

CLASSIFIEDS

AUTOS

EMPLOYMENT

LEGALS

YARD SALE

\$7.50 for 20 words or less;
.10 each additional word.
Must be paid in advance.
Yard sale - 2X2 - \$12.00

Let McCreary Journal Classifieds do the work for you. Call 606-376-5500 or email comp@mccrearyjournal.com to find out how.

Sell your stuff, advertise jobs or a place to rent. You can do it all here!

COMMONWEALTH OF KENTUCKY
34TH JUDICIAL CIRCUIT
MCCREARY CIRCUIT COURT
CASE NO: 25-CI-00130
DIVISION I

TAX BRAKE KY, LLC,

PLAINTIFF,

VS.

NOTICE OF MASTER COMMISSIONER’S SALE

CHARLES TAYLOR, ET AL.,

DEFENDANTS.

*** **

PURSUANT TO FINAL JUDGMENT AND ORDER OF SALE ENTERED OCTOBER 27, 2025, AND PURSUANT TO AOC 141S ORDER REFERRING CASE TO MASTER COMMISSIONER FOR JUDICIAL SALE ENTERED OCTOBER 27, 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 \$8,671.28. 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.

A CERTAIN TRACT OF LAND SITUATED IN MCCREARY COUNTY, KENTUCKY, ON THE WATERS OF INDIAN CREEK, AND BOUND AS FOLLOWS:

BEGINNING AT A 12-INCH HEMLOCK ON EAST SIDE OF INDIAN CREEK; THENCE UP THE CREEK S 25-30 W 980.0 FEET TO A LARGE HEMLOCK ON EAST SIDE OF SAID CREEK; THENCE LEAVING SAID CREEK S 19-45 W 897.0 FEET TO A LARGE WHITE OAK; THENCE S 17-45 E 478.0 FEET TO A U.S. CORNER; THENCE WITH SAID U.S. LINE S 87-00 E 340.0 FEET TO A STEEL PIPE IN WEST RIGHT OF WAY OF HIGHWAY NO. 700; THENCE WITH WEST SIDE OF SAID ROAD 3100.0 FEET TO INDIAN CREEK; THENCE WITH THE MEANDERS WHEN REDUCED TO A STRAIGHT LINE 1600.0 FEET TO A 30 INCH HEMLOCK IN FORK OF INDIAN CREEK AND KILBURN CREEK; THENCE WITH THE MEANDERS OF INDIAN CREEK WHEN REDUCED TO A STRAIGHT LINE 1850.0 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO CHARLES ROGER TAYLOR AND SHIRLEY TAYLOR, FROM CHESTER TAYLOR, BY DEED DATED AUGUST 21, 2000, OF RECORD IN DEED BOOK 158, PAGE 772. ALSO, THE SAME PROPERTY CONVEYED TO CHARLES ROGER TAYLOR AND SHIRLEY TAYLOR, FROM CHESTER TAYLOR, BY DEED DATED FEBRUARY 15, 2000, OF RECORD IN DEED BOOK 152, PAGE 430, AND OFFICE OF THE MCCREARY COUNTY CLERK.

PROPERTY ADDRESS: 7903 SANDHILL ROAD, WHITLEY CITY, KY 42653.
PVA MAP ID NO.: 168-00-00-004.00.

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
ROBERTSTEPHENSLAW99@GMAIL.COM

COMMONWEALTH OF KENTUCKY
34TH JUDICIAL CIRCUIT
MCCREARY CIRCUIT COURT
CASE NO: 16-CI-00141
DIVISION II

BLUESHINE LLC,

PLAINTIFF,

VS.

NOTICE OF MASTER COMMISSIONER’S SALE

SHARON KIDD, ET AL.,

DEFENDANTS.

*** **

PURSUANT TO SUMMARY JUDGMENT, DEFAULT JUDGMENT, AND ORDER OF SALE ENTERED NOVEMBER 12, 2025, AND PURSUANT TO AOC 141S ORDER REFERRING CASE TO MASTER COMMISSIONER FOR JUDICIAL SALE ENTERED NOVEMBER 12, 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 INTEREST RATE OF 12% 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 \$7,797.69 PLUS INTEREST AT 12% ON THE ACTUAL PURCHASE PRICE OF THE CERTIFICATE OF DELINQUENCY. 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.

A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN MCCREARY COUNTY, KENTUCKY, SOUTH OF WHITLEY CITY, OPPOSITE THE FORMER FOREST SERVICE RANGER STATION, ADJACENT TO OLD HIGHWAY 27 (NOW KY, HIGHWAY 1641), AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A STAKE SET ON THE RIGHT OF WAY OF OLD U.S. HIGHWAY NO. 27 AND 30 FEET FROM ITS CENTER FROM WHICH A POWER POLE BEARS S 47-30 E 3 FEET; THENCE ALONG A STREET AND OLD FENCE S 47-30 E 195 FEET TO A STAKE IN SMALL MAPLE IN THE FENCE LINE AND ON A RESERVED LOT; THENCE ALONG THE SAID LOT N 51-30 E 100 FEET TO A STAKE, A CORNER TO LOT NO. 1; THENCE ALONG THE SAID LOT N 45-30 200 FEET TO A STAKE ON THE ROAD RIGHT OF WAY AND 30 FEET FROM ITS CENTER; THENCE ALONG THE SAID HIGHWAY S 43 103 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY AS CONVEYED TO LISA MEADOWS AND SHARON KIDD BY DEED DATED 3/31/1999 OF RECORD IN DEED BOOK 149, P. 537, IN THE OFFICE OF THE MCCREARY COUNTY CLERK.

