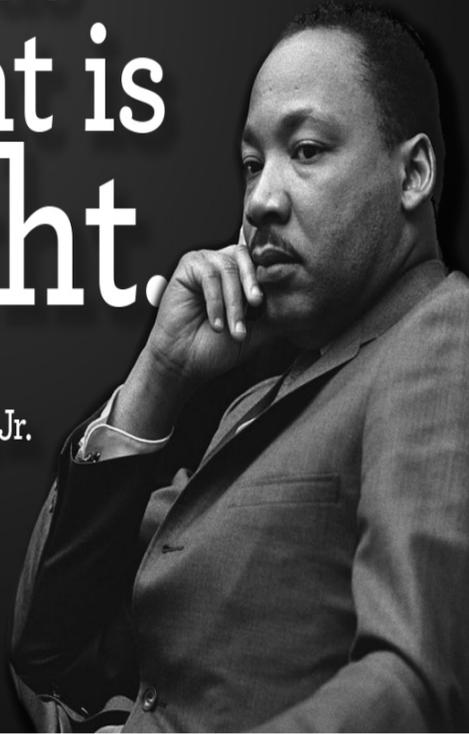


The time is  
always right  
to do  
what is  
right.

- Martin Luther King, Jr.



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COMMONWEALTH OF KENTUCKY  
LEE CIRCUIT COURT  
CIVIL ACTION NO. 21-CI-00078

WILLARD DEATON PLAINTIFF VS.  
TINA FAYE WILSON DEFENDANTS NOTICE OF SALE

Pursuant to and in compliance with the Judgment and Order of Sale of the Lee Circuit Court, the Master Commissioner will offer for Sale at public outcry the following described property located in Lee County, Kentucky:

A certain tract or parcel of land, lying and being in Lee County, Kentucky, and located generally on Highway 52E, Beattyville, Kentucky, 41311, and described as follows, to wit: Starting at a corner of the Spicer line and Highway 52; thence in an easterly direction with said Highway 52 approximately 148 feet to a ditch; thence with said ditch in a southerly direction 140 feet to a metal pipe; thence in a westerly direction approximately 148 feet to a metal pipe; thence in a northerly direction 140 feet to the place of beginning; including all improvements thereon.

Being Tract I of the same property conveyed unto Willard Deaton from First Federal Savings and Loan Association, by deed dated the 3rd day of November 2015, of record in Deed Book No. 200, at page no. 685, and being the same property conveyed unto Willard Deaton from Janey Faye Deaton, single, by deed dated the 13th day of February 2017, of record in Deed Book 203, at page no. 715. Both instruments of record in the Office of the Lee County Clerk.

Said sale shall take place on the following date and at the following location:

THURSDAY, JANUARY 29, 2026, at 11:30 a.m.  
AT THE FRONT DOOR OF THE LEE COUNTY COURTHOUSE  
256 MAIN STREET, BEATTYVILLE, KENTUCKY

Said property shall be sold to raise the amounts hereinafter set forth, together with interest and the costs of the action, and the following terms and conditions:

1. At the time of the sale, the successful bidder shall either pay cash or make a deposit of at least ten (10%) percent of the purchase price with the balance on credit for thirty (30) days. In the event of default by the purchaser the ten percent (10%) deposit made by the purchaser shall be applied to any costs and/or expenses of this action. In the event the successful bidder elects to credit the balance, he or she will be required to post bond and furnish an acceptable surety or sureties thereon. Said bond shall be for the unpaid purchase price and bear the interest rate of 6% per annum from the date of sale until paid. Any purchaser or purchasers shall have the privilege of paying said bond before maturity by paying the principal together with all accrued interest. The bond shall have the force and effect of a judgment in order to secure the payment of the balance of the purchase price and said bond shall constitute a prior and superior lien on the property until paid. No bond or earnest money shall be required if the Plaintiffs are the purchasers and the bid is less than their adjudged lien.
2. All delinquent property taxes shall be paid from the proceeds of the sale. The purchaser shall be required to assume and pay all ad valorem taxes assessed by the county of Lee and State of Kentucky for the current year and all subsequent years. The property shall further be sold subject to any delinquent State, County and/or city real estate taxes sold pursuant to the provisions of KRS Chapter 134 to any private purchaser during the pendency of this action.
3. The property shall otherwise be sold free and clear of any right, title, and interest of all parties to the action and of their liens and encumbrances thereon, and all existing liens recorded after the recording of the Plaintiff's Lis Pendens Notice, excepting and subject to, however, easements, restrictions, stipulations and covenants of record in the Lee County Clerk's office, any facts which an inspection and accurate survey of the property may disclose and any assessments for public improvements levied against the property.
4. The risk of loss and the right of possession of the real estate and any improvements thereon shall pass to the purchaser upon confirmation of sale by the Lee Circuit Court.

