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COMMON-WEALTH OF KENTUCKY 24TH JUDICIAL CIRCUIT JOHNSON CIRCUIT COURT FILED ELECTRONICALLY CASE NO. 25-CI-463

rights of redemption as may exist in favor of the United States of America and/or the record owners thereof.

This 5th day of May, 2026.

BRIAN CUMBO MASTER COMMISSIONER Johnson Circuit Court P. O. Box 1844 Inez, Kentucky 41224 Telephone: 606-298-0428 Facsimile: 606-298-0316 Email: cumbolaw@cumbolaw.com

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER

PLAINTIFF

VS:NOTICE OF SALE

RACHEL CRIDER and CITIZENS BANK OF KENTUCKY DEFENDANTS

By virtue of a Judgment and Order of Sale of the Johnson Circuit Court entered the 17th day of April, 2026, in the above cause, for the sum of \$106,455.94, with interest thereon, plus additional sums and costs; please be advised that I shall proceed to offer for sale in the lobby of the old courthouse beside the elevator door located at 230 Court Street in downtown Paintsville, Johnson County, Kentucky, to the highest and best bidder on June 4, 2026 at 10:30 o'clock a.m., upon the terms set forth below, the following property, to wit:

Owner: Rachel Crider

Address: 3945 US 321 South, Hager Hill, KY 41222

PVA Map No.: 046-00-00-018.05

A. The successful bidder shall either pay cash or make a deposit of ten (10%) percent of the purchase price with the balance on a credit of thirty (30) days, in which event the successful bidder shall be required to execute bond with good surety thereon. Said bond shall be for the unpaid purchase price and bear interest at the rate the Judgment bears per annum from the date of sale until paid. Said bond shall have the force and effect of a Judgment for which execution may issue, and a lien shall be retained upon the above-described real estate as additional surety.

B. The purchaser shall be required to assume and pay all taxes or assessments upon the property for the current tax year and subsequent years. All taxes or assessments upon the property for prior years shall be paid from the sale proceeds if properly claimed in writing and filed of record by the purchaser prior to the payment of the purchase price.

The property described above is sold subject to any easements, restrictions, defects, liens or encumbrances of record in the Johnson County Court Clerks Office and such

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