

CLASSIFIEDS

LEGAL NOTICE

LEGAL NOTICE – COMMISSIONER’S SALE

Friday, June 6, 2025 at 11:00 a.m.

On the Steps of the Monroe County Justice Center, Tompkinsville, Kentucky
BOBBY BRENT JENKINS, ET AL V. BILLY KENT JENKINS
Monroe Circuit Court Civil Action No. 22-CI-00035

By virtue of the Judgment in the case set forth herein:

I shall sell to the highest bidder at the time and place above, the following real estate in Monroe County, Kentucky, to wit:

A portion of Monroe County PVA Map #08-06

TRACT I: Located in Monroe County, Kentucky, on the Holder Road and on a 60 foot county road and more particularly described as follows:

BEGINNING at an iron pin on the East right of way of a 60 foot county road, a corner to Jones; thence with the line of Jones North 58 degrees 30 minutes East 490 feet to a 24 inch black oak; thence North 58 00 minutes East 120 feet to an 10 inch white oak; thence North 63 degrees 45 minutes East 114.5 feet to a 20 inch white oak; thence North 5 degrees 30 minutes West 53 feet to a 6 inch hickory; thence North 10 degrees 30 minutes West 304 feet to a 30 inch white oak, a corner to Jones and Patterson; thence with Patterson’s line North 19 degrees 00 minutes West 93.5 feet to a 12 inch red oak; thence North 22 degrees 00 minutes West 278 feet to an 8 inch oak; thence North 21 degrees 15 minutes West 103 feet to a fence post; thence North 69 degrees 00 minutes East 449 feet to a fence post; thence North 35 degrees 45 minutes East 460 feet to a 20 inch hickory; thence North 48 degrees 30 minutes East 268 feet to a 6 inch hickory; thence North 57 degrees 30 minutes East 56 feet to a 4 inch hickory; thence North 56 degrees 00 minutes East 74 feet to a 24 inch beech; thence North 51 degrees 30 minutes East 178 feet to a point on bank of Barren River, a corner to Patterson and Holder Brothers; thence with bank of Barren River and Holder Brothers; line South 30 degrees 00 minutes East 166 feet to a 6 inch elm; thence South 26 degrees 00 minutes East 200 feet to a 6 inch ash; thence South 26 degrees 00 minutes East 200 feet to a 6 inch ash; thence South 33 degrees 15 minutes East 161 feet to a 6 inch beech; thence South 21 degrees 30 minute East 165 feet to a 6 inch elm; thence South 31 degrees 00 minutes East 120 feet to a 4 inch sycamore; thence South 20 degrees 15 minutes East 72 feet to a point in center line of Barren River; thence with center line of Barren River and Holder Brothers’ line South 69 degrees 00 minutes East 100 feet; thence South 69 degrees 00 minutes East 711 feet; thence South 75 degrees 15 minutes East 161 feet; thence South 73 degrees 15 minutes East 265; thence South 65 degrees 00 minutes East 162 feet; thence South 69 degrees 00 minutes East 101 feet; thence South 78 degrees 00 minutes East 100 feet; thence South 82 degrees 45minue Eat 154 feet; thence North 89 degrees 45 minutes East 184 feet; thence South 87 degrees 45 minutes East 158.3 feet; thence North 77 degrees 45 minutes East 209 feet; thence North 70 degrees 45 minutes East 80 feet; thence North 35 degrees 45 minutes East 120 feet; thence North 25 degrees 00 minutes East 181.5 feet; thence North 26 degrees 00 minutes East 181 feet; thence North 29 degrees 30 minutes East 282 feet; thence North 34 degrees 30 minutes East 245 feet; thence North 25 degrees 00 minutes East 210 feet to a point in center line of Barren River and center line of Salt Lick Creek; thence with center line of Salt Lick Creek and Holder Brother’s line North 83 degrees 445 minutes East 118 feet; thence South 88 degrees 45minutes Eat 165 feet; thence north 88 degrees 15 minutes East 308.5 feet; thence North 88 degrees 00 minutes Eat 169 feet; thence South 52 degrees 15 minutes East 625 feet; thence South 55 degrees 45 minutes Eat 401 feet; thence South 54 degrees 15 minutes East 241 feet; thence South 58 degrees 00 minutes East 260 feet; thence South 79 degrees 30 minutes East 112 feet; thence North 80 degrees 45 minutes East 170 feet; thence North 88 degrees 45 minutes East 142 feet; thence North 86 degrees 00 minutes East 188 feet; thence South 86 degrees 15 minutes East 142 feet; thence South 65 degrees 45 minutes East 135.5 feet; thence South 35 degrees 30 minutes East 75 feet; thence South 13 degrees 00 minutes Eat 675 feet; thence South 6 degrees 00 minutes West 245 feet; thence South 29 degrees 30 minutes West 566 feet to a point in center line of Salt Lick Creek and right of way of Holder Road thence with right of way of Holder Road (50 foot right of way) North 48 degrees 30 minutes West 75 feet; thence North 33 degrees 00 minutes West 65 feet; thence North 29 degrees 15 minutes West 100 feet; thence North 31 degrees 45 minutes West 100 feet; thence North 46 degrees 30 minutes West 80 feet; thence North 64 00 minutes West 60 feet; thence North 89 degrees 15 minutes West 50 feet; thence South 60 degrees 00 minutes West 50 