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

TIMOTHY DIXON.

NOTICE OF MASTER COMMISSIONER'S SALE

SCOTT LYNCH, ET AL.,

*** *** ***

DEFENDANTS.

PLAINTIFF,

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:

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.

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

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

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.

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** P.O. BOX 1434 WHITLEY CITY, KENTUCKY 42653 TELEPHONE: (606) 516-5313 ROBERTSTEPHENSLAW99@GMAIL.COM

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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!*



Family? - "I have a 21-year-old son named Nick, who

- is a student and student worker at SCC-McCreary." **Native McCrearian?** "I was born in Chicago, but I've lived here off and on since childhood. Even though I've moved around a lot through life, McCreary County has always been home. My mom, Elma Moore, and grandma, Georgetta Alsip, live in Pine Knot. I'm from the Moore and Ellis families, and I am deeply rooted here. My grandfather, Rasch Moore, was a coal miner here." Best Known For? - Assistant Director at McCreary
- County Public Library "I've worked at the library for 18 years, first in circulation and shelving, and then as the bookmobile librarian." • Hobbies? - "Reading (mainly audio), hiking, yoga,
- Favorite Pizza Topping? "Pepperoni"

and local music'

- Pets? "I always have pets! Right now, we have a 13-year-old dog named Puppy, a failed foster named Prissy, an outside stray named Red, and two cats,
- Finny and Fritz!' Morning person or night? - "Morning'
- Get dressed or stay in pajamas all day? "Stay in
- Would you rather have a maid, chef, or chauffeur?
- Phone call or text? -"Text" If you could bring back one TV Show, what would
- it be? "Lost" **Words of Wisdom?** - "Find joy in the little things!"



1 small jar stuffed olives, drained 1 (8 oz.) cream cheese

Enjoy at home or serve as an appetizer

at a holiday party!

What's Cooking in Stearns? Recipes to Remember

