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LEGAL NOTICES

NOTICE OF APPOINTMENT OF ADMINISTRATRIX

Notice is hereby given that Charlene Skaggs has this 6 day of Jan, 2020, has been appointed Administratrix of the estate of Lillie Ashbrook and any person having a claim against the said estate shall file the same with the above individual(s) acting on behalf of the estate at the address shown: 84 S Skaggs Lane, Russell Springs, KY, or the attorney for the estate within six months from the day of said appointment. 1/16, 1/23, 1/30

NOTICE OF FILING OF FINAL SETTLEMENT

Notice is hereby given that Mary Fugate who was appointed Executrix in the estate of Henry Bobe on the 10 Day of June 2019 has filed his/her final settlement with this office on the 16 Day of Dec 2019. Any exemptions must be filed as required by law on or before the 10 day of February 2020 at the hour of 11:00 a.m., at which time a hearing will be held on any exceptions filed. The hearing will be held in the Russell District Courtroom at the Russell County Courthouse in Jamestown, Kentucky. 1/16, 1/23, 1/30

NOTICE OF FILING OF FINAL SETTLEMENT

Notice is hereby given that Sharon Frost who was appointed Executrix in the estate of Mildred Sue Hines on the 1 Day of February 2016 has filed his/her final settlement with this office on the 18 Day of Dec 2019. Any exemptions must be filed as required by law on or before the 3rd day of February 2020 at the hour of 1:00 p.m., at which time a hearing will be held on any exceptions filed. The hearing will be held in the Russell District Courtroom at the Russell County Courthouse in Jamestown, Kentucky. 1/16, 1/23, 1/30

NOTICE OF FILING OF FINAL SETTLEMENT

Notice is hereby given that Sharon Tucker and Michelle Roy who was appointed Co-Administratrix in the estate of Roy L. McKinney on the 10 Day of June 2019 has filed his/

LEGAL NOTICES

her final settlement with this office on the 26 Day of Dec 2019. Any exemptions must be filed as required by law on or before the 10 day of February 2020 at the hour of 11:00 a.m., at which time a hearing will be held on any exceptions filed. The hearing will be held in the Russell District Courtroom at the Russell County Courthouse in Jamestown, Kentucky. 1/16, 1/23, 1/30

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NOTICE OF MASTER COMMISSIONER SALE

In order to comply with the orders of the Russell Circuit Court, the Master Commissioner of the Russell Circuit Court shall proceed to offer for sale to the highest and best bidder at public auction the below properties on **Friday, January 24, 2020, at the hour of 9:00 a.m., CT, at the Russell County Judicial Center, Russell District Courtroom, 1st Floor, Jamestown, Kentucky.** Said properties shall be sold to raise the amounts hereinafter set forth, together with interest and the costs of the action, and upon (unless otherwise indicated) the following terms and conditions:

- A) For the purchase price, the Purchaser(s) must pay in full by cash or good check on the date of sale or the Purchaser(s) may pay ten (10%) down on the day of sale and shall execute a good and sufficient purchase money bond, with approved surety thereon, equal to the balance of the purchase price payable to the Master Commissioner within thirty (30) days. 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. The Master Commissioner's bond shall bear interest at the rate the judgment bears from the date of sale until paid in full. **In the event the successful bidder is not paying the full amount of the purchase price on the date of sale, purchaser will be required to post bond and furnish an acceptable surety thereon.** In the event the successful bidder is the Plaintiff, then in lieu of the deposit the Plaintiff shall be allowed to bid on credit up to the Judgment amount.
- B) Purchaser shall be required to pay property taxes for current tax year and all taxes thereafter, for which the Purchaser(s) shall receive no credit against the purchase price.
- C) 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, excepting easements and restrictions of record in the Russell County Court Clerk's Office and such right of redemption as may exist in favor of the United States of America or the Defendant(s).

The Master Commissioner Sale/Deed is not a warranty of good title. Possession shall be given to the Purchaser(s) with the delivery of the Master Commissioner's Deed thereto. Purchaser(s) will assume and be responsible for all risks of loss to the premises upon acceptance of their bid by the Master Commissioner at the Master Commissioner's Sale.

Bidder should examine the records of the Russell Circuit Clerk and the Russell County Clerk prior to the sale for further information. Any statements made the day of the sale shall take precedence over advertised material. Bidder shall be prepared to comply promptly with these terms.

SALE NO. 1

- Parcel I:** Hwy 127, Russell Springs Kentucky 42642
Map#/Description: 43W-1-07, House & 3.052 acres
- Parcel II:** 1500 Owenstown School Road, Russell Springs Kentucky 42642
Map#/Description: 43W-H-01-03, Lots 1-3
- Parcel III:** 69 Donna Road, Russell Springs, Kentucky 42642
Map#/Description: 32NW-A-09,10- Lots 9 and 10

ALL PARCELS TO BE SOLD SEPARATE

United Citizens Bank of Southern Kentucky v. David R. McGowan, Unknown Spouse of David R. McGowan, Angie McGowan, Spouse of David McGowan, MGD-KY, LLC aka MTAG as Custodian for MGD-KY, LLC, LSS Affiliates, LLC, Russell County, Kentucky and Rex Tax Liens, LLC, Civil Action No. 16-CI-00272, Principal amount to be raised: \$316,072.96 (Sale bond will bear interest at the rate of 6.5% pursuant to Judgment)

SALE NO. 2

Lot 9, Paul Holder Subdivision **Map#/Description:** 071-70-03-009.00 (71NE-09)
 Mid South Capital Partners, LP v. James Hardy, Tammy Hardy, and Commonwealth of Kentucky, County of Russell, Civil Action No. 19-CI-00158, Principal amount to be raised: \$4,127.40
 (Sale bond will bear interest at the rate of 6% pursuant to Judgment)

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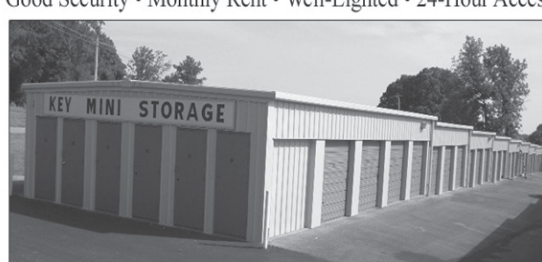
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