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APPROX 29 ACRES,
494 CLARK HOLLOW
RD, STEARNS KY.
OWNED BY AMANDA
& MYRTLE VAUGHN.
111225.

APPROX 2 ACRES,
443 CLARK HOLLOW
RD, STEARNS KY.
OWNED BY MARY S.
COFFEY. 111925.

LEGAL

COMMONWEALTH OF KENTUCKY
34TH JUDICIAL CIRCUIT
MCCREARY CIRCUIT COURT
CASE NO: 25-CI-00076
DIVISION II

TAX BRAKE KY, LLC,

vs.

NOTICE OF MASTER COMMISSIONER'S SALE

DUVALL PROPERTIES, ET AL.,

PLAINTIFF,

DEFENDANTS.

*** **

PURSUANT TO FINAL JUDGMENT AND ORDER OF SALE ENTERED OCTOBER 16, 2025, AND PURSUANT TO AOC 141S ORDER REFERRING CASE TO MASTER COMMISSIONER FOR JUDICIAL SALE ENTERED OCTOBER 16, 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, DECEMBER 19, 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 THE JUDGMENT RATE 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.

ACCORDING TO THE JUDGMENT, THE AMOUNT DUE FROM THE DEFENDANT(S), AND THE BASIS FOR THIS MASTER COMMISSIONER'S SALE, IS \$7,509.54. 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.

TWO CERTAIN LOTS OF LAND SITUATED IN MCCREARY COUNTY, KENTUCKY, AT SMITHTOWN IN THE SHEPHERD-WORLEY SUBDIVISION, AND BOUNDED AS FOLLOWS:

LOT #3:
BEGINNING AT A STAKE AT THE EDGE OF THE CLIFF; THENCE SOUTH 24-34 EAST 131.1 FEET TO A STAKE AND CORNER TO LOT #4; THENCE SOUTH 48-06 WEST 102.0 FEET TO A STAKE AT THE MARY KING ROAD; THENCE NORTH 47-51 WEST 120.0 FEET TO A STAKE AT THE EDGE OF THE MARY KING ROAD; THENCE NORTH 42-47 EAST 155.8 FEET TO THE BEGINNING. SURFACE RIGHTS ONLY.

LOT #4:
BEGINNING AT CORNER 1, AN IRON STAKE AT THE EAST SIDE OF MARY KING ROAD; THENCE NORTH 43-06 EAST 102.0 FEET TO CORNER 2, AN IRON STAKE; THENCE SOUTH 31-34 EAST 150.0 FEET TO CORNER 3, AND IRON STAKE; THENCE SOUTH 60-20 WEST 93.4 FEET TO CORNER 4, AN IRON STAKE ON THE EAST SIDE OF MARY KING ROAD; THENCE NORTH 34-34 WEST 120.0 FEET TO THE BEGINNING.

BOTH LOTS SUBJECT TO EASEMENT RETAINED IN DEED FROM STEARNS COAL & LUMBER COMPANY TO J.M. SHEPHERD, DATED JANUARY 2, 1926, AND RECORDED IN DEED BOOK 18, PAGE 429, MCCREARY COUNTY COURT CLERK'S OFFICE, KENTUCKY, FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF SEWERS, DRAINS, WATER PIPES, CONDUITS, TELEPHONE, ELECTRIC LIGHT AND POWER LINES.

BEING THE SAME PROPERTY CONVEYED TO DUVALL PROPERTIES, INC., A KENTUCKY CORPORATION, BY IT'S PRESIDENT JEFFREY DUVALL, AND BY IT'S SECRETARY AND VICE PRESIDENT GAIL DUVALL, FROM JEFFREY DUVALL AND GAIL DUVALL, BY DEED DATED MARCH 23, 2001, OF RECORD IN DEED BOOK 156, PAGE 673, AND OFFICE OF THE MCCREARY COUNTY CLERK.

PROPERTY ADDRESS: 72 MARY KING ROAD, STEARNS, KY 42647
PVA MAP ID NO.: 090-40-02-009.00.

THE MASTER COMMISSIONER SHALL PAY NO TAXES REGARDING THIS PROPERTY, WHATSOEVER. 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. THE READER IS CAUTIONED TO REFER TO THE ORDERS ENTERED IN THIS CASE IN LIEU OF THIS NOTICE.

DATED THIS 26TH DAY OF NOVEMBER, 2025.

