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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 4.5 ACRES, 243 HUBERT KEITH RD. WHITLEY CITY, KY. OWNED BY DIANE KEITH VANOVER. 082025.

APPROX 5.5 ACRES, ROAD & PROPERTY, 142 ED BRANSCUM RD, PINE KNOT KY, 42635.

OWNED BY RICKY BRANSCUM. 082025.

APPROX 22.5 ACRES, WITH POND, 218 CHARLES WILLIAMS RD. WHITLEY CITY, KY 42653. OWNED BY CHARLES & LANA WILLIAMS. 082725.

POST YOUR PROPERTY \$25.00 PER YEAR CALL 376-5500 OR STOP BY OUR OFFICE FOR MORE INFO

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

PUBLIC NOTICE

CIVIL ACTION NUMBER 25-CI-00175, UNITED CUMBERLAND BANK VS PAMELA BRYANT CREECH ET. AL., HAS BEEN FILED IN MCCREARY CIRCUIT COURT. I HAVE BEEN REQUESTED TO NOTIFY THE DEFENDANT, UNKNOWN SPOUSE OF PAMELA BRYANT CREECH. ANYONE WHO HAS INFORMATION REGARDING THE ABOVE PERSON IS ASKED TO CONTACT ATTORNEY YASSMIN KING AT CARROLL, TURNER & KING P.S.C., 56 COURT STREET, MONTICELLO, KY 42633 AT PHONE NUMBER 606-348-9767.

LEGAL

TO WHOM IT MAY CONCERN: YOU ARE HEREBY NOTIFIED THAT FIDUCIARIES HAVE BEEN APPOINTED IN THE FOLLOWING MATTERS:
DYNESE CREEKMORE, PO BOX 665, PINE KNOT, KY 42635 APPOINTED AS ADMINISTRATRIX ON AUGUST 13TH, 2025, OF THE ESTATE OF: BOBBY RAY CREEKMORE, DECEASED, PO BOX 665, PINE KNOT, KY 42635. CLAIMS OF CREDITORS MUST BE PRESENTED WITHIN SIX MONTHS OF HIS OR HER APPOINTMENT.
GIVEN UNDER MY HAND AS CLERK, THIS 12TH DAY OF SEPTEMBER 2025.

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

COMMONWEALTH OF KENTUCKY
34TH JUDICIAL CIRCUIT
MCCREARY CIRCUIT COURT
CASE NO: 25-CI-00037
DIVISION I

UNITED CUMBERLAND BANK,

PLAINTIFF,

VS.

NOTICE OF MASTER COMMISSIONER'S SALE

JERRY MCCOY, ET AL.,

DEFENDANTS.

*** **

PURSUANT TO DEFAULT JUDGMENT AND ORDER OF SALE ENTERED MAY 27, 2025, AND PURSUANT TO AOC 141S ORDER REFERRING CASE TO MASTER COMMISSIONER FOR JUDICIAL SALE ENTERED AUGUST 26, 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, SEPTEMBER 26, 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 12% INTEREST PER ANNUM FROM THE DATE OF THE SALE UNTIL PAID. KENTUCKY 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.

ACCORDING TO THE JUDGMENT, THE AMOUNT DUE FROM THE DEFENDANT(S), AND THE BASIS FOR THIS MASTER COMMISSIONER'S SALE, IS \$31, 348.11. THIS AMOUNT IS INCLUSIVE OF PRINCIPAL, INTEREST, AND LATE CHARGES THROUGH FEBRUARY 21, 2025. THERE ARE ALSO DUE THE PLAINTIFF'S ATTORNEY'S FEES, WHICH IS FIFTEEN (15%) OF THE AMOUNT DUE. THE PLAINTIFF MAY PAY ITS BID AT SALE, IN LIEU OF CASH PAYMENT, AN AMOUNT UP TO ITS DUE FROM THE JUDGMENT.

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:

BEGINNING ON A SET STONE ABOUT 12 FEET FROM THE EAST SIDE OF THE ROAD THAT GOES TO PATRICK'S AND JEROME SUMNER, A COMMON CORNER TO GRANTOR AND MARK SUMNER, REFERENCE 8-INCH BLACK OAK S 82 W 5 FEET, A 10-INCH WHITE OAK N 27 E 21.3 FEET; THENCE N 80-45 W CROSSING THE ROAD 153.7 FEET TO A BLACK OAK SOUTHWEST OF A PATH, REFERENCE A 4-INCH BLACK GUM N 88 ½ W 12.7 FEET, AN 8-INCH OAK S 50 E. 15.3 FEET; THENCE S 15 W 274.5 FEET CROSSING A RIDGE TO A SET STONE IN A SMALL HOLLOW, REFERENCE A 12-INCH RED OAK S 20 E 13.5 FEET, A 6-INCH WHITE OAK S 5 E 17.5 FEET; THENCE N 88-30 E. FOLLOWING PATRICK'S NORTH LINE 136.3 FEET TO A SET STONE IN THE LINE THAT RUNS N 5 ½ E FROM THE HORNBEAM ON THE SOUTH SIDE OF JENNY'S BRANCH, NOW A SET STONE, REFERENCE FOR STONE END 136.3 FEET LINE, TWO SMALL BLACK GUM POINTERS, SAID STONE ALSO N 5 ½ E 30 FEET FROM PATRICK'S NORTHEAST CORNER; THENCE N 5 ½ E ALONG SAID LINE TO ITS TERMINUS; THENCE A DIRECT LINE TO THE BEGINNING, CONTAINING ONE AND THREE-FOURTHS (1-3/4THS) ACRES, MORE OR LESS.

BEING THE SAME LAND CONVEYED FROM PEARL STRUNK TUCKER AND HER HUSBAND, NOBLE TUCKER AND BOBBY STRUNK AND HIS WIFE, TINA STRUNK TO VERLIN MCCOY AND HIS WIFE REBA MCCOY, BY DEED DATED MARCH 16, 1987 AND OF RECORD IN DEED BOOK 109, PAGE 577, MCCREARY COUNTY COURT CLERK'S OFFICE.

COMMONLY KNOWN AS: 116 BILL SLAVEN ROAD, MARSHES SIDING, KY 42631. PVA PARCEL NO.:103-40-05-007.00.

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 29TH DAY OF AUGUST, 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

STATEWIDES

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376-5500

If You Find Mistakes

If you find mistakes in this publication, please consider that they are there for a reason! We try to publish something for everyone, and some people are always looking for mistakes!

