

RAIN & THINGS



Rain cancelled several sports events last week, but the Russell County Mighty Laker Baseball Team was able to see action on the diamond Thursday. Laker First Baseman Ayden McGowan watched a batter in Russell County during a 3-1 loss to Somerset. McGowan had two hits in the game.

Reading the Newspaper Helps Your Brain Grow!





HOMESTAND PREVIEW

MAY 13-18

BG HOT RODS vs **Tourists**

<p>TURBO TAIL WAGGIN TUESDAY TUESDAY MAY 13 6:05PM</p>	<p>EDUCATION DAY WEDNESDAY MAY 14 11:05AM</p>
<p>COWBOY NIGHT THURSDAY MAY 15 6:35PM</p>	<p>PINKOUT THE PARK FRIDAY MAY 16 6:35PM</p>
<p>Blippi SATURDAY MAY 17 4:05PM</p>	<p>Animal TALES SUNDAY MAY 18 6:05PM</p>

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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, May 23, 2025, at the hour of 9:00 a.m., CT, Russell District Courtroom, Russell County Judicial Center, 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 bonds will bear interest at the rate of Judgment entered in each separate action)

SALE NO. 1

Property Address: 201 Primrose Street, Russell Springs, Kentucky 42642
(includes 2020 CMH manufactured home, Serial No. CAP033507TNAB)
Map No. 043-20-04-004.00

VANDERBILT MORTGAGE AND FINANCE, INC. vs. LACY MICHELLE DUDGEON a/k/a LACY M. DUDGEON a/k/a LACY DUDGEON; JAMES L. DUDGEON a/k/a JAMES DUDGEON; COMMONWEALTH OF KENTUCKY, COUNTY OF RUSSELL, BY AND ON BEHALF OF SECRETARY OF REVENUE Civil Action No. 24-CI-00125 Amount to be raised: \$109,592.15

SALE NO. 2

Property Address: Lot 247 (.61 acre) Stillwater Subdivision, Phase II
Map No. 076-20-01-247.00

CENTURION HOLDINGS, LLC vs. MARIA ESCALERA, GEORGE ESCALERA, RUBEN RODRIGUEZ, STILLWATER PROPERTY OWNERS' ASSOCIATION, INC., TRUIST BANK, INC. and COMMONWEALTH OF KENTUCKY, COUNTY OF RUSSELL Civil Action No. 25-CI-00126 Principal amount to be raised: \$3,583.51

SALE NO. 3

Property Address: 819 Main Street, Jamestown, KY 42629 Map No. 047-10-04-016.00
KY LIEN HOLDINGS, LLC vs. MAIN STREET TAX FUND, LLC, CITY OF JAMESTOWN, KENTUCKY, RUSSELL COUNTY, KENTUCKY, CENTRAL KENTUCKY TAX ACQUISITION, LLC, UNKNOWN OCCUPANTS OF 819 MAIN ST., COMMONWEALTH OF KY, FINANCE & ADMINISTRATION CABINET, FIFTH THIRD BANK, NATIONAL ASSOCIATION, KENTUCKY PROPERTY TAX SERVICE, WACHOVIA N/K/A SASS MUNI V LLC and MID SOUTH CAPITAL PARTNERS, LP Civil Action No. 23-CI-00262 Principal amount to be raised: \$7,733.87

M GAIL WILSON, MASTER COMMISSIONER, RUSSELL CIRCUIT COURT



New Location!

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ONLINE ESTATE AUCTION

BIDDING BEGINS THURSDAY MAY 1ST @ 8:00 A.M. CDT
BIDDING ENDS THURSDAY MAY 15TH @ APPROX. 6:00 P.M. CDT (SOFT CLOSE)

Selling For: The Oaklie Douglas Estate

2 BED 1.5 BATH HOME ~ GARAGE
2000 FORD RANGER ~ CARPORT
LARGE PUZZLE COLLECTION ~
PERSONAL PROPERTY



OPEN HOUSE MONDAY MAY 12TH
3:00 P.M. - 6:00 P.M. CDT



68 HOPPER STREET, RUSSELLSPRINGS, KY 42642 SIGNS ARE POSTED

ONLINE ESTATE AUCTION: We are pleased to bring to you at online auction the estate of Mr. Oaklie Douglas. Included in the auction is a two bedroom one and a half bath home with garage and carport, a 2000 Ford Ranger XLT 4X4 truck, carport, a large collection of puzzles with over 200 being worked and some framed. In addition there are several pieces of furniture, lamps, pictures, grandfather clock, figurines, glassware, Maytag washer and dryer, radial arm saw, misc. tools, plus much more!

For a complete catalog of items, registration & bidding visit:
www.liberty-kentucky.com



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Agents:
Justina Rector
Kelcie Jeffries
Jordan Martin
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Randy Dial
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TERMS: REAL ESTATE: A 10% non refundable deposit will be due within 48 hours of sale in the form of cash, approved check or wire with balance due on or before 45 days from sale date. All wiring fees are to be paid by the buyer. Property is being sold "AS IS, WHERE IS" with no warranties expressed, written or implied. This auction will be subject to a 10% buyer's premium that will be added to the winning bid to determine the final sales price. Property taxes for 2025 will be prorated on day of closing. **PERSONAL PROPERTY:** All items to be paid for in full at pickup with either cash, check, or debit/credit card. If paying by debit/credit card a 3% processing fee will be added. Personal property pickup will be Saturday, May 17th from 10 A.M. - 2 P.M. CDT. Auction will begin closing on Thursday, May 15th at 6:00 P.M. CDT with a soft close and lots closing within 15 second intervals. Buyers are responsible for packing and loading their items at pickup. Be sure to bring help loading if needed. A 10% buyer's premium will be added to the winning bids. Sales tax of 6% will be added to all purchases of personal property. If you are tax exempt you can fill out the exemption form with your tax ID number at pickup. Additional terms and conditions can be found online at www.liberty-kentucky.com

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