FURTHER INFORMATION REGARDING THE PROPERTY AND/OR THE SALES THEREOF CAN BE FOUND IN THE LEE CIRCUIT COURT CLERK'S OFFICE BY THE FILE NAME AND NUMBER, THE LEE COUNTY PROPERTY VALUATION ADMINISTRATOR'S OFFICE, AND THE LEE COUNTY CLERK'S OFFICE. PROSPECTIVE BIDDERS ARE ADVISED AND ENCOURAGED TO REVIEW ANY AND ALL DOCUMENTS AVAILABLE AT THESE LOCATIONS FOR MORE DETAILS OF THE PROPERTY OR PROPERTIES OR SALE, AS THE MASTER COMMISSIONER HAS NO ADDITIONAL INFORMATION AND DOES NOT WARRANT TITLE TO THE PROPERTY TO BE SOLD.

This the 12th day of January, 2026.

/s/ Patrick E. O'Neill  
PATRICK E. O'NEILL  
MASTER COMMISSIONER

COMMONWEALTH OF KENTUCKY  
OWSLEY CIRCUIT COURT  
CIVIL ACTION NO. 25-CI-00052

MORTGAGE RESEARCH CENTER, LLC  
d/b/a VETERANS UNITED HOME LOANS,  
a Missouri Limited Liability Company PLAINTIFF VS.  
MICHAEL HITE, et al. DEFENDANTS NOTICE OF SALE

Pursuant to and in compliance with the Judgment and Order of Sale of the Owsley Circuit Court, the Master Commissioner will offer for Sale at public outcry the following described property located in Owsley County, Kentucky:

Property Address: 2482 Fish Creek School Road, Booneville, Kentucky 41314 PVA Parcel No: 057-00-00-013.09

Said sale shall take place on the following date and at the following location:

THURSDAY, JANUARY 29, 2026, at 12:00 p.m.  
AT THE FRONT DOOR OF THE OWSLEY COUNTY COURTHOUSE MAIN STREET,  
BOONEVILLE, KENTUCKY

Said property shall be sold to raise the amounts hereinafter set forth, together with interest and the costs of the action, and the following terms and conditions:

1. At the time of the sale, the successful bidder shall either pay cash or make a deposit of at least ten (10%) percent of the purchase price with the balance on credit for thirty (30) days. In the event of default by the purchaser the ten percent (10%) deposit made by the purchaser shall be applied to any costs and/or expenses of this action. In the event the successful bidder elects to credit the balance, he or she will be required to post bond and furnish an acceptable surety or sureties thereon. Said bond shall be for the unpaid purchase price and bear the interest rate of five and sixty-four hundredths percent (7.99%) per annum from the date of sale until paid. Any purchaser or purchasers shall have the privilege of paying said bond before maturity by paying the principal together with all accrued interest. The bond shall have the force and effect of a judgment in order to secure the payment of the balance of the purchase price and said bond shall constitute a prior and superior lien on the property until paid. No bond or earnest money shall be required if the Plaintiffs are the purchasers and the bid is less than their adjudged lien.
2. All delinquent property taxes shall be paid from the proceeds of the sale. The purchaser shall be required to assume and pay all ad valorem taxes assessed by the county of Owsley and State of Kentucky for the current year and all subsequent years. The property shall further be sold subject to any delinquent State, County and/or city real estate taxes sold pursuant to the provisions of KRS Chapter 134 to any private purchaser during the pendency of this action.
3. The property shall otherwise be sold free and clear of any right, title, and interest of all parties to the action and of their liens and encumbrances thereon, and all existing liens recorded after the recording of the Plaintiff's Lis Pendens Notice, excepting and subject to, however, easements, restrictions, stipulations and covenants of record in the Owsley County Clerk's office, any facts which an inspection and accurate survey of the property may disclose and any assessments for public improvements levied against the properties.
4. The risk of loss and the right of possession of the real estate and any improvements thereon shall pass to the purchaser upon confirmation of sale by the Owsley Circuit Court.

FURTHER INFORMATION REGARDING THE PROPERTIES AND/OR SALES THEREOF CAN BE FOUND IN THE OWSLEY CIRCUIT COURT CLERK'S OFFICE BY THE FILE NAME AND NUMBER FOR EACH SALE, THE OWSLEY COUNTY PROPERTY VALUATION ADMINISTRATOR'S OFFICE, AND THE OWSLEY COUNTY CLERK'S OFFICE. PROSPECTIVE BIDDERS ARE ADVISED AND ENCOURAGED TO REVIEW ANY AND ALL DOCUMENTS AVAILABLE AT THESE LOCATIONS FOR MORE DETAILS OF THE PROPERTIES OR SALE, AS THE MASTER COMMISSIONER HAS NO ADDITIONAL INFORMATION AND DOES NOT WARRANT TITLE TO THE PROPERTY TO BE SOLD. THE PROPERTY SALES, IF MORE THAN ONE IS SCHEDULED FOR A PARTICULAR DAY, WILL OCCUR SEQUENTIALLY AT THE APPOINTED HOUR.