PROPERTY ADDRESS: 809 SOUTH HIGHWAY 1651, WHITLEY CITY, KY 42653.
PVA MAP ID NO.: 105-30-05-017.00.

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.

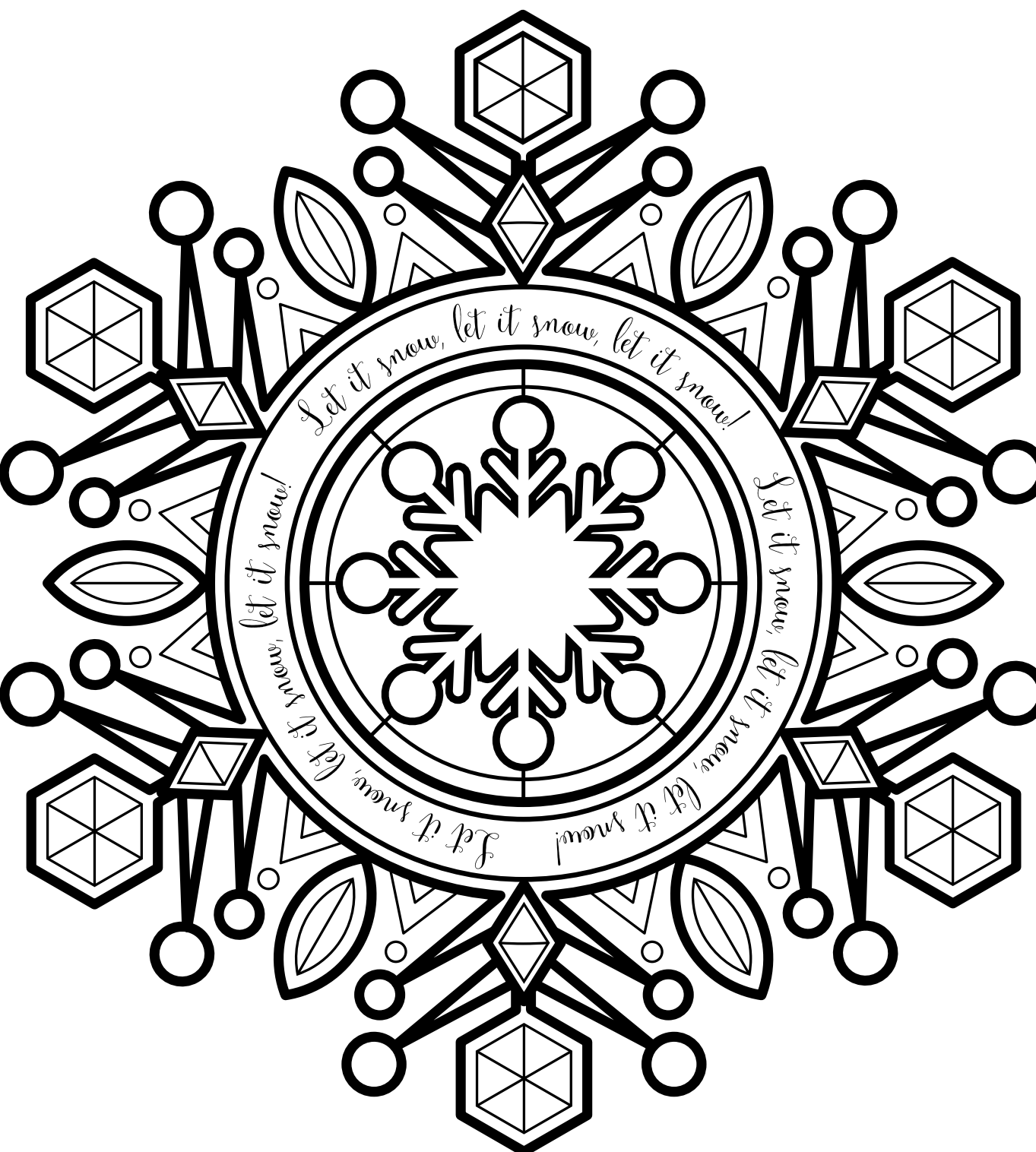
ROBERT E. STEPHENS
MASTER COMMISSIONER
MCCREARY CIRCUIT COURT
48 N. MAIN STREET
P.O. BOX 1434
WHITLEY CITY, KENTUCKY 42653
TELEPHONE: (606) 516-5313
ROBERTSTEPHENSLAW99@GMAIL.COM

CAN YOU
FIND NOSEY
THE NEWS
BEAR?



JUST FOR FUN & GIGGLES

First, find Nosey the News Bear hiding in this week’s issue of McCreary Journal! Secondly, win a prize if you are the first to visit our office before this Thursday at 5PM and correctly show us where our mischievous cub bear reporter is hiding! Immediate family members of employees of McCreary Journal are not eligible to win. Winners must wait six months before being eligible to win again. Now. Get ready, get set, let’s go on a bear hunt!*



HELP US
DECORATE
OUR OFFICE
WINDOWS!

Use your creative side and color or paint this snowflake and drop off for us to hang in our office window for this holiday season. We want to bring community into our decorations! All ages welcome!

Drop off by Dec. 15th so we have time to show it off!