ROBERT E. STEPHENS
MASTER COMMISSIONER
MCCREARY CIRCUIT COURT
48 N. MAIN STREET
P.O. BOX 1434
WHITLEY CITY, KENTUCKY 42653
TELEPHONE: (606) 516-5313
ROBERTSTEPHENS99@GMAIL.COM

ROBERT E. STEPHENS
MASTER COMMISSIONER
MCCREARY CIRCUIT COURT
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WHITLEY CITY, KENTUCKY 42653
TELEPHONE: (606) 516-5313
ROBERTSTEPHENS99@GMAIL.COM

LEGAL

NOTICE

PLEASE TAKE NOTICE THAT CERTAIN UNKNOWN PERSONS MAY HAVE AN INTEREST IN MCCREARY CIRCUIT COURT ACTION 25-CI-00206. THIS ACTION IS RELATED TO PROPERTY LOCATED AT OLD U.S. HIGHWAY 92 IN PINE KNOT, MCCREARY COUNTY, KENTUCKY, REFERENCED EACH INDIVIDUALLY AS DEED BOOK 237, PAGE 147, MCCREARY COUNTY CLERK'S OFFICE AND FURTHER BEING THE SAME PROPERTY REFERENCED IN THE WILL OF MARTHA EFFIE LOVITT, OF RECORD IN WILL BOOK 3, PAGE 359, CONVEYANCE #6, IN THE MCCREARY COUNTY COURT CLERK'S OFFICE.

PLEASE ALSO TAKE NOTICE THAT JANIE CORNELIUS, THE UNKNOWN SPOUSE OF JANIE CORNELIUS, HEIRS OF JANIE CORNELIUS, DEVISEES OF JANIE CORNELIUS AND/OR ANYONE ELSE RELATED TO JANIE CORNELIUS MAY HAVE AN INTEREST IN THE AFOREMENTIONED PROPERTY.

IF ANY PERSON(S) HAS AN INTEREST IN THE ABOVE REFERENCED PROPERTY, THEY MUST MAKE THEIR APPEARANCE KNOWN IMMEDIATELY OR RISK DEFAULT JUDGMENT AND MAY LOSE ANY INTEREST IN SAID PROPERTY. IF YOU HAVE ANY QUESTIONS, YOU MAY CONTACT ATTORNEY MATT FELTNER AT (859) 391-1377.

COMMONWEALTH OF KENTUCKY
34TH JUDICIAL CIRCUIT
MCCREARY CIRCUIT COURT
CASE NO: 25-CI-00084
DIVISION I

TIMOTHY DIXON,

vs.

NOTICE OF MASTER COMMISSIONER'S SALE

SCOTT LYNCH, ET AL.,

PLAINTIFF,

DEFENDANTS.

*** **

PURSUANT TO DEFAULT JUDGMENT, SUMMARY JUDGMENT, AND REFERRAL TO MASTER COMMISSIONER WITH ORDER OF SALE ENTERED SEPTEMBER 16, 2025, AND PURSUANT TO AOC 141S ORDER REFERRING CASE TO MASTER COMMISSIONER FOR JUDICIAL SALE ENTERED SEPTEMBER 16, 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, DECEMBER 19, 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 THE JUDGMENT RATE 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.

THIS IS A QUIET TITLE OR PARTITION ACTION, FOR WHICH AN APPRAISAL OF THE PROPERTY SHALL NOT BE CONDUCTED BY THE MASTER COMMISSIONER.

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 1:
OF RECORD IN DEED BOOK 38, PAGE 5, MCCREARY COUNTY COURT CLERK'S OFFICE, AND WHICH IS MORE FULLY DESCRIBED AS:
THE SURFACE OF THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN MCCREARY COUNTY, KENTUCKY, ON THE WATERS OF JENNIES BRANCH, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:
BEGINNING AT A STAKE AND STONE, SMALLWARD'S NORTHWEST CORNER, ON EAST SIDE OF ROAD RUNNING FROM OMEL SPRADLIN'S PROPERTY NORTH, AND ALSO BEING CHARLES LYNCH'S SOUTHWEST CORNER; THENCE S 80-30 E 210 FEET TO A SET STONE; THENCE S 19-00 E 90 FEET TO A SET STONE; THENCE S 60-30 W 210 FEET TO A SET STONE; THENCE N 06-00 W 110 FEET TO THE BEGINNING, CONTAINING ONE-HALF (1/2) ACRE, MORE OR LESS. SUBJECT TO ANY OFF CONVEYANCES OF RECORD AS OF MARCH 4, 2024.

