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EMPLOYMENT

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Accepting Applications Age 55 & older For 1-Bdr & Efficiency Apartments
Rent based on income
Apply in person or call:
248 Meadows Grove Spur Pine Knot, KY 42635
606-354-2157
Thursday & Friday 9:00 - 4:00

FOR SALE

BURIAL PLOTS FOR SALE:

BURIAL PLOTS AT PINE KNOT CEMETERY. 16 GRAVES \$400 EACH OR \$5000 FOR ALL. CONTACT RONALD LOVETT AT 317-244-8769. LEAVE A MESSAGE AND I WILL RETURN YOUR CALL.

INDOOR ESTATE SALE

MEADOWS GROVE YOUTH GROUP INSIDE (ESTATE DONATED) SALE. THIS FRIDAY & SATURDAY FEBRUARY 7TH & 8TH STARTING AT 8:30AM. HOUSEHOLD ITEMS AND MORE. ADDITIONAL ITEMS ADDED ON SATURDAY.

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 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.
- APPROX 2 ACRES, 41 COURT STREET, WHITLEY CITY KY, OWNED BY RITA E. WRIGHT. 012925.
- APPROX 3 ACRES, 304 MANNING RD, PINE KNOT KY, OWNED BY TREVON T MCCULLOUGH & CHAROLET. 020525

LEGALS

NOTICE

CIVIL ACTION NUMBER 19-CI-105, STACY HOUSE VS MICHAEL KENNEDY ,ET.AL, HAS BEEN FILED IN MCCREARY CIRCUIT COURT. I HAVE BEEN REQUESTED TO NOTIFY THE DEFENDANTS, JOHN WESLEY KENNEDY, ALISHA KENNEDY, ANGELA GENOE, LOGAN CONATSER, SHONDA CONATSER. ANYONE WHO HAS INFORMATION REGARDING THE ABOVE PERSONS IS ASKED TO CONTACT ATTORNEY YASSMIN KING AT CARROLL AND TURNER P.S.C., 56 COURT STREET, MONTICELLO, KY 42633 AT PHONE NUMBER 606-348-9767.

MCCREARY COUNTY ANNUAL BOARD OF HEALTH MEETING

THE MCCREARY COUNTY BOARD OF HEALTH ANNUAL MEETING WILL BE HELD WEDNESDAY, FEBRUARY 19, 2025 AT 12:00 PM IN THE CONFERENCE ROOM AT THE HEALTH DEPARTMENT. THE PURPOSE OF THE MEETING IS TO APPROVE THE BUDGET, SET TAX RATE, AND ELECT OFFICERS.

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, THROUGH 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:

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

LEGALS

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, THROUGH 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

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

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Stroke and Cardiovascular disease are leading causes of death, according to the American Heart Association. Screenings can provide peace of mind or early detection! Contact Life Line Screening to schedule your screening. Special offer - 5 screenings for just \$149. Call 1-877-465-1309

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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. 1-844-592-3968. 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

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Call LeafGuard and say goodbye to gutter cleaning for good. No cleaning. No leaking. No water damage. No more ladder accidents. Get LeafGuard today and be protected for life. FREE estimate. Financing available. 20% off total purchase (Restrictions may apply.) Call 1-866-850-6999

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