

Lakefest Mike Hill 10k Winners

Another successful 10k race was held Saturday at Jamestown's Lakefest celebration.

Among the top

finishers were:	Robertson	2nd place Brad Scholl
Winners 10k overall female winners	3rd Place Kayla Downs	3rd place Brian Kennedy
1st Place Staci Hurley	10k overall male winners	*Photos/Info courtesy of Lisa Coffey
2nd Place Amanda	1st place Chance Scholl	



NOTICE OF

SPECIAL MASTER COMMISSIONER'S SALE

Pursuant to orders of the Russell Circuit Court, as Special Master Commissioner of the Court I shall offer for sale to the highest and best bidder at public auction the RUSSELL COUNTY PROPERTY listed below on **FRIDAY, JULY 25, 2025 AT 10:00 A.M. EDT in the lobby of the WAYNE COUNTY JUSTICE CENTER, 100 WEST COLUMBIA AVENUE, MONTICELLO, KENTUCKY.**

NOTE: Bryant Realty And Auction Company will sell the property under the direction of the Master Commissioner, and A BUYER'S PREMIUM OF SIX PERCENT (6.00%) SHALL BE ADDED TO THE WINNING BID PRICE TO DETERMINE THE FINAL TOTAL SALE PRICE. This property is being sold upon the following TERMS AND CONDITIONS:

- On the sale date the successful bidder shall EITHER (1) pay by cash or good check the full winning bid amount AND the 6% buyer's premium, or (2) make a deposit of TEN PERCENT (10.00%) of the SUM of the full winning bid amount AND the 6.00% buyer's premium, and then (3) pay the balance due within **THIRTY (30) DAYS.** IF THE PURCHASER IS NOT PAYING THE FULL AMOUNT OF THE PURCHASE PRICE ON THE DATE OF SALE, ANOTHER PERSON ACCEPTABLE TO THE MASTER COMMISSIONER AS SURETY MUST BE PRESENT ON THE PURCHASER'S BEHALF TO SIGN A BOND FOR THE REMAINDER OF THE PURCHASE PRICE. The bond BEARS INTEREST at rate of 12.00% PER ANNUM from sale date until paid; bond has the same force and effect as a judgment; and it remains a lien on the property until the balance of the winning bid amount (purchase price), the 6.00% buyer's premium, and the interest due on said balance are paid in full.
- **Purchaser must pay all taxes / assessments on the property for 2025 and thereafter.** Taxes / assessments on the property for prior years are paid from sale proceeds.
- Property is otherwise sold free and clear of any right, title and interest of all parties to the action and of their liens and encumbrances, except easements and restrictions of record in the Russell County Court Clerk's Office and such right of redemption as may exist in favor of parties to the case.
- **A Master Commissioner's Sale / Deed is not warranty of good title.** Purchasers take possession of property with receipt of the Commissioner's Deed. Purchasers assume and are responsible for all risks of loss to the premises upon acceptance of their bid by the Master Commissioner at the sale.

Bidders 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 take precedence over advertised material. Bidders should be prepared to promptly comply with these terms.

Samuel J. Tarter, Plaintiff, VS. Godfrey T. JONES, Johnna Davenport, Ashley Anderson, Unknown Heirs of Jim Burchett, Unknown Heirs of Estill Burchett, Unknown Heirs of Willie Burchett, Unknown Heirs of Clara Oliver, and Unknown Heirs of Ray Burchett, Defendants; Civil Action No. 24-CI-00115; interest rate on balance of purchase price if not paid in full on sale date is 12% per annum. Property Description: see Deed Book W, Page 237, Russell County Clerk's Office, Jamestown KY.

JOHN PAUL JONES II
SPECIAL MASTER COMMISSIONER
RUSSELL CIRCUIT COURT

ONCE-IN-A-LIFETIME LAND BUYING OPPORTUNITY!!! OLD-FASHIONED, LIVE-ON-THE-FARM ABSOLUTE ESTATE AUCTION

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

SATURDAY, JULY 12TH
at 10 A.M. CDT

JUST MINUTES FROM TOWN!
JUST MINUTES TO LAKE CUMBERLAND!



VIEWING: View land anytime or contact selling agents for any questions you may have.

112 Acres, m/l, Offered in 35 Tracts & ANY Combinations!
Tracts Range from 1.5 Acres, m/l, to nearly 10 Acres, m/l & ALL SIZES in Between Featuring Beautiful, Practically Level Land - Mostly Cleared w/ Some Woods, Streams, Small Pond, Barn, Handy-Man Brick House & Mobile Home.

Auction Held for The Hollis "Cee" and Kay Stephens Estate

Location: 2822 East Hwy 80, Russell Springs, KY in the Fairview Community near the Intersection of East Hwy 80 and KY 910, within walking distance to Fairview Plaza Grocery, Bank, Church, Daycare & More - Located just outside of town & close to Salem School, on the Pathway to Progress to Lake Cumberland and just minutes from the Cumberland Pkwy Eli Exit.

