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### **INDOOR ESTATE SALE**

MEADOWS GROVE YOUTH GROUP INSIDE (ESTATE DONATED) SALE. THIS FRIDAY & SATURDAY FEBRUÁRY 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

41 COURT STREET, WHITLEY CITY KY, OWNED BY RITA E. WRIGHT. 012925. APPROX 3 ACRES

APPROX .2 ACRES,

304 MANNING RD, 788 OSCAR MORGAN PINE KNOT KY, OWNED BY TREVON RD, STRUNK KY, OWNED BY NADINE & JOHNNY BAIRD. T MCCULLOUGH & 012225. 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**

COUNTY

MCCREARY

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.

# **LEGALS**

CASE NO: 24-CI-00202

DIVISION II

**NOTICE OF MASTER** 

PLAINTIFF/PETITIONER,

**COMMONWEALTH OF KENTUCKY** COMMONWEALTH OF KENTUCKY 34TH JUDICIAL CIRCUIT 34TH JUDICIAL CIRCUIT MCCREARY CIRCUIT COURT MCCREARY CIRCUIT COURT CASE NO: 24-CI-00144 DIVISION KENTUCKY HOUSING CORPORATION,

UNITED CUMBERLAND BANK, **NOTICE OF MASTER** 

COMMISSIONER'S SALE

**KEVIN FRYE AND PENNY FRYE** 

AND

DEFENDANTS.

TD AUTO FINANCE, LLC,

PURSUANT TO DEFAULT JUDGMENT AND ORDER OF SALE DATED NOVEMBER 25 AND PURSUANT TO AOC 141S ORDER REFERRING CASE TO MASTER COMMISSIONER FOR JUDICIAL SALE ENTERED NOVEMBER 25 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 2025 AT 12:00 P.M. NOON, OR THEREABOUT, THE REAL PROPERTY DESCRIBED IN THIS THE RELEVANT ORDERS OF THE

COURT ARE CONTAINED IN THE PLEADINGS THE ABOVE STYLED CASE, MCCREARY CIRCUIT COURT. FOR GREATER CERTAINTY, REFERENCE IS MADE TO SUCH RECORD. PAYMENT SHALL BE IN CASH IN THOUGH A 10% DOWN PAYMENT 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 SUBSTIES 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 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 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:** 

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.

BEGINNING AT A STEEL STAKE IN RIGHT-OF-WAY OF WILLIAMSBURG STREET; THENCE WITH SAID WILLIAMSBURG STREET N. 65-30 W. 5 ½ 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 SERVICÉ 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 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

OF REDEMPTION, IF APPLICABLE, PROVIDED IN 28 USCA SEC. 2410. THIS 16TH DAY OF JANUARY,

PROPERTY IS SOLD SUBJECT TO THE RIGHT

ROBERT E. STEPHENS, JR. MASTER COMMISSIONER WHITLEY CITY, KENTUCKY 42653 TELEPHONE: (606) 516-5313 ROBERTSTEPHENSLAW99@GMAIL.COM

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# **COMMISSIONER'S SALE**

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 THE RELEVANT ORDERS OF THE

COURT ARE CONTAINED IN THE PLEADINGS 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 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 LOT OF LAND SITUATED IN MCCREARY COUNTY, KENTUCKY, NEAR MCCREARY 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. 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,

THE READER IS CAUTIONED TO REFER TO THE ORDERS ENTERED IN THIS CASE IN LIEU OF

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.

> 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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