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LEGAL

COMMONWEALTH OF KENTUCKY
34TH JUDICIAL CIRCUIT
MCCREARY CIRCUIT COURT
CASE NO: 25-CI-00130
DIVISION I

TAX BRAKE KY, LLC,

PLAINTIFF,

VS.

NOTICE OF MASTER COMMISSIONER’S SALE

CHARLES TAYLOR, ET AL.,

DEFENDANTS.

*** **

PURSUANT TO FINAL JUDGMENT AND ORDER OF SALE ENTERED OCTOBER 27, 2025, AND PURSUANT TO AOC 141S ORDER REFERRING CASE TO MASTER COMMISSIONER FOR JUDICIAL SALE ENTERED OCTOBER 27, 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.

ACCORDING TO THE JUDGMENT, THE AMOUNT DUE FROM THE DEFENDANT(S), AND THE BASIS FOR THIS MASTER COMMISSIONER’S SALE, IS \$8,671.28. 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.

A CERTAIN TRACT OF LAND SITUATED IN MCCREARY COUNTY, KENTUCKY, ON THE WATERS OF INDIAN CREEK, AND BOUND AS FOLLOWS:

BEGINNING AT A 12-INCH HEMLOCK ON EAST SIDE OF INDIAN CREEK; THENCE UP THE CREEK S 25-30 W 980.0 FEET TO A LARGE HEMLOCK ON EAST SIDE OF SAID CREEK; THENCE LEAVING SAID CREEK S 19-45 W 897.0 FEET TO A LARGE WHITE OAK; THENCE S 17-45 E 478.0 FEET TO A U.S. CORNER; THENCE WITH SAID U.S. LINE S 87-00 E 340.0 FEET TO A STEEL PIPE IN WEST RIGHT OF WAY OF HIGHWAY NO. 700; THENCE WITH WEST SIDE OF SAID ROAD 3100.0 FEET TO INDIAN CREEK; THENCE WITH THE MEANDERS WHEN REDUCED TO A STRAIGHT LINE 1600.0 FEET TO A 30 INCH HEMLOCK IN FORK OF INDIAN CREEK AND KILBURN CREEK; THENCE WITH THE MEANDERS OF INDIAN CREEK WHEN REDUCED TO A STRAIGHT LINE 1850.0 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO CHARLES ROGER TAYLOR AND SHIRLEY TAYLOR, FROM CHESTER TAYLOR, BY DEED DATED AUGUST 21, 2000, OF RECORD IN DEED BOOK 158, PAGE 772. ALSO, THE SAME PROPERTY CONVEYED TO CHARLES ROGER TAYLOR AND SHIRLEY TAYLOR, FROM CHESTER TAYLOR, BY DEED DATED FEBRUARY 15, 2000, OF RECORD IN DEED BOOK 152, PAGE 430, AND OFFICE OF THE MCCREARY COUNTY CLERK.

PROPERTY ADDRESS: 7903 SANDHILL ROAD, WHITLEY CITY, KY 42653.
PVA MAP ID NO.: 168-00-00-004.00.

THE MASTER COMMISSIONER SHALL PAY NO TAXES REGARDING THIS PROPERTY, WHATSOEVER. 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. 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
ROBERTSTEPHENS LAW99@GMAIL.COM

COMMONWEALTH OF KENTUCKY
34TH JUDICIAL CIRCUIT
MCCREARY CIRCUIT COURT
CASE NO: 16-CI-00141
DIVISION II

BLUESHINE LLC,

PLAINTIFF,

VS.

NOTICE OF MASTER COMMISSIONER’S SALE

SHARON KIDD, ET AL.,

DEFENDANTS.

*** **

PURSUANT TO SUMMARY JUDGMENT, DEFAULT JUDGMENT, AND ORDER OF SALE ENTERED NOVEMBER 12, 2025, AND PURSUANT TO AOC 141S ORDER REFERRING CASE TO MASTER COMMISSIONER FOR JUDICIAL SALE ENTERED NOVEMBER 12, 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 INTEREST RATE OF 12% 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 \$7,797.69 PLUS INTEREST AT 12% ON THE ACTUAL PURCHASE PRICE OF THE CERTIFICATE OF DELINQUENCY. 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.

