Posted Land

Attention Property Owners:

All posted advertisement is $40/year, or $30/year when paying for 2 or more years at a time.

All advertisements expire the last day of December each year. The two numbers after your ad indicates the last year your ad is good through.

·●·

Posted: No hunting, no trespassing, no motorcycle riding no hunting on property owned by Richard Lauersdorf at 124 Poor House Lane. — not responsible for injuries or accidents. —28

Posted: Notice is hereby given that the properties located at 2828 Garrett Creek Rd and 3275 Garrett Creek Rd in Burkesville are private property. Trespassing, hunting, fishing, or unauthorized entry for any purpose is strictly prohibited. Violators will be prosecuted to the fullest extent of the law. — 28

Posted: No hunting, no dogs and no trespassing on the Wildlife Habitat, property belonging to Wynema Money, near Dale Hollow Lake State Resort Park on Timberlake Road. POSTED LAND NO HUNTING, FISHING OR TRESPASSING is permitted on listed land. Trespassers are liable to prosecution.—28

Posted: No hunting, fishing, joy riding or any other form of trespassing on the property of the late Marvin & Cleo Smith along Southwind Drive in Burkesville. Violators will be prosecuted. Owner not responsible for death or other injuries suffered while trespassers are in these river bottoms or other lands.— 28

Posted: No hunting or trespassing of any kind on Braber land, Kettle, Kentucky. Not responsible for accidents.— 26

Posted: No hunting, fishing, ATV or motorcycle riding, ginseng hunting, dryland fish hunting, dumping, photography, or trespassing of any kind on all property owned by Gerald and Gina Claywell on Willis Creek. Owners will not be held responsible in case of accidents, injuries, or death. Violators will be prosecuted.—27

Posted: No trespassing of any kind. No dumping, littering, digging, hunting, fishing, ATV riding, 4-wheeling or horseback riding on the Coffey Homeplace or the outlying farm including the buildings located at 611 Island Road. Violators will be prosecuted. Owners not responsible for accidents, incidents, or injuries on this property.—26

Posted: No hunting, no dumping, no ATV/dirt bike riding, no ginseng digging and no trespassing of any kind on property owned by Rebecca K. Bill and Nathan J. Cary located in the Thrasher Hollow and Bull Ridge area of Cumberland County, Kentucky. Violators will be prosecuted. — 26

Posted: No hunting, fishing, ATV riding, timber cutting, dumping, or trespassing of any kind on property owned by the heirs of G.E. Murley. Owner not responsible for injuries, death suffered while trespassing. Violators will be prosecuted.— 26

Posted: No hunting, no dumping, no ATV/dirt bike riding, no ginseng digging and no trespassing of any kind on property owned by Rebecca C. Cary and James B. Cary located in the Thrasher Hollow and Bull Ridge area of Cumberland County, Kentucky. Violators will be prosecuted.— 26

Posted: No hunting, dumping, 4-wheeler or dirt bike riding, or trespassing of any kind on the Creed Arms heirs property on Beech Grove Road. Owners will not be responsible for accidents, incidents, or injuries.— 26

Posted: No trespassing of any kind, no motorcycles, ATVs or 4 wheelers or no hunting on the farms of Dewayne and Peggy Davidson on Fletcher Holler property or Crocus Creek, 704 at Bakerton. Owners will not be held responsible in case of accident.— 27

Posted: No trespassing, hunting, four-wheeling, dumping, etc on the Sarah Coop Estate owned by Betty Scott. Violators will be prosecuted.— 26

Posted: No trespassing on the Jim Long place, owned by Sherman Scott. Violators will be prosecuted.— 26

Posted: No trespassing owned by Donna Johnson on her property in Adair and Cumberland Counties. Not responsible for accidents. Violators will be prosecuted. — 26

Posted: No trespassing or hunting on the farm on Kettle Creek, KY owned by Nellie Crawford Froedge Trust (formerly owned by Jesse and Mae Crawford, and earlier by Renia Blythe. Prohibited activities include but are not limited to-Hunting, ATV riding, and dumping trash or being on the land without authorization from Nellie Froedge. Not responsible for accidents and violators will be prosecuted.— 26

Posted: No trespassing, hunting, shooting, entry or use of the properties at 3510 Modoc Rd., or adjacent property owned by Sharon and Rudy Lewis.— 26

Posted: No trespassing for any purpose including hunting, fishing, ATV's on the former L.P. Goff Farm located in Whites Bottom on Highway 465 in Cumberland County.— 26

Posted: No hunting, ATV riding, or trespassing of any kind on the property formerly owned by Norma Riddle on Raft Creek once known as Walter Neeley Farm, now owned by the Parientes family . Not responsible for any kind of accident or injury.— 26