feet; thence South 27 degrees 15 minutes West 100 feet; thence south 27 degrees 00 minutes West 100 feet; then South _____ degrees 30 minutes West 100 feet; thence South 45 degrees 15 minutes West 100 feet; thence South 62 degrees 45 minutes West 200 feet; thence South 58 degrees 15 minutes West 100 feet; thence South 54 degrees 15 minutes West 482 feet; thence South 60 degrees 45 minutes West 100 feet; thence South 74 degrees 00 minutes West 72 feet; thence South 87 degrees 00 minutes West 75 feet; thence North 86 degrees 45 minutes West 165 feet; thence North 86 degrees 30 minutes West 200 feet; thence North 83 degrees 00 minutes West 120 feet; thence North 71 degrees 30 minutes West 291 feet; thence North 74 degrees 15 minutes West 100 feet; thence North 78 degrees 15 minutes West 100 feet; thence North 84 degrees 30 minutes West 218 feet; thence South 88 degrees 30 minutes West 209 feet; thence South 83 degrees 30 minutes West 100 feet; thence South 74 degrees 30 minutes West 100 feet; thence South 70 degrees 45 minutes West 190 feet; thence South 70 degrees 45 minutes West 353 feet; thence South 70 deg. 00 minutes West 183 feet; thence South 64 degrees 30 minutes West 100 feet; thence South 61 degrees 45minutes West 55 feet; thence South 61 degrees 45 minutes West 55 feet; thence South 61 degrees 45 minutes West 310 feet; thence South 52 degrees 00 minutes West 119 feet to an iron pin on right of way of Holder road; thence crossing said Holder Road South 47 degrees 30 minutes East 50 feet to a point on right of way of Holder Road, a corner to Jenkins; thence with line of Jenkins South 33 degrees 30 minutes East 172.5 feet to a 4 inch white oak; thence South 46 degrees 45 minutes East 122 feet to a 6 inch black oak; thence South 47 degrees 30 minutes East 156 feet to a 4 inch white oak; thence South 52 degrees 15 minutes East 96.3 feet to a 30 inch beech; thence South 71 degrees 15 minutes West 136.5 feet to a 12 inch poplar; thence South 78 degrees 30 minutes West 247 feet; to a 6 inch wild cherry; thence North 88 degrees 30 minutes West 123 feet to a 24 inch beech; thence North 77 degrees 30 minutes West 51 feet to a 12 inch maple; thence North 52 degrees 45 minutes West 87 feet to an 8 inch beech; thence North 86 degrees 00minutes West 156 feet to a 24 inch poplar; thence South 56 degrees 30 minutes West 81 feet to a 10 inch ash; thence South 39 degrees 15 minutes West 172 feet to a 26 inch beech; thence South 41 degrees 30 minutes West 64 feet to a 40 inch beech; thence South 81 degrees 15 minutes West 6 feet to a point on right of way of Holder Road; thence with right of way of Holder Road South 6 degrees 30 minutes West 100 feet; thence South 1 degree 45 minutes West 29 feet to an iron pin on right of way of Holder Road, a corner to Stinson; thence with line of Stinson and Shaw North 20 degrees 30 minutes West 152.5 feet to an iron pin; thence South 78 degrees 30 minutes 210.1 feet to a fence post, a corner to Shaw and Cook; thence with line of Cook North 21 degrees 00 minutes West 109 feet to a fence post; thence South 70 degrees 45 minutes West 52 feet to a 24 inch white oak; thence North 26 degrees 15 minutes West 296 feet to a fence post; thence South 68 degrees 15 minutes West 34 feet to a 10 inch hickory; thence South 63 degrees 30 minutes West 282.3 feet to an iron pin on right of way of a 60 foot county road; thence with right of way of said 60 foot county road North 32 degrees 30 minutes West 180 feet; thence North 38 degrees 15 minutes West 185.2 feet to an iron pin on said right of way, a corner to Meadows; thence with line of Meadows North 41 degrees 45 minutes East 109 feet to a fence post; thence North 39 degrees 00 minutes West 161 feet to a fence post, a corner to Meadows and Franklin; thence with line of Franklin North 46 degrees 15 minutes West 84.5 feet to a 20 inch white oak; thence North 53 degrees 15 minutes West 249.5 feet to a fence post; thence South 52 degrees 00 minutes West 58.2 feet to an iron pin on right of way of a 60 foot county road; thence with right of way of said 60 foot county road North 44 degrees 00 minutes West 38 feet to an iron pin on said right of way, a corner to Brooks; thence with line of Brooks North 50 degrees 15 minutes East 240 feet to a fence post; thence North 54 degrees 45minutes East 57 feet to a 24 inch hickory; thence North 30 degrees 00 minutes West 160 feet to a fence post; thence North 32 degrees 15 minutes West 166 feet to a stone; thence South 43 degrees 15 minutes West 122 feet to an iron pin on right of way of a 60 foot county road; thence with right of way of said 60 foot county road North 46 degrees 15 minutes West 380 feet to an iron pin; thence North 44 degrees 30 minutes West 340 feet; thence North 44 degrees 15 minutes West 306.5 feet to the beginning containing 384.89 acres, more or less, subject to all legal highways.