A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN MCCREARY COUNTY, KENTUCKY, SOUTH OF WHITLEY CITY, OPPOSITE THE FORMER FOREST SERVICE RANGER STATION, ADJACENT TO OLD HIGHWAY 27 (NOW KY, HIGHWAY 1641), AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A STAKE SET ON THE RIGHT OF WAY OF OLD U.S. HIGHWAY NO. 27 AND 30 FEET FROM ITS CENTER FROM WHICH A POWER POLE BEARS S 47-30 E 3 FEET; THENCE ALONG A STREET AND OLD FENCE S 47-30 E 195 FEET TO A STAKE IN SMALL MAPLE IN THE FENCE LINE AND ON A RESERVED LOT; THENCE ALONG THE SAID LOT N 51-30 E 100 FEET TO A STAKE, A CORNER TO LOT NO. 1; THENCE ALONG THE SAID LOT N 45-30 200 FEET TO A STAKE ON THE ROAD RIGHT OF WAY AND 30 FEET FROM ITS CENTER; THENCE ALONG THE SAID HIGHWAY S 43 103 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY AS CONVEYED TO LISA MEADOWS AND SHARON KIDD BY DEED DATED 3/31/1999 OF RECORD IN DEED BOOK 149, P. 537, IN THE OFFICE OF THE MCCREARY COUNTY CLERK.

PROPERTY ADDRESS: 809 SOUTH HIGHWAY 1651, WHITLEY CITY, KY 42653.
PVA MAP ID NO.: 105-30-05-017.00.

THE MASTER COMMISSIONER SHALL PAY NO TAXES REGARDING THIS PROPERTY, WHATSOEVER. 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. 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
ROBERTSTEPHENS LAW99@GMAIL.COM

PUBLIC NOTICE
REQUEST FOR STATEMENT OF
QUALIFICATIONS
FOR ENGINEERING SERVICES

THE MCCREARY COUNTY WATER DISTRICT IS ACCEPTING STATEMENT OF QUALIFICATIONS FOR ENGINEERING DESIGN, INSPECTION, AND RESIDENT REPRESENTATION SERVICES TO BE PERFORMED IN THE IMPLEMENTATION OF THE REVELO SANITARY SEWER EXTENSION PROJECT.

PROJECT FUNDS ARE BEING REQUESTED THROUGH AN SRF / KIA LOAN.

FORMAL REQUESTS FOR STATEMENT OF QUALIFICATIONS PACKETS, INCLUDING BASIS FOR EVALUATION, CAN BE SECURED BY CONTACTING MR. STEPHEN WHITAKER, SUPERINTENDENT, MCCREARY COUNTY WATER DISTRICT, P.O. BOX 488, 456 NORTH HWY 27, WHITLEY CITY, KY 42653, TELEPHONE NUMBER 606-376-2540.

STATEMENTS OF QUALIFICATIONS WILL BE EVALUATED ON THE BASIS OF WRITTEN MATERIAL. IN ORDER TO BE CONSIDERED, RESPONSES MUST BE RECEIVED PRIOR TO 2:00 P.M. LOCAL TIME ON MONDAY, DECEMBER 22, 2025 AT THE MCCREARY COUNTY WATER DISTRICT OFFICE. THE MCCREARY COUNTY WATER DISTRICT RESERVES THE RIGHT TO REJECT ANY OR ALL RESPONSES. SIX (6) COPIES SHALL BE SUBMITTED.

THE MCCREARY COUNTY WATER DISTRICT WILL ADHERE TO THE PROVISIONS OF TITLE VI OF THE CIVIL RIGHTS ACT OF 1964, SECTION 3, AND SECTION 109 OF THE HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1974 IN THE IMPLEMENTATION OF THIS PROGRAM.