Posted: No trespassing of any kind, hunting, fishing or dumping on the properties belonging to Patricia Williams Bowlby located in Cumberland and Monroe counties.— 26

Posted: Absolutely no trespassing for any reason on any property in Angel Falls or on Frogue Road owned by Margaret and Sam Tedrowe without written permission. Violators will be prosecuted. Not responsible for any accidents or injuries.— 26

Posted: No trespassing of any kind by any person. No hunting, fishing, ATV riding, 4-wheeling or horseback riding on the Coffey Homeplace or the outlying farm including the barns located at 611 Island Road. Violators will be prosecuted.— 26

Posted: No hunting, fishing or trespassing on the Ivo Skipworth heir's farm, Ronnie Skipworth and Joe Skipworth farms located at Kettle; Mary and Joseph Skipworth farms located on Galloway, Sulphur and Potter Creeks.— 26

Posted: No trespassing, hunting, fishing, ATV riding or timber cutting on the former Millard Davidson property on Potter Creek and Gains Hill.— 26

Posted: No trespassing, hunting, fishing, ATV riding or timber cutting on property owned by Keith McKinney on 556 Scott Finley Road. Violators will be prosecuted.— 26

Posted: No hunting or trespassing of any kind on property located on Celina Road, Peytonsburg, owned by Betty Sharp. Violators will be prosecuted.— 25

Posted: No trespassing of any kind including hunting and ATV riding on land owned by Stephen and Nancy Riddle located on Sparks Chapel Road without written permission.— 26

Posted: No hunting, fishing, 4-wheeling, or trespassing of any kind on property owned by Eva A. Davis located in the Mud Camp Community. Not responsible for accidents. Violators will be prosecuted.— 26

Posted: No hunting, ATV riding, dumping, or trespassing of any kind on property owned by Lila Mondrush, located on Hwy. 449, formerly Stony Point School and Billy Webb Farm. Owners will not be held responsible in case of accidents. Violators will be prosecuted.— 25

Posted: No loitering, no hunting, 4-wheelers or trespassing of any kind on property owned by David and Nell Anderson, 2 farms on Goose Creek Road, 2 farms on 1880, and Scotts Bottom. Not responsible for accidents.— 25

Posted: No hunting, ATV or motorcycle riding; no ginseng or mushroom foraging or other trespassing allowed on the Larry Groce property on Paytonsberg Road. Owner not responsible for any deaths or injuries among trespassers. Violators will be prosecuted.— 25

Posted: No trespassing, no hunting, no ATV riding, ginseng digging, mushroom hunting or wood cutting without written permission from property owners: Linden C. Dampier and Dianna Dampier. We will not be responsible for accidents or injuries on the posted property located on Brush Creek Road. Violators will be prosecuted.— 25

Posted: Absolutely no trespassing for any reason on any property recently owned by Neil and Patty Baker and land owned by Randel and Kathy Flowers on Big Renox Creek without written permission. Violators will be prosecuted. Not responsible for accidents or injures.— 25

Posted: No hunting, ATV's, 4-wheelers, horseback riding or trespassing of any kind on property owned by Charlotte Carney, Kathy McCoy Moore, Sandy McCoy, Charles McCoy and Todd McCoy in Salt Lick Bend. Violators will be prosecuted.— 26

Posted: Absolutely no hunting, ATV's, 4-wheelers, horseback riding or trespassing of any kind on timberland in the Judio, Kettle and Salt Lick Bend communities owned by Sandy McCoy. Violators will be prosecuted.— 26

Posted: No trespassing, no hunting, no ATV riding, no horseback riding and no ginseng digging on property owned by Lawrence and Mary Jo Teal on West Fork Creek and Harvey Branch in Cumberland County. Violators will be prosecuted. Not responsible in case of accidents.— 25

Posted: No hunting or trespassing of any kind on property located on Celina Road, Peytonsburg, owned by Betty Sharp. Formerly owned by Raymond and Nora Spear. Violators will be prosecuted.— 26

Posted: No hunting, fishing, ATV riding, ginseng digging, hiking, dumping or trespassing of any kind on all property owned by Margenia Keeton and family. Not responsible in case of accidents.— 27

Posted: Owner is not responsible in case of accident or incidents resulting in injury or death on their property. No trespassing, no hunting, no fishing, no hiking, no four wheeling, no constructing and or locking of gates, no mining of gravel from creek bed, no removal of survey stakes and flags, no bulldozing, no digging, timbering or cutting of limbs of trees, including removal of trees along the embankment of Crocus Creek, or no road building on the private property owned by Washington Investors Services, Inc. between Crocus Creek Road and Crocus Creek in Amandaville, just before the seventh mile marker. This includes 35 acres being a portion of a 1000 acre property. It is located from the power plant to a red stake past the Carriage House. Not responsible in case of accidents. Violators will be prosecuted civilly and criminally. — 25