THERE IS EXCEPTED AND NOT INCLUDED in the above boundary and acreage the following described tract of land which belongs to Brooks, said tract of land being described as follows:

BEGINNING at a fence post (said fence post being South 24 degrees 15 minutes West 464 feet from the fence post a Cook’s property line); thence North 64 degrees 30 minutes East 635 feet to a fence post and stone; thence North 18 degrees 30 minutes West 261 feet to a fence post; thence North 20 degrees 00 minutes West 240.5 feet to a 24 inch white oak; thence North 18 degrees 15 minutes West 298 feet to a 30 inch beech; thence North 19 degrees 15 minutes West 228 feet to a 30 inch beech; thence North 15 degrees 00 minutes West 212.5 feet to a 12 inch hickory; thence North 14 degrees 30 minutes West 140 feet to a 3 inch maple; thence North 20 degrees 15 minutes West 170 feet to a 4 inch dogwood; thence North 16 degrees 45 minutes West 200 feet to a dogwood snag; thence South 37 degrees 00 minutes West 258.3 feet to a fence post; thence South 34 degrees 30 minutes East 355 feet to a triple maple; thence South 14 degrees 00 minutes East 210 feet to a fence post; thence South 11 degrees 45 minutes East 804 feet to a fence post; thence South 15 degrees 45 minutes East 188 feet to a 4 inch cherry; thence South 15 degrees 45 minutes East 301 feet to the beginning containing 20.56 acres, more or less. Brooks also has an 18 foot easement, said easement beginning at a fence post on the West side of Brooks property, said easement running across Jenkins property line having a earing of North 89 degrees 30 minutes West 70 feet to a fence post (said fence post being the East side of another tract belonging to Brooks which fronts on a 60 foot county road) and there terminating. All according to actual survey by Pride Engineering Company, Inc., Moaty C. Estes, RLS 1639, dated September 27, 1979.

