

COMMONWEALTH OF KENTUCKY
LEE CIRCUIT COURT
CIVIL ACTION NO. 26-CI-00063

CITIZENS BANK & TRUST
CO. OF JACKSON PLAINTIFF
VS.
TAMMY L. BISHOP and
JOHNNY DARREL BISHOP DEFENDANTS

NOTICE OF SALE

Pursuant to and in compliance with the Judgment and Order of Sale of the Lee Circuit Court, entered on September 9, 2026, the Master Commissioner will offer for Sale at public outcry the following described property located in Lee County, Kentucky:
Property Address: 58 Jessamine Avenue, Beattyville, Kentucky 41311
PVA Map #: 039-20-08-015

Said sale shall take place on the following date and at the following location:
THURSDAY, OCTOBER 8, 2026, at 11:00 a.m.
AT THE FRONT DOOR OF THE LEE COUNTY COURTHOUSE
256 MAIN STREET, BEATTYVILLE, KENTUCKY

Said property shall be sold to raise the amounts hereinafter set forth, together with interest and the costs of the action, and the following terms and conditions:

1. At the time of the sale, the successful bidder shall either pay cash or make a deposit of at least ten (10%) percent of the purchase price with the balance on credit for thirty (30) days. In the event of default by the purchaser the ten percent (10%) deposit made by the purchaser shall be applied to any costs and/or expenses of this action. In the event the successful bidder elects to credit the balance, he or she will be required to post bond and furnish an acceptable surety or sureties thereon. Said bond shall be for the unpaid purchase price and bear the interest rate of four and one-quarter percent (4.25%) per annum from the date of sale until paid. Any purchaser or purchasers shall have the privilege of paying said bond before maturity by paying the principal together with all accrued interest. The bond shall have the force and effect of a judgment in order to secure the payment of the balance of the purchase price and said bond shall constitute a prior and superior lien on the property until paid. No bond or earnest money shall be required if the Plaintiffs are the purchasers and the bid is less than their adjudged lien.

2. All delinquent property taxes shall be paid from the proceeds of the sale. The purchaser shall be required to assume and pay all ad valorem taxes assessed by the County of Lee and State of Kentucky for the current year and all subsequent years. The property shall further be sold subject to any delinquent State, County and/or city real estate taxes sold pursuant to the provisions of KRS Chapter 134 to any private purchaser during the pendency of this action.

3. The property shall otherwise be sold free and clear of any right, title, and interest of all parties to the action and of their liens and encumbrances thereon, and all existing liens recorded after the recording of the Plaintiff's Lis Pendens Notice, excepting and subject to, however, easements, restrictions, stipulations and covenants of record in the Lee County Clerk's office, any facts which an inspection and accurate survey of the property may disclose and any assessments for public improvements levied against the properties.

4. The risk of loss and the right of possession of the real estate and any improvements thereon shall pass to the purchaser upon confirmation of sale by the Lee Circuit Court.

FURTHER INFORMATION REGARDING THE PROPERTIES AND/OR SALES THEREOF CAN BE FOUND IN THE LEE CIRCUIT COURT CLERK'S OFFICE BY THE FILE NAME AND NUMBER FOR EACH SALE, THE LEE COUNTY PROPERTY VALUATION ADMINISTRATOR'S OFFICE, AND THE LEE COUNTY CLERK'S OFFICE. PROSPECTIVE BIDDERS ARE ADVISED AND ENCOURAGED TO REVIEW ANY AND ALL DOCUMENTS AVAILABLE AT THESE LOCATIONS FOR MORE DETAILS OF THE PROPERTIES OR SALE, AS THE MASTER COMMISSIONER HAS NO ADDITIONAL INFORMATION AND DOES NOT WARRANT TITLE TO THE PROPERTY TO BE SOLD. THE PROPERTY SALES, IF MORE THAN ONE IS SCHEDULED FOR A PARTICULAR DAY, WILL OCCUR SEQUENTIALLY AT THE APPOINTED HOUR.