This the 13th day of January, 2026.

/s/ Patrick E. O'Neill  
PATRICK E. O'NEILL  
MASTER COMMISSIONER  
OWSLEY CIRCUIT COURT

COMMONWEALTH OF KENTUCKY  
OWSLEY CIRCUIT COURT  
CIVIL ACTION NO. 20-CI-00076

MID SOUTH CAPITAL PARTNERS LP PLAINTIFF VS.  
JASON PAUL RILEY, et al. DEFENDANTS NOTICE OF SALE

Pursuant to and in compliance with the Judgment and Order of Sale of the Owsley Circuit Court, the Master Commissioner will offer for Sale at public outcry the following described property located in Owsley County, Kentucky:

Property Address: Off KY 28-Moore Fork, Booneville, KY 41314  
PVA Parcel No: 058-00-00-006.00

Said sale shall take place on the following date and at the following location:

THURSDAY, JANUARY 29, 2026, at 12:00 p.m.  
AT THE FRONT DOOR OF THE OWSLEY COUNTY COURTHOUSE MAIN STREET,  
BOONEVILLE, KENTUCKY

Said property shall be sold to raise the amounts hereinafter set forth, together with interest and the costs of the action, and the following terms and conditions:

1. At the time of the sale, the successful bidder shall either pay cash or make a deposit of at least ten (10%) percent of the purchase price with the balance on credit for thirty (30) days. In the event of default by the purchaser the ten percent (10%) deposit made by the purchaser shall be applied to any costs and/or expenses of this action. In the event the successful bidder elects to credit the balance, he or she will be required to post bond and furnish an acceptable surety or sureties thereon. Said bond shall be for the unpaid purchase price and bear the interest rate of five and sixty-four hundredths percent (6%) per annum from the date of sale until paid. Any purchaser or purchasers shall have the privilege of paying said bond before maturity by paying the principal together with all accrued interest. The bond shall have the force and effect of a judgment in order to secure the payment of the balance of the purchase price and said bond shall constitute a prior and superior lien on the property until paid. No bond or earnest money shall be required if the Plaintiffs are the purchasers and the bid is less than their adjudged lien.
2. All delinquent property taxes shall be paid from the proceeds of the sale. The purchaser shall be required to assume and pay all ad valorem taxes assessed by the county of Owsley and State of Kentucky for the current year and all subsequent years. The property shall further be sold subject to any delinquent State, County and/or city real estate taxes sold pursuant to the provisions of KRS Chapter 134 to any private purchaser during the pendency of this action.
3. The property shall otherwise be sold free and clear of any right, title, and interest of all parties to the action and of their liens and encumbrances thereon, and all existing liens recorded after the recording of the Plaintiff's Lis Pendens Notice, excepting and subject to, however, easements, restrictions, stipulations and covenants of record in the Owsley County Clerk's office, any facts which an inspection and accurate survey of the property may disclose and any assessments for public improvements levied against the properties.
4. The risk of loss and the right of possession of the real estate and any improvements thereon shall pass to the purchaser upon confirmation of sale by the Owsley Circuit Court.

FURTHER INFORMATION REGARDING THE PROPERTIES AND/OR SALES THEREOF CAN BE FOUND IN THE OWSLEY CIRCUIT COURT CLERK'S OFFICE BY THE FILE NAME AND NUMBER FOR EACH SALE, THE OWSLEY COUNTY PROPERTY VALUATION ADMINISTRATOR'S OFFICE, AND THE OWSLEY COUNTY CLERK'S OFFICE. PROSPECTIVE BIDDERS ARE ADVISED AND ENCOURAGED TO REVIEW ANY AND ALL DOCUMENTS AVAILABLE AT THESE LOCATIONS FOR MORE DETAILS OF THE PROPERTY OR PROPERTIES OR SALE, AS THE MASTER COMMISSIONER HAS NO ADDITIONAL INFORMATION AND DOES NOT WARRANT TITLE TO THE PROPERTY TO BE SOLD. THE PROPERTY SALES, IF MORE THAN ONE IS SCHEDULED FOR A PARTICULAR DAY, WILL OCCUR SEQUENTIALLY AT THE APPOINTED HOUR.

This the 13th day of January, 2026.

/s/ Patrick E. O'Neill  
PATRICK E. O'NEILL  
MASTER COMMISSIONER  
OWSLEY CIRCUIT COURT