TRACT II: BEGINNING at an iron pin on the South right of way of Holder Road, a corner to Jenkins; thence with line of Jenkins South 17 degrees 30 minutes E 167 feet to a 12 inch wild cherry; thence South 24 degrees 00 minutes East 52 feet to a 4 inch elm; thence South 48 degrees 30 minutes East 114 feet to a 24 inch poplar; thence South 57 degrees 00 minutes Eat 136.5 feet to a 4 inch white oak; thence South 58 degrees 15 minutes East 130.5 feet to a 6 inch beech; thence North 60 degrees 45 minutes East 126 feet to an 8 inch beech; thence North 54 degrees 30 minutes East 154 feet to a 24 inch poplar; thence North 64 degrees 45 minutes East 199 feet to a 10 inch beech; thence North 87 degrees 00 minutes East 52 feet to a 12 inch beech; thence South 82 degrees 45 minutes East 172 feet to a 16 inch poplar; thence South 84 degrees 30 minutes East 101.5 feet to a 10 inch wild cherry; thence South 80 degrees 30 minutes East 182 feet to a 30 inch black oak; thence South 81 degrees 00 minutes East 92 feet to an oak snag; thence South 75 degrees 30 minutes East 216.5 feet to a 6 inch maple; thence North 88 degrees 00 minutes East 131 feet to an 8 inch beech; thence South 86 degrees 00 minutes East 117 feet to a 24 inch beech; thence South 87 degrees 00 minutes East 90 feet to a 12 inch maple; thence North 81 degrees 45 minutes East 179.5 feet to a 4 inch ash; thence South 84 degrees 15 minutes East 164.5 feet to a 30 inch beech; thence South 4 degrees 30 minutes East 45 feet to a 10 inch elm; thence North 89 degrees 00 minutes East 41 feet to a 24 inch hickory; thence North 66 degrees 00 minutes East 48 feet to a 20 inch hackberry; thence N 56 degrees 00 minutes East 188 feet to a double hackberry; thence North 53 degrees 45 minutes East 135 feet to a double hickory; thence North 41 degrees 30 minutes East 120.5 feet to a 10 inch maple; thence North 21 degrees 15 minutes East 93 feet to an 18 inch elm on rock; thence North 22 degrees 30 minutes East 102 feet to a double maple; thence North 45 degrees 00 minutes East 94 feet to a 14 inch double maple; thence North 25 degrees 45 minutes East 136.5 feet to an 8 inch maple on right of way of Holder Road; thence with right of way of Holder Road (30 foot right of way) North 4 degrees 15 minute West 48 feet; thence North 48 degrees 30 minutes West 75 feet; thence North 33 degrees 00 minutes West 65 feet; thence North 29 degrees 15 minutes West 100 feet; thence North 31 degrees 45 minutes West 100 feet; thence North 46 degrees 30 minutes West 80 feet; thence North 64 degrees 00 minutes West 60 feet; thence North 89 degrees 15 minutes West 50 feet; thence South 60 degrees 00 minutes West 50 feet; thence South 27 deg. 15 min. West 100 feet; thence South 27 deg. 00 min. W 100 ft.; thence South 32 deg. 30 min. 100 feet; thence South 45

degrees 15 minutes West 100 feet; thence South 62 degrees 45 minutes West 200 feet; thence South 58 degrees 15 minutes West 100 feet; thence South 54 degrees 15 minutes West 482 feet; thence South 60 degrees 45 minutes West 100 feet; thence South 74 degrees 00 minutes East 72 feet; thence South 87 degrees 00 minutes West 75 feet; thence North 86 degrees 45 minutes West 165 feet; thence North 86 degrees 30 minutes West 200 feet; thence North 83 degrees 00 minutes West 120 feet; thence North 71 degrees 30 minutes West 291 feet; thence North 74 degrees 15 minutes West 100 feet; thence North 78 degrees 15 minutes West 100 feet; thence North 84 degrees 30 minutes West 218 feet; thence South 88 degrees 30 minutes West 100 feet; thence South 74 degrees 30 minutes West 100 feet; thence South 70 degrees 45 minutes West 190 feet; thence South 70 degrees 45 minutes West 353 feet to the beginning containing 40.84 acres, more or less, subject to all legal highways By actual survey of Pride Engineering Company, Inc., Moaty C. Estes, RLS 1639, dated September 27, 1979.

Included in the above description but excluded from this conveyance are the following four tracts of land, three of which have heretofore been conveyed to Dorothy Patterson and one of which has heretofore been conveyed to Johnny Jenkins.