Posted: No hunting or trespassing on property owned by James W. Hardin located off Hwy. 449 on Cash Road. Not responsible for any kind of accident or injury. Violators will be prosecuted.— 25

COMMONWEALTH OF KENTUCKY
40th JUDICIAL CIRCUIT
CUMBERLAND CIRCUIT COURT
CASE NO. 26-CI-00002

KAR TAX LIEN PORTFOLIO, LLC **PLAINTIFF**

VS. **NOTICE OF SALE**

DALE E. REASONER, JR.,
UNKNOWN SPOUSE OF
DALE E. REASONER, JR.,
MELODY S. WILLIAMS,
UNKNOWN SPOUSE OF
MELODY S. WILLIAMS,
MID SOUTH CAPITAL PARTNERS, LP,
COUNTY OF CUMBERLAND, KENTUCKY **DEFENDANTS**

** ** ** ** ** ** ** ** ** ** ** ** ** ** ** ** ** **

Pursuant to a Judgment and Order of Sale of the Cumberland Circuit Court entered in the office of the Cumberland Circuit Court Clerk on June 2, 2026, in the above styled action, the undersigned Master Commissioner of the Cumberland Circuit Court will sell at public auction, on July 24, 2026, at 11:00 a.m., at the west door of the Cumberland County Courthouse, Burkesville, Kentucky, to the highest and best bidder, the following described real property, lying and being in Cumberland County, Kentucky, with said property being more particularly bounded and described as follows, to-wit:

PIDN: 027-00-00-006.06

Property Address: 544 Garrett Creek Road, Burkesville, Kentucky 42717

[Being tract No. 4 of Survey of February 3, 2012]:

Unless stated otherwise, any monument referred to herein as a "set rebar" is inch in diameter, eighteen inches in length with plastic cap stamped J. Capps pls #3970. Bearing used to begin survey taken from Plat Book 1 Page 69.

"Beginning at a set" rebar 20 ft. from the centerline of Garrett Creek Road (40' R/W), being a corner to Tract #3 and being a new corner to the lands of Bridget Carter, Et. Al.;

Thence severing the lands of Bridget Carter Et. Al. with two new lines with Tract #3 N 00 deg 37 min 54 sec W 139.20 ft. to a set "rebar at a fence corner; thence 34 deg 37 min 0 sec E 68.60 ft. to a set" rebar at a fence intersection, being a corner to Tract #3 and being a corner to Jackie Fletcher

(Deed Book 115 Page 366);

Thence with Fletcher and Marquette Riley (Deed Book 146 Page 204) thereafter S 79 deg 24 min 25 sec E 392.65 ft. to a steel post found at a 14" cedar at a fence corner; thence S 02 deg 20 min 06 sec W 121.50 ft. to a set ½" rebar 20ft. from the centerline of Garrett Creek Road (40' R/W), being a corner to Riley;

Thence with the right-of-way of Garrett Creek Road S 88 deg 02 min 01 sec W 87.66 ft.; thence S 89 deg 52 min 11 sec W 70.95 ft.; thence N 89 deg 17 min 52 sec W 132.80 ft.; thence S 89 deg 45 min 50 sec W 127.10 ft. to the beginning, containing 1.55 acres more or less as surveyed by John Capps, PLS #3970 with C&C Land Surveying Inc. on February 3rd, 2012.

This survey meets all specifications set forth by 201 KAR 18:150. This property is subject to any existing rights-of-way or easements.

Being the same property conveyed to Dale E. Reasoner Jr., by a deed recorded February 9, 2021 in Deed Book 179, Page 702 and recorded in the Cumberland County Clerk's Office.

The successful bidder or bidders may elect to pay the purchase price in full at the time of the sale or be required to pay 10% percent of bid purchase price down on the date of the sale and balance of purchase price will be due and payable on or before thirty (30) days from the date of the sale with interest at the rate of 6% per annum; however, the purchase may pay all or part of the purchase price prior to the maturity with all accrued interest due at the time of said payment. If the sale be had on credit, the purchaser shall execute and deliver to the order of the Master Commissioner, his or her bond due and payable in thirty (30) days, bearing interest at the legal rate of 6% per annum from date of sale until paid, with good and sufficient surety thereon and said sale shall likewise be secured by a lien upon said property sold, which shall have the same force and effect of a judgment and said bond with acceptable surety shall be executed immediately after the sale; upon default of the terms of said bond the Master Commissioner shall immediately resell the property on the same terms and conditions set out herein.

The 2026 and all subsequent years property taxes shall be paid by the Purchaser.

HON. HOLLY LONG PARRIGIN
MASTER COMMISSIONER
CUMBERLAND CIRCUIT COURT