Property Overview: Some of the most beautiful & fertile land in Russell County. Property is practically level, excellent Hwy 80 frontage near Hwy 910 intersection, newly installed dead-end road offers seduction and privacy on main part of property, modest restrictions for protection of your investment on most tracts, 3 unrestricted tracts, 4 water wells, county water & electric along Hwy 80 w/ easements in place to run to any tract. Also, county water & electric near back of property, along Fairview Church Rd.

SEE NEW SURVEY, COVENANTS
& RESTRICTIONS, PLUS
MORE PHOTOS ONLINE @
GoldenRuleAuction.com



Tract 33



Tract 35

- Tract #1 - 1.40 AC, m/l
- Tract #2 - 1.45 AC, m/l
- Tract #3 - 2.34 AC, m/l
- Tract #4 - 1.91 AC, m/l
- Tract #5 - 1.64 AC, m/l
- Tract #6 - 1.41 AC, m/l
- Tract #7 - 1.40 AC, m/l
- Tract #8 - 1.23 AC, m/l
- Tract #9 - 1.49 AC, m/l
- Tract #10 - 1.52 AC, m/l
- Tract #11 - 2.49 AC, m/l
- Tract #12 - 2.94 AC, m/l
- Tract #13 - 3.39 AC, m/l
- Tract #14 - 2.52 AC, m/l

- Tract #15 - 3.04 AC, m/l
- Tract #16 - 4.83 AC, m/l, Partially Wooded & Creek
- Tract #17 - 4.51 AC, m/l, Partially Wooded & Creek
- Tract #18 - 5.61 AC, m/l, Partially Wooded & Creek
- Tract #19 - 9.28 AC, m/l
- Tract #20 - 3.77 AC, m/l
- Tract #21 - 3.56 AC, m/l, Partially Wooded & Creek
- Tract #22 - 5.78 AC, m/l, Partially Wooded & Creek
- Tract #23 - 5.87 AC, m/l, Partially Wooded & Creek
- Tract #24 - 5.68 AC, m/l

- Tract #25 - 6.60 AC, m/l
- Tract #26 - 6.28 AC, m/l
- Tract #27 - 6.87 AC, m/l, Partially Wooded & Creek
- Tract #28 - 1.63 AC, m/l
- Tract #29 - 1.13 AC, m/l
- Tract #30 - 1.53 AC, m/l
- Tract #31 - 1.31 AC, m/l
- Tract #32 - 3.16 AC, m/l, w/ Large Combination Barn & Silo.
- Tract #33 - 1.42 AC m/l, w/ Handy-man special 2,255 sq ft +/- Brick House & Shop. 3 BDR / 1.5 BA, basement, living room w/ fireplace, kitchen, dining area, utility

area, 3 mini-splits and well water. Shop is 28' x 38' concrete block w/ 29' x 40' metal addition - all with concrete floor. House needs work, but offers a nice, shaded lot and great location!

Tract #34 - 1.23 AC, m/l

Tract #35 - Located further down Hwy 80 offers 0.94 AC, m/l, w/ 1977 Monaco Mobile Home w/ addition - 3 to 4 BDR, 2 BA, kitchen, dining, living room, utility area, 3 mini-splits, county water, septic & 2 outbuildings. Needs some TLC, has nice lot.

MANNER OF SALE: This is a live, on-site auction, with absentee bidding available by contacting auction company in advance. Tracts of land will be auctioned on an individual basis & then in ANY combinations using Golden Rule-Wilson's Multi-Parcel Selling System allowing anyone to bid on ANY tract or combination of tracts at any time. This allows bidders to make or break a combination, ultimately allowing purchasers to bid only on the tract / tracts they want and allowing individual tract bidders the ability to defend their bids!

TERMS: REAL ESTATE: 10% down day of sale & balance w/ deed on or before 30 days. No contingencies. 2025 property taxes paid by the Sellers. Possession with deed. A 10% buyer's premium applies. All property is sold in "AS-IS, WHERE IS". **ALL SALES ARE FINAL!**

AUCTIONEER'S NOTE: This farm has been in the Stephens Family for many years. The location is second-to-none. Whether you are interested in 1 tract, multiple tracts or the entire farm - you can bid on it any way you want until the very end using our multi-parcel selling system. Remember the date, Sat, July 12 at 10 AM CDT & come prepared to buy at your price! Prize money drawings & refreshments will be available.

Note: The successful bidders on the residences will be required to sign a lead-based paint waiver as required on any house built prior to 1978. **Note:** Announcements made day of sale take precedence over previous advertisements.



Christopher B. Wilson
Broker & Auctioneer
GoldenRuleAuction.com
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