PLAINTIFF.

CLASSIFIEDS

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LEGALS

COMMONWEALTH OF KENTUCKY 34TH JUDICIAL CIRCUIT MCCREARY CIRCUIT COURT CASE NO: 24-CI-00098 **DIVISION II**

BRYAN BALTIMORE, ET AL.,

VS.

PLAINTIFFS,

NOTICE OF MASTER COMMISSIONER'S SALE

ELAINE ROSS CLARK, ET AL.,

PURSUANT TO SUMMARY JUDGMENT DEFAULT JUDGMENT ORDER TO SELL LAND ENTERED FEBRUARY 25, 2025, AND PURSUANT TO AOC 141S ORDER REFERRING CASE TO MASTER COMMISSIONER FOR JUDICIAL SALE ENTERED MAY 8, 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, JUNE 20, 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:
A CERTAIN TRACT OF LAND SITUATED ON THE WATERS OF MARSH CREEK IN MCCREARY

COUNTY, KY AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING ON A SET STONE ON THE EAST SIDE OF HIGHWAY AT CULBERT RUNNING WITH OLD

ROAD BED S 60 E 48 PO CROSSING MARSH CREEK AT THE OLD FORD TO A SMALL WHITE OAK ON SIDE OF HILL A CONDITIONAL CORNER BETWEEN 1 AND 2 PARTIES: THENCE DOWN THE CREEK N 30 W 19 PO TO THREE ASHES; THENCE N 76 E 29 ½ PO TO A POPLAR IN THE OLD IN THE OLD FENCE ROW, E.K. CHITWOOD CORNER; THENCE WITH CHITWOOD'S LINE N 30 W 15 PO.TO AND ELM; THENCE P CREEK CROSSING SAME TO A STAKE AT MOUTH OF DITCH; THENCE N 82 W 6 POLES TO AN ELM ON DITCH BANK THE N 68 W 9 PO TO A STAKE AT DITCH; THENCE N 68 W 45 PO TO THREE SMALL BLACK GUMS, LIZZIE LAY CORNER; THENCE N 5 PO TO A WHITE OAK IN A DRAIN JUST ABOVE BURNED HOUSE WHERE BID STEPHENS LIVED; THENCE N 47 W 62 POLES TO A WHITE OAK, CHITWOOD'S OUTSIDE CORNER; THENCE LEAVING CHITWOOD'S LINE AND RUNNING WITH J.W. MORGAN LINE N56 W 22 PO TO A WHITE OAKS NOW SET STONE; THENCE S 52 28 PO TO A WHITE OAK; THENCE S 21 E 21 PO TO A PINE NOW DOWN THENCE S 12 W 14 PO TO A SMALL WHITE OAK AT ROAD; THENCE S 10 W 21P TO A HICKORY AND WHITE OAK OUTSIDE CORNER; THENCE S 65 E 60 PO TO BLACK OAK NOW DOWN GRIFIN MORGAN CORNER; THENCE LEAVING MORGAN LINE AND WITH A CONDITIONAL LINE BETWEEN 1 AND 2 PARTIES RUNNING WITH TOP OF RIDGE S 34 E 12 % PO TO A WHITE OAK; THENCE S 57 E 18 % PO TO A WHITE OAK ON TOP OF RIDGE, THENCE S 78 E 13 PO TO WHITE OAK; THENCE A STRAIGHT LINE S ABOUT 80

BEING THE SAME LAND CONVEYED TO WALTER BAIRD FROM LIZZIE LAY AND T.L.LAY, HER HUSBAND, BY DEED DATED MARCH 21, 1944, AND OF RECORD IN DEED BOOK 38, PAGE 54, MCCREARY COUNTY CLERK'S OFFICE.

PROPERTY ADDRESS: HIGHWAY 1470, STRUNK, KENTUCKY. PVA MAP NUMBER: 176-00-00-001.00.

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 28TH DAY OF MAY, 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

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<u>HEALTH</u>

sip169

LAKEVIEW LOAN SERVICING, LLC, **NOTICE OF MASTER COMMISSIONER'S SALE**

DEFENDANT. PURSUANT TO JUDGMENT AND ORDER OF SALE ENTERED MARCH 24, 2025, AND PURSUANT TO AOC 141S ORDER REFERRING CASE TO MASTER COMMISSIONER FOR JUDICIAL

COMMONWEALTH OF KENTUCKY

34TH JUDICIAL CIRCUIT MCCREARY CIRCUIT COURT CASE NO: 24-CI-00090

SALE ENTERED MARCH 24, 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, JUNE 20, 2025 AT 12:00 P.M. NOON, OR THEREABOUT, THE REAL PROPERTY DESCRIBED THE RELEVANT ORDERS OF THE COURT ARE CONTAINED IN THE PLEADINGS OF THE

ABOVE STYLED CASE, MCCREARY CIRCUIT COURT. FOR GREATER CERTAINTY, REFERENCE IS

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

PROPERTY ADDRESS: 81 NEWTOWN RD., STEARNS, KY 42647. PVA PARCEL ID: 106-40-02-038.00.

