

Russell County High School Mighty Laker Band Senior Night



Jensen Carnes, Timmy and Jennifer Carnes



Micheala Stephens, Steve and Barbara Nuzum



Britney Cress, Eugene and Rocio Cress



Alison Johnson, Keith and Alicia Johnson and the late Holly Frank



Brooklyn Hartwell, Rebecca Stargel



Kaitlyn Hardwick, Bobbie Hardwick and Josph Hardwick



Brenna Posey, Bill and Brenda Posey



Deanna Curvin, Cristy Cundiff and Curt Cundiff



Zachary Bernard, Barney Bernard and Teresa Bernard



Ethan Collins, escorted by Tim Collins and Lora Collins

Information courtesy of RCHS Band

NOTICE OF SPECIAL MASTER COMMISSIONER'S SALE

COMMONWEALTH OF KENTUCKY
57TH JUDICIAL CIRCUIT
RUSSELL CIRCUIT COURT
CIVIL ACTION 16-CI-00155

Bank of Jamestown,
PLAINTIFF

vs
Kent M. Sparks
and
MTGLQ Investors, LP,
DEFENDANTS

Pursuant to a Judgment and Order for Sale entered in this action on September 13, 2017 by the Russell Circuit Court, I, John Paul Jones II, having been appointed as Special Master Commissioner by Order of the Court, will sell at public auction to the highest and best bidder in the District Courtroom of the Russell County Justice Center, 202 Monument Square in Jamestown, Kentucky, on Friday, November 17, 2017, at 9:00 a.m. CST, the following real property situated in Russell County, Kentucky (address 289 East Cumberland Avenue, Jamestown, Kentucky; Parcel ID No. 046-30-03-007.00) and more particularly described as follows

BEGINNING at a stone on the Jamestown. and Somerset Road corner to Garland Dunbar's lot; thence his line 33 3/4 E 28 poles to a stone; thence N 56 1/2 E 6 poles and 7 1/2 links to a stone; thence N 33 3/4 W 28 poles to a stone on the said Somerset Road; thence with said road S 56 1/2 W 6 poles and 7 1/2 links to the beginning, containing 1 acre, more or less,

Being the same property conveyed to Kent M. Sparks, single, from C.V. Tucker and Velda H. Tucker, husband and wife, Steve Tucker, single, and David Stephens and Linda P. Stephens, husband and wife, by deed dated September 25, 2001 and recorded on October 4, 2001 in Deed Book 198, Page 160, Russell County Clerk's Office.

The amount to be raised from the sale of the property is \$47,748.29 plus interest from January 1, 2015 through May 6, 2017 in the amount of \$1,952.97; plus any other assessments, fees, costs, charges and expenses recoverable pursuant to the terms of the Judgment.

The Purchaser(s) may pay the purchase price in full by cash or, in the alternative, the Special Master Commissioner will take from the Purchaser(s) TEN PERCENT (10%) of the purchase price in cash with bonds for the remainder of the purchase price with good and sufficient surety,

...Continued bearing INTEREST AT THE LEGAL RATE (8%) from the day of sale and payable to the Master Commissioner within THIRTY (30) DAYS of date of sale. Any such purchase money bond shall have the force and effect of a Judgment and shall be a lien upon the property sold, as additional security for the payment of the balance of the purchase price. Should execution be levied thereupon, no replevy shall be allowed. Risk of loss of the improvements shall be on the purchaser from the date of sale.

The purchaser shall be required to assume and pay all taxes or assessments upon the property for the tax year 2017 and all subsequent years. All taxes or assessments upon the property for prior tax years shall be paid from the sale proceeds.

The property will be sold subject to the following:

1. Easements, restrictions and covenants of record.
2. Assessments for public improvements levied against the property.
3. Any facts which may be revealed by visual inspection or accurate survey of the property and/or review of the properly indexed records of the Russell County Clerk.
4. A Master Commissioner's Sale is not warranty of good title.

The property shall otherwise be sold free and clear of any and all right, title and interest of all parties to this action. Bidders should examine the records of the Russell Circuit Clerk and Russell County Clerk prior to the sale for further information. Any statements made the day of the sale shall take precedence over advertised material. Bidders shall be prepared to comply promptly with these terms.

IN THE EVENT THAT THE PURCHASER IS NOT PAYING THE FULL AMOUNT OF THE PURCHASE PRICE OF THE PROPERTY ON THE DATE OF SALE, ANOTHER PERSON MUST BE PRESENT ON THE PURCHASER'S BEHALF TO SIGN AS SURETY FOR THE REMAINDER OF THE PURCHASE PRICE.

John Paul Jones II
Special Master Commissioner
Russell Circuit Court

No Minimums! No Reserves! Property Sells Regardless of Price!

ABSOLUTE ESTATE AUCTION

SATURDAY, NOV. 18TH, AT 10 A.M. CST

Brick House on Double Lot W/ Garage, Plus 2 Additional Vacant Lots to be Offered Separately. Also Personal Property Consisting of a Large Pillsbury Dough Boy Collection, Household Furnishings, Tools & Other Personal Property.