NO PERSON SHALL BE EXCLUDED FROM PARTICIPATION IN, DENIED BENEFITS OF OR SUBJECTED TO DISCRIMINATION IN THE IMPLEMENTATION OF THIS PROGRAM ON THE GROUNDS OF RACE, COLOR, NATION ORIGIN, SEX OR AGE.

ATTENTION OF BIDDERS IS PARTICULARLY CALLED TO THE REQUIREMENTS AS TO CONDITIONS OF EMPLOYMENT TO BE OBSERVED UNDER THE CONTRACT, SECTION 3, SEGREGATED FACILITIES, SECTION 109, TITLE VI AND EXECUTIVE ORDER 11246.

SMALL AND MINORITY FIRMS ARE ENCOURAGED TO APPLY.

ADVERTISEMENT FOR BIDS

SEALED BIDS FOR “BIG SOUTH FORK RAW WATER INTAKE SCREEN – EQUIPMENT PROCUREMENT” FOR THE MCCREARY COUNTY WATER DISTRICT, WILL BE RECEIVED BY THE MCCREARY COUNTY WATER DISTRICT, 456 NORTH HWY 27, WHITLEY CITY, KENTUCKY 42653 UNTIL 10:30 A.M. (LOCAL TIME) ON DECEMBER 23, 2025, AND THEN PUBLICLY OPENED AND READ ALOUD.

THE SCOPE OF WORK INCLUDES THE MANUFACTURING, DELIVERY, AND START-UP SERVICES FOR A NEW INTAKE SCREEN FOR THE BIG SOUTH FORK RAW WATER INTAKE FACILITY DESCRIBED HEREIN. CONTRACTOR LABOR AND INSTALLATION OF THE UNIT IS NOT INCLUDED IN THIS BID.

THE BID FORM AND SPECIFICATION MAY BE EXAMINED AT THE FOLLOWING:

ECLIPSE ENGINEERS, PLLC
113 WEST MT. VERNON STREET
SOMERSET, KY 42501
(606) 451-0959

COPIES OF THE BID PACKAGE MAY BE OBTAINED BY CONTACTING ECLIPSE ENGINEERS LISTED ABOVE. PARTIAL SETS OF DOCUMENTS WILL NOT BE PROVIDED.

THE OWNER RESERVES THE RIGHT TO WAIVE ANY INFORMALITY OR TO REJECT ANY OR ALL BIDS.

NO BIDDER MAY WITHDRAW BID WITHIN NINETY (90) CONSECUTIVE CALENDAR DAYS AFTER THE ACTUAL DATE OF THE OPENING THEREOF.

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DEBT HELP

Inflation is at 40year highs. Interest rates are way up. Credit Cards. Medical Bills. Car Loans. Do you have \$10k or more in debt? Call NATIONAL DEBT RELIEF and find out how to pay off your debt for significantly less than what you owe! FREE quote: Call 1-844-262-5602

Struggling with debt? If you have over \$15,000 in debt we help you be debt

free in as little as 24-48 months. Pay nothing to enroll. Call Now: 1-877-857-0268

DONATIONS (VEHICLES)

Donate your car, truck, boat, RV and more to support our veterans! Schedule a FAST, FREE vehicle pickup and receive a top tax deduction! Call Veteran Car Donations at 1-833-984-2146 today!

GOT AN UNWANTED CAR??? DONATE IT TO PATRIOTIC HEARTS. Fast free pick up. Patriotic Hearts' programs help veterans find work or start their own business. Call 24/7: 1-833-485-3141.

Get a break on your taxes! Donate your car, truck, or SUV to assist the blind and visually impaired. Arrange a swift, no-cost vehicle pickup and secure a generous tax credit for 2025. Call Heritage for the Blind Today at 1-877-581-3053 today!

FOOD SERVICE

When you want the best, you want Omaha Steaks! 100% guaranteed and delivered to your door! Our Butcher's Deluxe Package comes with 8 FREE Omaha Steaks Smash Burgers ONLY \$89.99. Call 1-888-256-0067 and mention code 79797FDK or visit www.omahasteaks.com/ Deluxe2696

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