SITUATED IN MCCREARY COUNTY, KENTUCKY, AND BOUNDED AND DESCRIBED AS FOLLOWS:

AND IS MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

SURFACE RIGHTS ONLY ARE CONVEYED.

BEGINNING ON A STONE, STEARNS CORNER AND FIVE POINTERS: THENCE S. 61 W.450 FEET TO A STONE; THENCE A 2-30 E. 293 FEET TO A STONE AND MAPLE POINTER; THENCE N. 82-24 E. 376.08 FEET TO A STONE AND CHESTNUT OAK CORNER; THENCE N. 53 E. 585 FEET TO THE BEGINNING. CONTAINING THREE AND SEVENTY-EIGHT, ONE-HUNDREDTHS (3.78) ACRES, MORE OR LESS.

IT BEING THE BEGINNING CORNER, THENCE LEAVING SAID STEARNS TOWN SITE LINE AND RUNNING N. 17-20 W. 127 FEET TO AN IRON PIPE; THENCE S. 66-27 W. 295 FEET TO AN IRON PIPE; THENCE S. 27-54 W. 55.5 FEET TO AN IRON PIPE ON EAST SIDE OF ROAD LEADING FROM STEARNS TO JOURNEY'S END; THENCE RUNNING ON THE EAST SIDE OF SAID ROAD, S. 17-16 E.

DEGINNING AT MONUMENT #4-37 OF THE STEARNS TOWN SITE AS NOTED IN VICKERS; SURVEY OF SAME; THENCE WITH SAID STEARNS TOWN SITE LINE S. 60-25 W 123 FEET TO AN IRON PIPE,

121 FEET TO AN IRON STAKE IN THE AFORESAID STEAMS TOWN SITE LINE; THENCE LEAVING SAID ROAD AND RUNNING WITH THE STEAMS TOWN SITE LINE N. 60-25 E. 341.5 FEET TO THE BEGINNING. CONTAINING ONE AND SIX-TENTHS (1.6) ACRES, MORE OR LESS. SURFACE RIGHTS THERE IS EXCLUDED FROM THE FOREGOING TRACTS OF LAND THAT PORTION OF SAME HERETOFORE CONVEYED BY PETE KING, ET UX TO ELDRED KING, WHICH DEED IS NOW OF

RECORD IN THE OFFICE OF THE CLERK OF THE MCCREARY COUNTY COURT IN DEED BOOK NO. 53. PAGE 537. BEING THE SAME PROPERTY CONVEYED TO ROGER H. MONROE AND LULA K. MONROE. HIS

WIFE, BY DEED OF CONVEYANCE FROM PETE KING AND BERTHA KING, HIS WIFE, DATED MAY 25TH, 1971, AND RECORDED OCTOBER 22ND, 1971 IN DEED BOOK NO. 68, PAGE 223, IN THE CLERK'S OFFICE FOR MCCREARY COUNTY, KENTUCKY. *GRANTORS HEREBY 'SWEAR AND MAKE OATH THAT ROGER H. MONROE IS DECEASED AS OF

FOR FURTHER REFERENCE SEE DURABLE POWER OF ATTORNEY OF RECORD IN POA BOOK 9, PAGE 229, IN THE CLERK'S OFFICE FOR MCCREARY COUNTY, KENTUCKY.

BEING THE SAME PROPERTY CONVEYED TO ROBERT M. MEADOWS, UNMARRIED, BY WARRANTY DEED FORM LULA K. MONROE, UNMARRIED, DATED FEBRUARY 22, 2016 AND RECORDED FEBRUARY 25TH 2016 IN DEED BOOK 209, PAGE 10-14, IN THE CLERK'S OFFICE FOR 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 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. DATED THIS 28TH DAY OF MAY, 2025.

ROBERT E. STEPHENS, JR./S/ ROBERT E. STEPHENS, JR. MASTER COMMISSIONER MCCREARY CIRCUIT COURT

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