENTUCKY, ON WILLIAMSBURG STREET, AND BOUNDED AND DESCRIBED AS FOLLOWS:

TRACT I:
BEGINNING ON A STONE IN THE EDGE OF THE RIGHT-OF-WAY OF WILLIAMSBURG STREET; THENCE WITH SAID ROAD RIGHT-OF-WAY N. 65-30 W. 122 FEET TO A STEEL PIPE; THENCE S. 26-30 W. 209 FEET TO A STEEL PIPE, CORNER TO U.S. FOREST SERVICE AND MAGGIE McDONALD; THENCE WITH SAID U.S. FOREST SERVICE LINE S. 65-30 E. 110 FEET TO A STEEL PIPE, A CORNER TO NOBLE STEPHENS; THENCE WITH SAID STEPHENS LINE N. 30-00 E. 209 FEET TO BEGINNING. SURFACE RIGHTS ONLY ARE CONVEYED.

TRACT II:
BEGINNING AT A STEEL STAKE IN RIGHT-OF-WAY OF WILLIAMSBURG STREET; THENCE WITH SAID WILLIAMSBURG STREET N. 65-30 W. 56 1/2 FEET TO A STEEL PIPE; THENCE LEAVING WILLIAMSBURG STREET AND RUNNING S. 26-30 W. 209 FEET TO A STEEL PIPE, CORNER TO U.S. FOREST SERVICE; THENCE WITH SAID U.S. FOREST SERVICE LINE, S 65-30 E. 47 FEET TO A STEEL PIPE; THENCE LEAVING SAID U.S. FOREST SERVICE LINE AND RUNNING N. 30-00 E. 209 FEET TO THE BEGINNING. SURFACE RIGHTS ONLY ARE CONVEYED.

BEING THE SAME LAND CONVEYED FROM KEVIN FRYE AND PENNY PATRICK FRYE, HIS WIFE TO KEVIN FRYE AND PENNY PATRICK FRYE BY DEED DATED MARCH 30, 2009, AND OF RECORD IN DEED BOOK 187, PAGE 746, MCCREARY COUNTY COURT CLERK'S OFFICE.

A TRUE COPY OF THE MORTGAGE, DATED JULY 14, 2009, IS RECORDED IN MORTGAGE BOOK 174, PAGE 689, MCCREARY COUNTY COURT CLERK'S OFFICE.

PVA MAP NO. 137-00-00-016.00. COMMONLY KNOWN AS 1528 E. WILLIAMSBURG [ST.], 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 16TH DAY OF JANUARY, 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: 24-CI-00202
DIVISION II

KENTUCKY HOUSING CORPORATION, PLAINTIFF/PETITIONER,

NOTICE OF MASTER COMMISSIONER'S SALE

VS.
BREANNA BRANSCUM, A/K/A BREANNA DEL AP, DEFENDANT/RESPONDENT. *** **

PURSUANT TO DEFAULT JUDGMENT AND ORDER OF SALE DATED JANUARY 14, 2025, AND PURSUANT TO AOC 141S ORDER REFERRING CASE TO MASTER COMMISSIONER FOR JUDICIAL SALE ENTERED JANUARY 14, 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, FEBRUARY 7, 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 SAID REAL PROPERTY TO BE SOLD IS LOCATED IN MCCREARY COUNTY, KENTUCKY AND IS MORE SPECIFICALLY DESCRIBED AS FOLLOWS:
A CERTAIN LOT OF LAND SITUATED IN MCCREARY COUNTY, KENTUCKY, NEAR REVELO, AND BOUND AS FOLLOWS:
BEGINNING AT A POST ON THE STEARNS-APPLETREE ROAD, H.D. SMITH'S CORNER; THENCE ALONG THE ROAD N 12 W 14 FEET TO A STAKE AT A RESERVED ROAD; THENCE ALONG THE SAID ROAD N 74-30 E 100 FEET; THENCE N 57-30 E 100 FEET; THENCE N 47 E 100 FEET; THENCE LEAVING THE ROAD S 23 E 141 FEET TO A STONE ON THE H.D. SMITH LINE; THENCE N 57-30 E 100 FEET; THENCE N 47 E 100 FEET; THENCE LEAVING THE ROAD S 23 E 141 FEET TO A STONE ON THE H.D. SMITH LINE; THENCE HIS LINE S 82 W 300 FEET TO THE PLACE OF BEGINNING.

THIS PROPERTY IS SUBJECT TO THE SAME RESTRICTIONS AND PROTECTIVE COVENANTS THAT ARE CONTAINED IN THE AFOREMENTIONED DEED. SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, CONDITIONS, AND LEGAL HIGHWAYS OF RECORD AND/OR IN EXISTENCE.

BEING THE SAME LAND CONVEYED TO BREANNA BRANSCUM, A MARRIED WOMAN, BY DEED DATED OCTOBER 27, 2023, AND RECORDED IN DEED BOOK 235, PAGE 772, MCCREARY COUNTY COURT CLERK'S OFFICE.

PARCEL # 122-10-04-002.00. BEING MORE COMMONLY KNOWN AS 454 VALLEY ROAD, STEARNS, KY 42647.

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 16TH DAY OF JANUARY, 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

LEGAL

TO WHOM IT MAY CONCERN: YOU ARE HEREBY NOTIFIED THAT FIDUCIARIES HAVE BEEN APPOINTED IN THE FOLLOWING MATTERS:

SHEILA WORLEY KING, 2017 LONG MEADOWS STREET, RICHMOND, KY 40475 APPOINTED AS EXECUTRIX ON JANUARY 15TH, 2025, OF THE ESTATE OF: RUTH INGENE WORLEY, DECEASED, 1978 W. HWY 92, STEARNS, KY 42647.

