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APPROX 2 ACRES, 1886 MOUNT PLEASANT RD, STRUNK KY, OWNED BY JAMES PAYNE. 031126.

APPROX 120 ACRES, 400 ESAU ROSS ROAD, STEARNS KY. OWNED BY JERRY ROSS. 031126.

APPROX 8.5 ACRES, LOCATED AT 9421 HWY 1363, STEARNS KY. OWNED BY JASON BELL. 032526.

APPROX 2 ACRES, 1112 EAST WILLIAMSBURG ST. WHITLEY CITY KY. OWNED BY LINDA STEPHENS JONES. 040126

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LEGALS

COMMONWEALTH OF KENTUCKY
34TH JUDICIAL CIRCUIT
MCCREARY CIRCUIT COURT
CASE NO: 25-CI-00175
DIVISION I

UNITED CUMBERLAND BANK
VS.

PETITIONER,

NOTICE OF MASTER COMMISSIONER'S SALE

PAMELA BRYANT CREECH AND JAMES CREECH,

RESPONDENTS.

*** ** *

PURSUANT TO DEFAULT JUDGMENT AND ORDER OF SALE ENTERED OCTOBER 27, 2025, AND PURSUANT TO AOC 141S ORDER REFERRING CASE TO MASTER COMMISSIONER FOR JUDICIAL SALE ENTERED JANUARY 22, 2026, I SHALL OFFER FOR SALE AT THE DOOR OF THE MCCREARY COUNTY COURTHOUSE, 1 MAIN STREET, WHITLEY CITY, KENTUCKY, AT PUBLIC AUCTION ON FRIDAY, APRIL 17, 2026 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 THE PRINCIPAL SUM \$58,962.18, TOGETHER WITH INTEREST THEREON AT A VARIABLE RATE BEGINNING AT 6.070% PER ANNUM FROM FEBRUARY 3, 2018, UNTIL PAID. 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 IN MCCREARY COUNTY, KENTUCKY, ON THE WATERS OF BRIDGE FORK, AND BOUND AS FOLLOWS:
BEGINNING AT A STEEL PIPE IN THE RIGHT-OF-WAY ROAD LEADING FROM EAST APPLETREE ROAD; THENCE N 35-30 W 100 FEET TO A STEEL PIPE; THENCE S 44-15 W 200 FEET TO A STEEL PIPE; THENCE S 36-00 E 100 FEET TO A STEEL PIPE; THENCE N 41-15 E 200 FEET TO A STEEL PIPE; THENCE S 36-00 E 100 FEET TO A STEEL PIPE; THENCE N 41-15 E 200 FEET TO THE BEGINNING.

BEING THE SAME LAND CONVEYED FROM UNITED CUMBERLAND BANK TO PAMELA CREECH AND HUSBAND, JAMES CREECH BY DEED DATED DECEMBER 20, 2017, AND OF RECORD IN DEED BOOK 214, PAGE 697, MCCREARY COUNTY COURT CLERK'S OFFICE.

PROPERTY ADDRESS: 20 DONNA LANE, STEARNS, KY 42647
PVA MAP ID NO.: 138-10-00-020.00.

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 25TH DAY OF MARCH, 2026.

ROBERT E. STEPHENS
MASTER COMMISSIONER
MCCREARY CIRCUIT COURT
48 N. MAIN STREET
P.O. BOX 1434
WHITLEY CITY, KENTUCKY 42653
TELEPHONE: (606) 516-5313
ROBERTSTEPHENS99@GMAIL.COM

COMMONWEALTH OF KENTUCKY
34TH JUDICIAL CIRCUIT
MCCREARY CIRCUIT COURT
CASE NO: 16-CI-00140
DIVISION II

CROSSCOUNTRY MORTGAGE, LLC,
VS.

PETITIONER,

NOTICE OF MASTER COMMISSIONER'S SALE

WARREN LEE FRAZIER, ET AL.,

RESPONDENTS.

*** ** *

PURSUANT TO JUDGMENT AND ORDER OF SALE ENTERED MARCH 10, 2026, AND PURSUANT TO AOC 141S ORDER REFERRING CASE TO MASTER COMMISSIONER FOR JUDICIAL SALE ENTERED MARCH 10, 2026, I SHALL OFFER FOR SALE AT THE DOOR OF THE MCCREARY COUNTY COURTHOUSE, 1 MAIN STREET, WHITLEY CITY, KENTUCKY, AT PUBLIC AUCTION ON FRIDAY, APRIL 17, 2026 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 THE PRINCIPAL SUM \$177,000.00, PLUS INTEREST ON THE PRINCIPAL SUM AT THE RATE OF 6.688% PER ANNUM FROM NOVEMBER 1, 2024, UNTIL PAID. 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 LOCATED AND BEING IN MCCREARY COUNTY, KENTUCKY, ON WILLIAMSBURG STREET 1.5 MILES EAST OF WHITLEY CITY, KENTUCKY, AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING ON A 1" DIA. PIPE, FOUND THIS SURVEY AT THE RIGHT OF WAY OF WILLIAMSBURG STREET, BEING A CORNER TO BEULAH PERRY, SAID BEGINNING POINT BEING LOCATED, A REFERENCE LINE (S81 DEG. 01 MIN. 29 SEC. W 74.88 FEET FROM THE S-W CORNER OF THE PERRY RESIDENCE) AND RUNNING WITH THE RIGHT OF WAY OF WILLIAMSBURG STREET, N 62 DEG. 31 MIN. 52 SEC. W 97.00 FEET TO A PIPE, SET THIS SURVEY AT A BLACKTOP LANE, THENCE LEAVING WILLIAMSBURG STREET AND RUNNING WITH THE BLACKTOP LANE, N 12 DEG. 51 MIN. 34 SEC. E 200.00 FT. TO AN AXLE, FOUND THIS SURVEY, A CORNER TO ALLEN SUMNER, THENCE WITH THE SUMNER LINE N 71 DEG. 00 MIN. 11 SEC. E 105.00 FEET TO A PIPE, SET THIS SURVEY, A CORNER TO BEULAH PERRY; THENCE WITH THE PERRY LINE S 15 DEG. 41 MIN. 16 SEC. W 213.50 FEET TO THE BEGINNING. CONTAINING 0.47 ACRES, MORE OR LESS. TOGETHER WITH AND SUBJECT TO COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD.

