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TTY 1-800-648-6056 (for hearing impaired only)
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LAND POSTING

THE FOLLOWING PROPERTIES HAVE BEEN POSTED NO HUNTING, NO TRESPASSING, NO LOITERING, NO PARKING, NO FISHING, NO FOUR WHEELING, NO LOGGING, NO SWIMMING. NOT RESPONSIBLE FOR ACCIDENTS OR INJURIES THAT MAY OCCUR ON ANY AND ALL PROPERTIES. TRESPASSERS WILL BE PROSECUTED.

APPROX 4.5 ACRES,
243 HUBERT KEITH
RD. WHITLEY CITY,
KY. OWNED BY DIANE
KEITH VANOVER.
082025.

APPROX 5.5 ACRES,
ROAD & PROPERTY,
142 ED BRANSCUM RD,
PINE KNOT KY, 42635.

OWNED BY RICKY
BRANSCUM. 082025.

APPROX 22.5 ACRES,
WITH POND, 218
CHARLES WILLIAMS
RD. WHITLEY CITY,
KY 42653. OWNED
BY CHARLES & LANA
WILLIAMS. 082725.

INVITATION TO BID

UNITED CUMBERLAND BANK WILL ACCEPT SEALED BIDS STARTING TUESDAY, SEPTEMBER 9, 2025 UNTIL FRIDAY, SEPTEMBER 12, 2025 AT 2:00 PM.

BANK PERSONNEL WILL BE AT THE REPO LOT LOCATION AT 174 S DOWNING ST. ONEIDA, TN 37841 TUESDAY, SEPTEMBER 9, 2025 FROM 2:00 PM - 4:30 PM TO ALLOW ACCESS TO COLLATERAL BEING AUCTIONED.

2009 GMC SIERRA.....250,000 MILES PARTS ONLY
2016 SCION IA 4-D.....150,000 MILES PARTS ONLY
2015 FORD EXPLORER.....95,000 MILES RUNS GREAT

ALL BIDS MUST CONTAIN THE FOLLOWING INFORMATION ON THE BID: NAME, CONTACT NUMBER AND DESCRIPTION OF THE ITEM THE BID IS BEING SUBMITTED ON AND DOLLAR AMOUNT OF THE BID. A PREAPPROVAL LETTER NEEDS TO BE INCLUDED, IF FINANCING IS TO BE OBTAINED BY THE BANK. THE BID INFORMATION NEEDS TO BE PLACED IN A SEALED ENVELOPE. THE ENVELOPE IS TO BE LABELED "SEALED BID" ALONG WITH A DESCRIPTION OF WHICH ITEM THE BID IS BEING SUBMITTED. ANY ADDITIONAL INFORMATION WRITTEN ON THE ENVELOPE WILL DISQUALIFY THE BID.

THE BANK RESERVES THE RIGHT TO REJECT ANY BID DEEMED INSUFFICIENT FOR THE RELEASE OF THE COLLATERAL.

NOTICE

FOR PROTECTION OF PUBLIC WATER SUPPLY LAUREL CREEK & RESERVOIR EMBANKMENTS FISHING PERMITTED FROM BANKS & ON LAKE WITH AN ELECTRIC POWERED BOATS. NO GAS MOTORS, NO SWIMMING, NO LITTERING & NO TRESPASSING ON CATWALK-PUMPHOUSE PLATFORM. VIOLATORS WILL BE PROSECUTED. MCCREARY COUNTY WATER DISTRICT

POST YOUR PROPERTY \$25.00 PER YEAR CALL 376-5500 OR STOP BY OUR OFFICE FOR MORE INFO

COMMONWEALTH OF KENTUCKY
34TH JUDICIAL CIRCUIT
MCCREARY CIRCUIT COURT
CASE NO: 21-CI-00185
DIVISION I

US BANK AS C/F SASS MUNI VI DTR,

VS.

ROBERT LEE VANOVER AKA ROBERT VANOVER, ET AL.,

PLAINTIFF,

NOTICE OF MASTER COMMISSIONER'S SALE

DEFENDANTS.

*** **

PURSUANT TO SUMMARY JUDGMENT, DEFAULT JUDGMENT, AND ORDER OF SALE ENTERED JUNE 23, 2025, AND PURSUANT TO AOC 141S ORDER REFERRING CASE TO MASTER COMMISSIONER FOR JUDICIAL SALE ENTERED JUNE 23, 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, SEPTEMBER 12, 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 10% 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, AS OF 05/28/2025 IS \$6,006.90 PLUS INTEREST AT 12% ON THE ACTUAL PURCHASE PRICE OF THE CERTIFICATE OF DEFICIENCY.