This the 25th day of September, 2026.
/s/ Patrick E. O'Neill
PATRICK E. O'NEILL
MASTER COMMISSIONER
LEE CIRCUIT COURT

COMMONWEALTH OF KENTUCKY
LEE CIRCUIT COURT
CIVIL ACTION NO. 26-CI-00001
ELECTRONICALLY FILED

ORCHARD TAX LIEN SERVICES, LLC PLAINTIFF
VS.
UNKNOWN HEIRS OF THE ESTATE
OF ROBERT J. MCQUINN, ET AL. DEFENDANTS

NOTICE OF SALE

Pursuant to and in compliance with the Judgment and Order of Sale of the Lee Circuit Court, entered on September 9, 2026, the Master Commissioner will offer for Sale at public outcry the following described property located in Lee County, Kentucky:
Property Address: 708 E 0, Kentucky
PVA Map #: 059-00-00-011.02

Said sale shall take place on the following date and at the following location:
THURSDAY, OCTOBER 8, 2026, at 11:00 a.m.
AT THE FRONT DOOR OF THE LEE COUNTY COURTHOUSE
256 MAIN STREET, BEATTYVILLE, KENTUCKY

Said property shall be sold to raise the amounts hereinafter set forth, together with interest and the costs of the action, and the following terms and conditions:

1. At the time of the sale, the successful bidder shall either pay cash or make a deposit of at least ten (10%) percent of the purchase price with the balance on credit for thirty (30) days. In the event of default by the purchaser the ten percent (10%) deposit made by the purchaser shall be applied to any costs and/or expenses of this action. In the event the successful bidder elects to credit the balance, he or she will be required to post bond and furnish an acceptable surety or sureties thereon. Said bond shall be for the unpaid purchase price and bear the interest rate of six percent (6%) per annum from the date of sale until paid. Any purchaser or purchasers shall have the privilege of paying said bond before maturity by paying the principal together with all accrued interest. The bond shall have the force and effect of a judgment in order to secure the payment of the balance of the purchase price and said bond shall constitute a prior and superior lien on the property until paid. No bond or earnest money shall be required if the Plaintiffs are the purchasers and the bid is less than their adjudged lien.

2. All delinquent property taxes shall be paid from the proceeds of the sale. The purchaser shall be required to assume and pay all ad valorem taxes assessed by the County of Lee and State of Kentucky for the current year and all subsequent years. The property shall further be sold subject to any delinquent State, County and/or city real estate taxes sold pursuant to the provisions of KRS Chapter 134 to any private purchaser during the pendency of this action.

3. The property shall otherwise be sold free and clear of any right, title, and interest of all parties to the action and of their liens and encumbrances thereon, and all existing liens recorded after the recording of the Plaintiff's Lis Pendens Notice, excepting and subject to, however, easements, restrictions, stipulations and covenants of record in the Lee County Clerk's office, any facts which an inspection and accurate survey of the property may disclose and any assessments for public improvements levied against the properties.

4. The risk of loss and the right of possession of the real estate and any improvements thereon shall pass to the purchaser upon confirmation of sale by the Lee Circuit Court.

FURTHER INFORMATION REGARDING THE PROPERTIES AND/OR SALES THEREOF CAN BE FOUND IN THE LEE CIRCUIT COURT CLERK'S OFFICE BY THE FILE NAME AND NUMBER FOR EACH SALE, THE LEE COUNTY PROPERTY VALUATION ADMINISTRATOR'S OFFICE, AND THE LEE COUNTY CLERK'S OFFICE. PROSPECTIVE BIDDERS ARE ADVISED AND ENCOURAGED TO REVIEW ANY AND ALL DOCUMENTS AVAILABLE AT THESE LOCATIONS FOR MORE DETAILS OF THE PROPERTIES OR SALE, AS THE MASTER COMMISSIONER HAS NO ADDITIONAL INFORMATION AND DOES NOT WARRANT TITLE TO THE PROPERTY TO BE SOLD. THE PROPERTY SALES, IF MORE THAN ONE IS SCHEDULED FOR A PARTICULAR DAY, WILL OCCUR SEQUENTIALLY AT THE APPOINTED HOUR.