TRACTS NO. 1 AND NO. 2: BEGINNING the northeast corner at Holder Brother’s bank of Barren River with Barren River and Holder Brother’s S. 30 E. 166’ 6” elm; S. 26 E. 208’ 6” ash; S. 33-15 E. 161’ 6” beech; S. 24-30 E. 165’ 6” elm; S. 31 E. 120’ 4” sycamore; S. 28-15 E. 72’ point in center line of Barren River; S. 69 E. 100’ center river; leave river an a line within deed S. 62-15 E. 89’ 24’ water maple; S. 2-45 E. 89’ 24’ water maple; S. 8-30 W. 1342’ 24’ poplar; S. 10-30 W. 81’ dogwood snag; S. 37 W 298.2’; S. 34-30 W. 355’ triple hickory; S. 14 E. 210.3’; S. 11-45 E. 804’; S. 15-45 E. 188’ cherry; S. 19-45 E. 301.2’ iron pin; S. 24-15 W. 464’ iron pin; S. 63-30 W. 282.3’ iron pin at county road; with county road N. 32-30 W. 180’; N. 38-15 W. 185.2’ Meadow; with Meadow N. 41-45 E. 109’ post; N. 39 W. 161’ post Franklin; with Franklin N. 46-15 W. 84.5’ 20’ whit oak; N. 53-15 W. 249.5 post; S. 52 W. 58.2’ iron pin at county road; with county road N. 44 W. 38’ iron pin at Brooks; with Brooks N. 50-15 E. 240’ post; N. 54-45 E. 57’ 24’ hickory; N. 30 W. 160’ post; N. 32-15 W. 166’ stone S. 43-15 W. 251’ post; S. 83-30 W. 122’ iron pin at county road; with county road; with county road N. 46-15 W. 380’ iron pin; N. 44-30 W. 340’; N. 44-15 W. 306.5 iron pin corner to Jones; with Jones N. 58-30 E. 490’ 24’ black oak; N. 58 E. 128’ 18” white oak; N. 63-45 E. 114.5’ 20” white oak; N. 5-30 W. 53’ 6’ hickory; N. 10-30 W. 304’ 30’ white oak to Patterson; with Paterson N. 19 W. 93.5 12’ red oak; N. 22 W. 278’ 8’ oak; N 35-45 E. 468’ 20” hickory; N. 48-30 E. 268’ 6’ hickory; N. 57-30 E. 56’ 4’ hickory; N. 46 E. 74’ 24’ beech; N. 51-30 E. 178’ to the beginning, containing 88.51 acres, more or less.

TRACT NO. 3: BEGINNING iron in corner to Shaw and Stinson; with Shaw S. 78-30 W. 210.1 post to Cook; with Cook N. 21 W. 109’ post; S. 70-45 W. 52’ 24’ white oak; N. 26-15 W. 296’ post; S. 68-15 W. 34’ 10” hickory; N. 24-5 E. 464 post; S. 20-16-57 E. 767.23’ to the beginning containing 3.46 acres, more or less.

Tracts No. 1, 2 and 3 being the same property conveyed to Dorothy Patterson from Ned Nelson Jenkins and Marie Jenkins by deed dated April 20, 1983 of record in Deed Book 55, Page 889, records of the Monroe County Clerk.

BEGINNING on an iron pin at Holder Road, with Jenkins S. 47-30 E. 50’; S S. 33-30 E. 172.5’ 4’ white oak; S. 46-45 E. 122’ 6’ black oak; S. 47-30 E. 156’ 4’ white oak; S. 39-15 E. 117’ 2” beech; S. 52-15 E. 96.3’ 30’ beech; S. 71-15 W. 136.5 12’ poplar; S. 78-30 W. 247’ 6’ cherry; N. 88-30 W. 123’ 24’ beech; N. 77-30 W. 51’ 12” maple; N. 52-45 W. 87’ 8” beech; N. 86 W. 156’ 24’ poplar; S. 56-30 W. 81’ 10” ash; S. 39-15 W. 172’ 26’ beech; S. 41-30 W. 64’ 40” beech; S. 81-15 W. 6’ point in Holder Road; with Holder Road N. 9 E. 100’; N. 12-45 E. 100’; N. 33-15 E. 100’ N. 31 E. 100’; thence 46 E. 100’; N. 50 E. 200’; N. 44-45 E. 100’; N. 44 E. 180’ to the beginning containing 7.10 acre.