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:
THE REAL PROPERTY IS LOCATED AT 3694 SANDHILL ROAD, WHITLEY CITY, KY 42653 AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN MCCREARY COUNTY, KENTUCKY, AND BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING ON A STONE IN THE FORKS OF THE SAND HILL ROAD AND PEEL DOGWOOD ROAD; THENCE RUNNING WITH THE PEEL DOGWOOD ROAD N 86 E 45 FEET; THENCE N 54 E 229 FEET TO AN IRON PIN, EVERETT TAYLOR'S CORNER; THENCE LEAVING THE SAID ROAD WITH THE TAYLOR LINE N 52 W 87 FEET TO A STONE IN THE FIELD; THENCE WITH TAYLOR'S LINE N 16 E 39 FEET TO A STONE, EARL CANADA'S CORNER; THENCE RUNNING WITH THE SAID CANADA LINE N 62 W 122 FEET TO THE SAND HILL ROAD; THENCE RUNNING WITH THE SAID ROAD S 14 W 290 FEET BACK TO THE PLACE OF BEGINNING. CONTAINING 1.4 ACRE.

BEING THE SAME LAND CONVEYED FROM OSCAR WORLEY AND ASSOCIATES, INC., A KENTUCKY CORPORATION, WHITLEY CITY, KENTUCKY, TO ROBERT VANOVER VIA GENERAL WARRANTY DEED DATED DECEMBER 2, 1986 AND OF RECORD IN DEED BOOK NO. 109, PAGE NO. 105 ON DECEMBER 9, 1986 AT THE MCCREARY COUNTY COURT CLERK'S OFFICE.

PVA MAP ID: 153-00-00-002.00.

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.

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. DATED THIS 15TH DAY OF AUGUST, 2025.

ROBERT E. STEPHENS, JR./S/
ROBERT E. STEPHENS, JR.
MASTER COMMISSIONER
MCCREARY CIRCUIT COURT
48 N. MAIN STREET
P.O. BOX 1434
WHITLEY CITY, KENTUCKY 42653
TELEPHONE: (606) 516-5313
ROBERTSTEPHENSRAW99@GMAIL.COM

COMMONWEALTH OF KENTUCKY
34TH JUDICIAL CIRCUIT
MCCREARY CIRCUIT COURT
CASE NO: 25-CI-00037
DIVISION I

UNITED CUMBERLAND BANK,

VS.

JERRY MCCOY, ET AL.,

PLAINTIFF,

NOTICE OF MASTER COMMISSIONER'S SALE

DEFENDANTS.

*** **

PURSUANT TO DEFAULT JUDGMENT AND ORDER OF SALE ENTERED MAY 27, 2025, AND PURSUANT TO AOC 141S ORDER REFERRING CASE TO MASTER COMMISSIONER FOR JUDICIAL SALE ENTERED AUGUST 26, 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, SEPTEMBER 26, 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 12% 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 \$31,348.11. THIS AMOUNT IS INCLUSIVE OF PRINCIPAL, INTEREST, AND LATE CHARGES THROUGH FEBRUARY 21, 2025. THERE ARE ALSO DUE THE PLAINTIFF'S ATTORNEY'S FEES, WHICH IS FIFTEEN (15%) OF THE AMOUNT DUE. 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.

THE SAID REAL PROPERTY TO BE SOLD IS LOCATED IN MCCREARY COUNTY, KENTUCKY AND IS MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING ON A SET STONE ABOUT 12 FEET FROM THE EAST SIDE OF THE ROAD THAT GOES TO PATRICK'S AND JEROME SUMNER, A COMMON CORNER TO GRANTOR AND MARK SUMNER, REFERENCE 8-INCH BLACK OAK S 82 W 5 FEET, A 10-INCH WHITE OAK N 27 E 21.3 FEET; THENCE N 80-45 W CROSSING THE ROAD 153.7 FEET TO A BLACK OAK SOUTHWEST OF A PATH, REFERENCE A 4-INCH BLACK GUM N 88 ½ W 12.7 FEET, AN 8-INCH OAK S 50 E. 15.3 FEET; THENCE S 15 W 274.5 FEET CROSSING A RIDGE TO A SET STONE IN A SMALL HOLLOW, REFERENCE A 12-INCH RED OAK S 20 E 13.5 FEET, A 6-INCH WHITE OAK S 5 E 17.5 FEET; THENCE N 88-30 E. FOLLOWING PATRICK'S NORTH LINE 136.3 FEET TO A SET STONE IN THE LINE THAT RUNS N 5 ½ E FROM THE HORNBEAM ON THE SOUTH SIDE OF JENNY'S BRANCH, NOW A SET STONE, REFERENCE FOR STONE END 136.3 FEET LINE, TWO SMALL BLACK GUM POINTERS, SAID STONE ALSO N 5 ½ E 30 FEET FROM PATRICK'S NORTHEAST CORNER; THENCE N 5 ½ E ALONG SAID LINE TO ITS TERMINUS; THENCE A DIRECT LINE TO THE BEGINNING, CONTAINING ONE AND THREE-FOURTHS (1-3/4THS) ACRES, MORE OR LESS.