This the 25th day of September, 2026.
/s/ Patrick E. O'Neill
PATRICK E. O'NEILL
MASTER COMMISSIONER
LEE CIRCUIT COURT

COMMONWEALTH OF KENTUCKY
OWSLEY CIRCUIT COURT
CIVIL ACTION NO. 26-CI-00006
ELECTRONICALLY FILED

ORCHARD TAX LIEN SERVICES, LLC PLAINTIFF
VS.
LONNIE GABBARD, et al. DEFENDANTS

NOTICE OF SALE

Pursuant to and in compliance with the Judgment and Order of Sale of the Owsley Circuit Court, the Master Commissioner will offer for Sale at public outcry the following described property located in Owsley County, Kentucky:
Property Address: KY 846 Island Creek, Booneville, Kentucky 41314
PVA Parcel No: 052-00-00-010.02

Said sale shall take place on the following date and at the following location:
THURSDAY, OCTOBER 8, 2026, at 12 noon
ON THE FIRST FLOOR OF THE OWSLEY COUNTY COURTHOUSE
20 MAIN STREET, BOONEVILLE, KENTUCKY

Said property shall be sold to raise the amounts hereinafter set forth, together with interest and the costs of the action, and the following terms and conditions:

1. At the time of the sale, the successful bidder shall either pay cash or make a deposit of at least ten (10%) percent of the purchase price with the balance on credit for thirty (30) days. In the event of default by the purchaser the ten percent (10%) deposit made by the purchaser shall be applied to any costs and/or expenses of this action. In the event the successful bidder elects to credit the balance, he or she will be required to post bond and furnish an acceptable surety or sureties thereon. Said bond shall be for the unpaid purchase price and bear the interest rate of six percent (6.0%) per annum from the date of sale until paid. Any purchaser or purchasers shall have the privilege of paying said bond before maturity by paying the principal together with all accrued interest. The bond shall have the force and effect of a judgment in order to secure the payment of the balance of the purchase price and said bond shall constitute a prior and superior lien on the property until paid. No bond or earnest money shall be required if the Plaintiffs are the purchasers and the bid is less than their adjudged lien.

2. All delinquent property taxes shall be paid from the proceeds of the sale. The purchaser shall be required to assume and pay all ad valorem taxes assessed by the County of Owsley and State of Kentucky for the current year and all subsequent years. The property shall further be sold subject to any delinquent State, County and/or city real estate taxes sold pursuant to the provisions of KRS Chapter 134 to any private purchaser during the pendency of this action.

3. The property shall otherwise be sold free and clear of any right, title, and interest of all parties to the action and of their liens and encumbrances thereon, and all existing liens recorded after the recording of the Plaintiff's Lis Pendens Notice, excepting and subject to, however, easements, restrictions, stipulations and covenants of record in the Owsley County Clerk's office, any facts which an inspection and accurate survey of the property may disclose and any assessments for public improvements levied against the properties.

4. The risk of loss and the right of possession of the real estate and any improvements thereon shall pass to the purchaser upon confirmation of sale by the Owsley Circuit Court.