COMMONLY KNOWN AS: LOCATED ON LYNCH DRIVE, WHITLEY CITY, KY 42653.
PVA PARCEL NO.:120-40-00-004.01.

TRACT 2:
OF RECORD IN DEED BOOK 37, PAGE 557, MCCREARY COUNTY COURT CLERK'S OFFICE, AND WHICH IS MORE FULLY DESCRIBED AS:
BEGINNING AT A SET STONE AT THE EAST SIDE OF ROAD LEADING FROM WILLIAMSBURG STREET VIA OMAL SPRADLIN'S, ERNEST SMITH'S ET AL., TO HENRY BRYANT'S, SAID CORNER BEING WITNESSED BY A SET STONE CORNER OF THE MYRTLE BRYANT TWO-ACRE TRACT BEARING N 9-15 W 6 FEET;
THENCE LEAVING SAID ROAD, AND RUNNING PARALLEL WITH, AND SIX FEET FROM THE LINE OF SAID BRYANT TRACT, N 78-00 E 385 FEET TO A SET STONE ON THE WEST BANK OF BRANCH, WITNESSED BY A SET STONE CORNER OF SAID BRYANT TWO-ACRE TRACT BEARING N 8-30 W 6 FEET;
THENCE N 78-00 E 37 FEET, CROSSING SAID BRANCH, TO A SET STONE IN THE N 19-00 W 783-FOOT LINE OF THE ISAAC LAWSON TRACT, WITNESSED BY A SET STONE CORNER OF SAID LAWSON TRACT BEARING N 19-00 W 116 FEET, A 3-INCH SOURWOOD BEARING N 72 E 2 FEET, A 14-INCH WHITE OAK BEARING N 49 W 6 FEET, A 12-INCH WHITE OAK BEARING S 34-30 W 3.5 FEET;
THENCE RUNNING WITH THE LINE OF SAID LAWSON TRACT, S 19-00 E, PASSING A SET STONE CORNER, WITH WITNESSES, IN SAID LINE AT 44 FEET, IN ALL 555 FEET TO A POINT IN SAID BRANCH, IT BEING A CORNER OF WHAT IS KNOWN AS THE HERMAN CRAYNON TRACT (NOW OCCUPIED BY ERNEST SMITH), WITNESSED BY A 7-INCH WHITE OAK BEARING S 4-00 W 5 FEET, A 7-INCH WHITE OAK BEARING S 35-15 E 20 FEET, A 9-INCH CHESTNUT OAK BEARING N 35 E 12 FEET;
THENCE LEAVING THE LINE OF SAID LAWSON TRACT, AND ALSO LEAVING SAID BRANCH, AND RUNNING WITH THE LINE OF SAID CRAYNON TRACT, S 60-30 W 388 FEET TO A SET STONE NEAR EAST SIDE OF THE ABOVE MENTIONED ROAD, THE SAME BEING A CORNER OF SAID CRAYNON TRACT;
THENCE LEAVING SAID CRAYNON TRACT, AND RUNNING ON THE EAST SIDE OF SAID ROAD, N 06-00 W 322 FEET TO A SET STONE, WITNESSED BY A 12-INCH HICKORY BEARING S 73 E 14 FEET;
THENCE STILL RUNNING ON THE EAST SIDE OF SAID ROAD, N 33-38 W 365.30 FEET TO THE BEGINNING, CONTAINING FIVE (5) ACRES, MORE OR LESS.

AND BEING THE SURFACE OF THOSE LANDS CONVEYED TO THE SAID PARTIES OF THE FIRST PART BY DEED FROM CHARLES LYNCH, A SINGLE MAN, WHICH DEED IS DATED THE ELEVENTH DAY OF FEBRUARY, 1943, AND OF RECORD IN DEED BOOK NO. 36, AT PAGE 570, IN THE COUNTY COURT CLERK'S OFFICE OF MCCREARY COUNTY, KENTUCKY.

SUBJECT TO ANY OFF CONVEYANCES OF RECORD AS OF MARCH 4, 2024.

COMMONLY KNOWN AS: LOCATED ON LYNCH DRIVE, WHITLEY CITY, KY 42653.
PVA PARCEL NO.:120-40-00-005.00.

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.

DATED THIS 26TH DAY OF NOVEMBER, 2025.

ROBERT E. STEPHENS
MASTER COMMISSIONER
MCCREARY CIRCUIT COURT
48 N. MAIN STREET
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