Auction held for the Beverley A. Smith Estate
Location: 239 Hopper Street, Russell Springs KY.
Troy Coffey, Lead Auctioneer

Directions: Conveniently located just outside the Russell Springs city limits. Turn off Hwy 127 just South of the Cumberland Pkwy onto Lakeway Drive, go about 3/4th mile to Hopper St on the left. Auction Banners Posted.

Sale Order: All times are CST
Bring a friend, 2 auctioneers may be going simultaneously!

- 10:00 A.M.:** Real Estate will be auctioned first, so don't be late!
- 10:45 A.M.:** Personal Property begins with smaller tools, quilts, & antiques.
- 11:30 A.M.:** Household Appliances
- 11:45 A.M.:** Pillsbury Collection
- 12:00 Noon:** Large Furniture

The sale will finish up with remaining smaller items.

A partial listing a personal property includes:

- FURNITURE:**
Dining Room Chairs (4)
Davis Sewing Machine (Foot Pedal)
Singer Electric Sewing Machine
Roll Top Desk (Roll Top Does Work)
Rocking Chair
Recliner (2)
Coffee Table
Magazine Rack
Lamps
Reading Lamps
China Hutch (2)
60" Vizio Flat Screen TV
TV Stand
42" Vizio Flat Screen TV
3 Piece TV Entertainment Center W/ Glass Doors (Oak)
Straight Back Chairs
Metal Cabinets (2)
Cast Iron Skillets
Ironing Board
Portable Shelves
Misc. Pictures
Office Chair
Book Shelves
Hamper
Dresser
Shoe Rack
Chest of Drawer
Night Stands
Coat Rack
Framed Pictures & Mirrors
Assorted Garage Cabinets
Folding Chairs
Folding Table
Rolling Room Table

Folding Dinner Tables

ANTIQUES & COLLECTIBLES:
LARGE Pillsbury Doughboy Collection (Estimate of 300 Pieces) (Many Danbury Mint)
Noritake China (8 Place)
Fred Thrasher Prints (2)
Phillip Stapp Prints (2)
Linden Mantel Clock (Made in Germany W/ Key)
Metal Toy Truck
Coca-Cola Collectables
Wooden Wagon
Antique Christmas Décor
Crock #4 (2)
Ty Beanie Babies
Pepsi Cola Truck
Old Dolls
Quilts (Some Hand Stitched)

APPLIANCES:
Stove
Refrigerator
Chest Freezer
Microwave
Maytag Washer & Dryer Set (2 Years Old)
Eden Pure Heater
Vacuum Cleaner (2)
Electric Heater (1500 Watt)

Kitchen/Household Items:
Toaster
Coffee Maker
Pots & Pans
Glasses & Dishes
Pyrex Cookware
Baking & Muffin Pans
Silverware
Dish Towels
Pot Holders

Cleaning Supplies
Can Opener
Crockpots
Blenders
Wooden Rolling Pins
Cookbook
Assorted Jars
Carpet Shampooer (Bissell)

LAWN & GARDEN:
Outdoor Rocker
Porch Bench
Patio Tables
Patio Chairs
Pull Cart (2)
Garden Hose
Dolly
Birdhouses & Feeders
Weed Killer
Bug Spray
Craftsman Mini-Tiller
Yard Décor
Pruners
Shadow Boxes
Tomato Cages
Tobacco Sticks

HAND TOOLS:
Assorted Pliers
Screw Drivers
Electric Drill
Cordless Drill
Electric Jigsaw
Extension Cord
Black & Decker Hedge Trimmer (Electric)
Hammer
Hatchers
Ballping Hammer
Anvil (Small)
Pressure Washer (Electric)

Tract #1: This one-level brick house offers a spacious floor plan having 1,768 sq. ft. +/-, plus a 2 car attached garage! House features 4 bedrooms, 2 baths (1 w/ newer walk-in jacuzzi tub), large utility room, kitchen (1 w/ newer walk-in cabinets & bar, huge living room, side entry foyer w/ gas fireplace & tile flooring. House also has a large covered back porch with nice poured concrete storm cellar. House has carpet & tile flooring, newer central heat & air, double-pane tilt windows, roof appears like new, county water plus well water at garage, septic & blacktop drive. Detached garage/workshop measures 16ft x 24ft w/ concrete floor & electric & 12 ft. side shed. House sits on 0.711 Acres, m/l.

Tract #2: Adjoins house tract and features 0.744 Acres, m/l, with county water & electric available. No restrictions.

Tract #3: Offers 0.660 Acres, m/l with county water & electric, blacktop frontage.

2 Vacant Land Tracts

No Restrictions

300 Pillsbury Items!

Plus many other items too numerous to mention!

TERMS: Real Estate: Non-refundable 10% down day of sale & balance with deed on or before 30 days. Property taxes paid by seller for 2017. A ten percent buyer's premium will be added to the final bid to determine the final sales price.
Personal Property: Cash, good check, Visa, Mstcd, or Discover (3% Convenience Fee on Debit / Credit Card Sales).
NO BUYER'S PREMIUM ON PERSONAL PROPERTY.

Auctioneers Note: This is an awesome location, practically in town, but just outside the city limits! Remember the date, Saturday, Nov 18th, at 10 A.M. CST & come prepared to buy at your price!

Note: This successful bidder will sign a lead-based paint waiver as required on any home that may have been built prior to 1978.

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