FURTHER INFORMATION REGARDING THE PROPERTIES AND/OR SALES THEREOF CAN BE FOUND IN THE OWSLEY CIRCUIT COURT CLERK'S OFFICE BY THE FILE NAME AND NUMBER FOR EACH SALE, THE OWSLEY COUNTY PROPERTY VALUATION ADMINISTRATOR'S OFFICE, AND THE OWSLEY COUNTY CLERK'S OFFICE. PROSPECTIVE BIDDERS ARE ADVISED AND ENCOURAGED TO REVIEW ANY AND ALL DOCUMENTS AVAILABLE AT THESE LOCATIONS FOR MORE DETAILS OF THE PROPERTIES OR SALE, AS THE MASTER COMMISSIONER HAS NO ADDITIONAL INFORMATION AND DOES NOT WARRANT TITLE TO THE PROPERTY TO BE SOLD. THE PROPERTY SALES, IF MORE THAN ONE IS SCHEDULED FOR A PARTICULAR DAY, WILL OCCUR SEQUENTIALLY AT THE APPOINTED HOUR.

This the 25th day of September, 2026.
/s/ Patrick E. O'Neill
PATRICK E. O'NEILL
MASTER COMMISSIONER
OWSLEY CIRCUIT COURT

COMMONWEALTH OF KENTUCKY
OWSLEY CIRCUIT COURT CIVIL ACTION NO. 25-CI-00076 ELECTRONICALLY FILED

TIM GABBARD PLAINTIFF VS. WILLIAM TYLER PARKER, et al. DEFENDANTS

NOTICE OF SALE

Pursuant to and in compliance with the Judgment and Order of Sale of the Owsley Circuit Court, the Master Commissioner will offer for Sale at public outcry the following described property located in Owsley County, Kentucky:

A certain tract or parcel of land lying in Owsley County, Kentucky, on Hurricane Fork of White Oak Creek and being more particularly described as follows, to-wit:
FIRST TRACT: BEGINNING on the southwest corner of lot #4 on a small ash on the ridge between White Oak and Little Sturgeon Creeks; thence S 64 ½ W 4 poles S 79 W 24 poles, S 32 W 12 poles to the northwest corner of Lot #6; thence S 45 ½ E 16 poles, S 51 E 15 poles, S 55 E 7 poles, S 62 E 12 ½ poles, S 30 E 6 poles to a chestnut tree, S 34 ½ E 14 poles to a dogwood and a chestnut stump to the southwest corner of Lot #10; thence N 53 ½ E 43 ½ poles, N 55 E 8 poles N 18 E 18 poles to a black oak corner to Lot #10; thence N 67 W 53 poles, N 52 ½ W 16 poles to the BEGINNING." Containing 23 2/3 acres. This tract is to have a road to the creek.
SECOND TRACT: "BEGINNING on the southwest corner of Lot #3; thence S 19 W 39 ½ poles to a small ash bush to northwest corner of Lot #5; thence S 52 ½ E 16 poles S 67 E 53 poles to a black oak, corner to Lot #10; thence N 8 ½ E 7 poles N 20 E 15 poles, N 1 E 18 poles to the southeast corner of Lot #3; thence N 82 ½ W 62 poles to the BEGINNING." Co taining 16 ¾ acres. This tract is to have a road out to the creek.

THIRD TRACT: "BEGINNING on a chestnut oak tree at the southwest corner of Lot #5; thence S 57 W 16 poles; S 7 ½ W 27 ½ poles to a black oak tree to the northwest corner of Lot #7; thence S 29 E 36 poles to a sycamore, S 68 ½ E 32 poles, N 64 ½ E 40 poles to a poplar bush on the east side of a small drain, N 35 W 20 poles, N 27 ½ W 4 poles to a dogwood and chestnut stump to the line of Lot #5; thence N 34 ½ W 14 poles to a chestnut tree, N 30 W 6 poles to the BEGINNING." Containing 22 ½ acres.
FOURTH TRACT: "BEGINNING on a black oak corner to Lots #4, #5, #10 and #11; thence S 18 W 18 poles, S 55 W 8 poles, S 53 ½ W 43 ½ poles to a dogwood and chestnut stump, S 27 ½ E 4 poles, S 35 E 20 poles to a poplar bush on the east side of a small drain, S 66 ½ E 12 ½ poles, S 79 E 9 poles, S64 E 6 poles, S 74 E 7 poles, S 85 E 12 poles to a large black gum, corner to Lots #7 and #9; thence S 85 E 45 poles to a paper bush corner, N 41 W 50 poles, N 7 W 16 poles, N 7 W 10 poles, N 47 ½ W 25 poles to the BEGINNING." Containing 26 acres.