CLAIMS OF CREDITORS MUST BE PRESENTED WITHIN SIX MONTHS OF HIS OR HER APPOINTMENT. GIVEN UNDER MY HAND AS CLERK, THIS 17TH DAY OF JANUARY 2025.

OTHEL KING, CLERK OF THE PROBATE COURT MCCREARY COUNTY, KY OK/SRJ 1T

LEGAL

TO WHOM IT MAY CONCERN: YOU ARE HEREBY NOTIFIED THAT THE FOLLOWING SETTLEMENT OF ACCOUNTS HAVE BEEN FILED IN MY OFFICE AND A HEARING WILL BE HELD ON FEBRUARY 12TH, 2025, ON THEM AND ANY EXCEPTIONS TO SAME MUST BE FILED BEFORE THAT DATE.

REDA GARLAND, AS EXECUTRIX OF THE ESTATE OF: LILLIAN ESSIE JOHNSON, FINAL SETTLEMENT. ATTORNEY FOR FIDUCIARY, HON. SUSAN MICHELE JONES.

RACHELLE WAYNETTE LEE, AS EXECUTRIX OF THE ESTATE OF: MELISSA K. WALKER, FINAL SETTLEMENT. NO ATTORNEY ON RECORD.

RESPECTFULLY
OTHEL KING, CLERK OF THE PROBATE COURT MCCREARY COUNTY, KY OK/SRJ 1T 01/17/2025

NOTICE

A CIVIL ACTION HAS BEEN FILED IN THE MCCREARY CIRCUIT COURT (24-CI-00234) THAT INVOLVES THE FOLLOWING PEOPLE:
THE UNKNOWN SPOUSE OF UNKNOWN HEIRS OF TIMOTHY ROBERTS, UNKNOWN SPOUSE OF CHRISTINA MARIE DICK, UNKNOWN HEIRS OF TIMOTHY ROBERTS.

IF YOU ARE THE UNKNOWN SPOUSE OF UNKNOWN HEIRS OF TIMOTHY ROBERTS, UNKNOWN SPOUSE OF CHRISTINA MARIE DICK, UNKNOWN HEIRS OF TIMOTHY ROBERTS YOU SHOULD IMMEDIATELY RETAIN AN ATTORNEY AND MAKE YOUR APPEARANCE IN THE AFOREMENTIONED ACTION OR YOU MAY FOREFEIT ANY RIGHT OR INTEREST YOU MAY HAVE IN THIS MATTER QUESTIONS MAYBE DIRECTED TO MICHELE WILSON JONES AT (606) 316-2200.

SUMMARY OF RESOLUTION

THE BOARD OF THE MCCREARY COUNTY COOPERATIVE EXTENSION DISTRICT, AT A MEETING HELD ON JANUARY 13, 2025, ADOPTED THE FOLLOWING RESOLUTION:

A RESOLUTION APPROVING A LEASE FOR THE FINANCING OF A PROJECT; PROVIDING FOR THE PAYMENT AND SECURITY OF THE LEASE; CREATING A SINKING FUND; AUTHORIZING THE EXECUTION OF VARIOUS DOCUMENTS RELATED TO SUCH LEASE; AND MAKING CERTAIN DESIGNATIONS REGARDING SUCH LEASE.

IT IS HEREBY CERTIFIED THAT THE FOREGOING RESOLUTION PROVIDES FOR APPROVAL OF A LEASE AGREEMENT (THE "LEASE") BY AND BETWEEN THE MCCREARY COUNTY COOPERATIVE EXTENSION DISTRICT (THE "DISTRICT") AND A BANKING INSTITUTION TO BE SELECTED BY THE DISTRICT TO BE ADMINISTERED BY THE KENTUCKY ASSOCIATION OF COUNTIES LEASING TRUST FOR THE PURPOSE OF FINANCING THE COSTS OF THE ACQUISITION OF REAL PROPERTY AND PROVIDES A GENERAL OBLIGATION PLEDGE TO ASSESS, LEVY, AND COLLECT SUFFICIENT TAXES TO PERMIT THE DISTRICT TO MAKE LEASE PAYMENTS UNDER THE LEASE. THE FULL TEXT OF THE SECTION RELATING TO THE PLEDGE TO LEVY AND ASSESS A TAX TO PAY THE LEASE OBLIGATION IS ON FILE AND MAY BE REVIEWED AT THE OFFICE OF THE MCCREARY COUNTY COOPERATIVE EXTENSION DISTRICT, 141 COLLEGE STREET, WHITLEY CITY, KENTUCKY 42653-0278.

MCCREARY COUNTY COOPERATIVE EXTENSION DISTRICT
BY: /S/ HOLLY DAUGHERTY

BOARD MEMBER
CERTIFICATION

THE UNDERSIGNED, AN ATTORNEY LICENSED TO PRACTICE LAW IN THE COMMONWEALTH OF KENTUCKY, HEREBY CERTIFIES THAT HE HAS PREPARED THE FOREGOING, WHICH IS A TRUE AND ACCURATE SUMMARY OF THE ABOVE RESOLUTION.

BY: /S/ MARK S. FRANKLIN
ATTORNEY-AT-LAW
DINSMORE & SHOHL LLP
LOUISVILLE, KENTUCKY

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