BEING THE SAME LAND CONVEYED FROM PEARL STRUNK TUCKER AND HER HUSBAND, NOBLE TUCKER AND BOBBY STRUNK AND HIS WIFE, TINA STRUNK TO VERLIN MCCOY AND HIS WIFE REBA MCCOY, BY DEED DATED MARCH 16, 1987 AND OF RECORD IN DEED BOOK 109, PAGE 577, MCCREARY COUNTY COURT CLERK'S OFFICE.

COMMONLY KNOWN AS: 116 BILL SLAVEN ROAD, MARSHES SIDING, KY 42631.
PVA PARCEL NO.:103-40-05-007.00.

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.

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. DATED THIS 29TH DAY OF AUGUST, 2025.

ROBERT E. STEPHENS, JR./S/
ROBERT E. STEPHENS, JR.
MASTER COMMISSIONER
MCCREARY CIRCUIT COURT
48 N. MAIN STREET
P.O. BOX 1434
WHITLEY CITY, KENTUCKY 42653
TELEPHONE: (606) 516-5313
ROBERTSTEPHENSRAW99@GMAIL.COM

COMMONWEALTH OF KENTUCKY
34TH JUDICIAL CIRCUIT
MCCREARY CIRCUIT COURT
CASE NO: 25-CI-00020
DIVISION I

UNITED CUMBERLAND BANK,

VS.

RAYMOND HUGHES, JR., ET AL.,

PLAINTIFF,

NOTICE OF MASTER COMMISSIONER'S SALE

DEFENDANTS.

*** **

PURSUANT TO DEFAULT JUDGMENT AND ORDER OF SALE ENTERED JUNE 23, 2025, AND PURSUANT TO AOC 141S ORDER REFERRING CASE TO MASTER COMMISSIONER FOR JUDICIAL SALE ENTERED JUNE 23, 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, SEPTEMBER 12, 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 12% 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 \$75,035.09 AS OF JUNE 23, 2025, PLUS INTEREST AT THE NOTE RATE PER ANNUM FROM SAID DATE OF JUDGMENT. 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.

THE SAID REAL PROPERTY TO BE SOLD IS LOCATED IN MCCREARY COUNTY, KENTUCKY AND IS MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

A CERTAIN TRACT OF LAND SITUATED IN MCCREARY COUNTY, KENTUCKY, AND BOUNDED AS FOLLOWS:
BEGINNING AT A MAPLE WHERE CLERA CREEK CROSSES RIGHT OF WAY OF BETHEL ROAD; THENCE WITH RIGHT OF WAY N 71 DEGREES 00 MINUTES E 250 FEET TO A STEEL PIPE; THENCE S 17 DEGREES 30 MINUTES E 202 FEET TO A STEEL PIPE; THENCE S 38 DEGREES 54 MINUTES E 140 FEET TO AN 8-INCH POPLAR; THENCE S 36 DEGREES 15 MINUETS W 74 FEET TO A WAHOO TREE IN BRANCH; THENCE WITH MEANDERS OF CREEK WHEN REDUCED TO A STRAIGHT LINE N 50 DEGREES 00 MINUTES W 440 FEET TO THE BEGINNING, CONTAINING ON (1) ACRE MORE OR LESS.

BEING THE SAME LAND CONVEYED FROM HANNA GAIL BROYLES N/K/A HANN WRIGHT, A SINGLE WOMAN, TO RAYMOND HUGHES JR., BY DEED DATED JUNE 26, 2020, AND OF RECORD IN DEED BOOK 22, PAGE 723, MCCREARY COUNTY COURT CLERK'S OFFICE.

COMMONLY KNOWN AS: 988 BETHEL ROAD, PINE KNOT, KY 42635.
PVA PARCEL NO.: 173-20-02-001.00.

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.

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. DATED THIS 15TH DAY OF AUGUST, 2025.

ROBERT E. STEPHENS, JR./S/
ROBERT E. STEPHENS, JR.
MASTER COMMISSIONER
MCCREARY CIRCUIT COURT
48 N. MAIN STREET
P.O. BOX 1434
WHITLEY CITY, KENTUCKY 42653
TELEPHONE: (606) 516-5313
ROBERTSTEPHENSRAW99@GMAIL.COM