GRANTEES ARE GRANTED THE RIGHT TO USE THE PRESENTLY EXISTING DRIVEWAY SITUATED ON THE NORTHEAST SIDE OF THE LANDS HEREIN CONVEYED, THIS BEING THE SAME RIGHT AND PRIVILEGE WHICH WAS GRANTED TO GRANTOR IN THE DEED FROM LARRY D. SIMPSON ET UX AND REFERRED TO ABOVE.

BEING THE SAME PROPERTY CONVEYED TO WARREN LEE FRAZIER, AN UNMARRIED MAN WHO ACQUIRED TITLE BY VIRTUE OF A DEED FROM BRITTANY SPRADLIN AND ROGER E. SPRADLIN, WIFE AND HUSBAND, DATED JANUARY 22, 2024, RECORDED JANUARY 29, 2024 IN DEED BOOK 236, PAGE 372, MCCREARY COUNTY, KENTUCKY RECORDS.

SUBJECT TO ALL RESTRICTIONS, CONDITIONS AND COVENANTS AND TO ALL LEGAL HIGHWAYS AND EASEMENTS.

PROPERTY ADDRESS: 1479 EAST WILLIAMSBURG STREET, WHITLEY CITY, KY 42653
PVA MAP ID NO.: 137-00-00-009.00.

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 18TH DAY OF MARCH, 2026.

ROBERT E. STEPHENS
MASTER COMMISSIONER
MCCREARY CIRCUIT COURT
48 N. MAIN STREET
P.O. BOX 1434
WHITLEY CITY, KENTUCKY 42653
TELEPHONE: (606) 516-5313
ROBERTSTEPHENS99@GMAIL.COM

ADVERTISEMENT FOR MCCREARY COUNTY PUBLIC FORUM AND LOCAL PLANNING COMMITTEE MEETING

THE MCCREARY COUNTY SCHOOL'S LOCAL PLANNING COMMITTEE WILL CONDUCT A PUBLIC FORUM AND MEETING ON TUESDAY, APRIL 14 AT 5:30 PM EST AT THE MCCREARY COUNTY CENTRAL OFFICE IN THE BOARD ROOM, 120 RAIDER WAY, STEARN, KY 42647. THESE FORUMS AND MEETINGS ARE INFORMAL GATHERINGS TO ENCOURAGE LOCAL PARTICIPATION THROUGH COMMUNITY SUGGESTIONS RELATIVE TO FUTURE UTILIZATION OF EXISTING SCHOOL FACILITIES AND CONSTRUCTION OF NEW SCHOOL FACILITIES. THESE FORUMS ARE THE 3RD IN A SERIES OF THREE FORUMS. COMMUNITY SUGGESTIONS OR RECOMMENDATIONS WILL BE CLOSELY MONITORED BY THE LOCAL PLANNING COMMITTEE IN THE DEVELOPMENT OF A PROPOSED DISTRICT FACILITY PLAN FOR THE MCCREARY COUNTY SCHOOLS. THIS PUBLIC FORUM WILL BE IMMEDIATELY FOLLOWED BY A MEETING OF THE MCCREARY COUNTY SCHOOLS LOCAL PLANNING COMMITTEE.

PUBLIC NOTICE

CIVIL ACTION NUMBER 24-CI-00009, GITSIT SOLUTIONS LLC VS JAMES OTIS HELTON AND UNKNOWN SPOUSE, IF ANY OF JUNE B LOMINAC, ET.AL, HAS BEEN FILED IN MCCREARY CIRCUIT COURT. I HAVE BEEN REQUESTED TO NOTIFY THE DEFENDANT, UNKNOWN HEIRS, LEGATEES, DEVISEES, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND THEIR SPOUSES, IF ANY, OF JUNE B LOMINAC. ANYONE WHO HAS INFORMATION REGARDING THE ABOVE PERSONS IS ASKED TO CONTACT ATTORNEY YASSMIN KING AT CARROLL, TURNER AND KING P.S.C., 56 COURT STREET, MONTICELLO, KY 42633 AT PHONE NUMBER 606-348-9767.

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

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