HEREIN EXCEPTED AND NOT CONVEYED is partial offconveyance of approximately 3 acres to Ann Young Turner and Freddie Turner, and being further described in Deed Book 89 at page 111, records of the Owsley County Clerk. BEING a part of the same property originally conveyed from Hazel Peters and others to Arch Peters and Flossie Peters by deed dated the 18th day of January 1966, and recorded in Deed Book 33, at page 560, records of the Owsley County Clerk's Office in Booneville, Kentucky.

Said sale shall take place on the following date and at the following location:
THURSDAY, OCTOBER 8, 2026, at 12 noon
ON THE FIRST FLOOR OF THE OWSLEY COUNTY COURTHOUSE
20 MAIN STREET, BOONEVILLE, KENTUCKY

Said property shall be sold to raise the amounts hereinafter set forth, together with interest and the costs of the action, and the following terms and conditions:

1. At the time of the sale, the successful bidder shall either pay cash or make a deposit of at least ten (10%) percent of the purchase price with the balance on credit for thirty (30) days. In the event of default by the purchaser the ten percent (10%) deposit made by the purchaser shall be applied to any costs and/or expenses of this action. In the event the successful bidder elects to credit the balance, he or she will be required to post bond and furnish an acceptable surety or sureties thereon. Said bond shall be for the unpaid purchase price and bear the interest rate of six percent (6%) per annum from the date of sale until paid. Any purchaser or purchasers shall have the privilege of paying said bond before maturity by paying the principal together with all accrued interest. The bond shall have the force and effect of a judgment in order to secure the payment of the balance of the purchase price and said bond shall constitute a prior and superior lien on the property until paid. No bond or earnest money shall be required if the Plaintiffs are the purchasers and the bid is less than their adjudged lien.

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3. The property shall otherwise be sold free and clear of any right, title, and interest of all parties to the action and of their liens and encumbrances thereon, and all existing liens recorded after the recording of the Plaintiff's Lis Pendens Notice, excepting and subject to, however, easements, restrictions, stipulations and covenants of record in the Owsley County Clerk's office, any facts which an inspection and accurate survey of the property may disclose and any assessments for public improvements levied against the properties.

4. The risk of loss and the right of possession of the real estate and any improvements thereon shall pass to the purchaser upon confirmation of sale by the Owsley Circuit Court.
FURTHER INFORMATION REGARDING THE PROPERTIES AND/OR SALES THEREOF CAN BE FOUND IN THE OWSLEY CIRCUIT COURT CLERK'S OFFICE BY THE FILE NAME AND NUMBER FOR EACH SALE, THE OWSLEY COUNTY PROPERTY VALUATION ADMINISTRATOR'S OFFICE, AND THE OWSLEY COUNTY CLERK'S OFFICE. PROSPECTIVE BIDDERS ARE ADVISED AND ENCOURAGED TO REVIEW ANY AND ALL DOCUMENTS AVAILABLE AT THESE LOCATIONS FOR MORE DETAILS OF THE PROPERTIES OR SALE, AS THE MASTER COMMISSIONER HAS NO ADDITIONAL INFORMATION AND DOES NOT WARRANT TITLE TO THE PROPERTY TO BE SOLD. THE PROPERTY SALES, IF MORE THAN ONE IS SCHEDULED FOR A PARTICULAR DAY, WILL OCCUR SEQUENTIALLY AT THE APPOINTED HOUR.

This the 25th day of September, 2026.
/s/ Patrick E. O'Neill
PATRICK E. O'NEILL
MASTER COMMISSIONER
OWSLEY CIRCUIT COURT