This is also excluded and not conveyed herein, the following 2 parcels:

Parcel 1:

The property conveyed to Timothy Buck and his wife, Edith Buck by Noel C. Jenkins, by deed dated the 4th day of April, 2005, of record in Deed Book 101, Pages 885-887. Timothy Buck and his wife, Edith Buck subsequently transferred the property to Edith Buck, Trustee, under the Edith Buck Family Living Trust, by deed dated the 3rd day of August, 2010, of record in Deed Book 115, Pages 315-318, all records of the Monroe County Court Clerk, and more particularly described as follows:

BEGINNING at a 22’ hackberry, (being located S 88 deg. 02 min. 31 sec. E 0.84 feet from a set 5/8” rebar with cap as witness monument), a corner to Noel C. Jenkins (being a portion of Deed Book 92 Page 199), THENCE with the line of Jenkins, S 16 deg. 00 min. 58 sec. E 38.72 feet to a point in centerline of ditch, a corner to Jenkins and a corner to Timothy Buck (Deed Book 89 Page 854), THENCE with the lines of Buck and the centerline of ditch as it meanders: S 33 deg. 23 min. 07 sec. W 76.90 feet S 12 deg. 02 min. 38 sec. W 301.21 feet to a point in centerline of ditch, (being located N 87 deg. 11 min. 38 sec. W 12.00 feet from a fence post east side of drain) a corner to Noel C. Jenkins Tract #1 (Deed Book 92 Page 196), THENCE with the line of Jenkins, N 85 deg. 03 min. 39 sec. W 430.10 feet to a set 5/8” rebar with cap, THENCE N 07 deg. 26 min. 11 sec. W 211.43 feet to a set 5/8” rebar with cap, THENCE N 07 deg. 26 min. 11 sec. W 112.77 feet to a 16” beech, (being located N 42 deg. 14 min. 30 sec. W 2.19 feet from a set 5/8” rebar with cap as witness monument) a corner to Jenkins Tract #1 and a corner to Noel C. Jenkins (being a portion of Deed Book 92 Page 199), THENCE with the line of Jenkins, N 86 deg. 12 min. 08 sec. E 566.19 feet to the POINT OF BEGINNING and CONTAINING **4.083 ACRES**, more or less according to survey by Joe David Houchens, P.L.S. #2649, Pride Engineering & Land Surveying Inc. Dated February 24, 2005 NOTE: THIS PROPERTY IS SUBJECT TO ANY EXISTING RIGHTS OF WAYS OR EASEMENTS.

Parcel 2:

The real property conveyed by Noel Jenkins to Jonah Clay Jenkins and Billy Kent Jenkins by deed dated the 25th day of March, 2015, of record in Deed Book 125, Pages 191-194, records of the Monroe County Clerk, and more particularly described as follows:

Unless otherwise specified, any monument referred to herein as a set iron pin is a 2” x 18” rebar with a yellow plastic surveyors cap stamped JD Nance RLS 3014. All Bearing stated herein are referred to the magnetic meridian as observed February 28th 2013.

Beginning at a set iron pin (referenced S 88 deg. 20 min. 30 sec. E 20 ft. from a power pole) on the r/w of the Bugtussle Road (60ft. r/w) a new corner to Noel Jenkins (Deed Book 92, Page 199); thence with the r/w N 66 deg. 37 min. 09 sec. W 82.42 ft.; thence N 68 deg. 49 min. 54 sec. W 78.22 ft.; thence N 73 deg. 10 min. 33 sec. W 106.71 ft.; thence N 76 deg. 01 min. 19 sec. W 57.54 ft.; thence N 80 deg. 14 min. 13 sec. W 61.46 ft.; thence N 85 deg. 08 min. 25 sec. W 59.08 ft.; thence N 87 dog. 17 min. 55 sec W 113.16 ft. to a set iron pin (referenced N 81 deg. 59 min. 03 sec. W 230.57 ft. from a telephone pedestal) on the r/w, a new corner to Noel Jenkins (Deed Book 92, Page 199); thence severing the land of Jenkins with three new lines N 32 deg. 47 min. 29 sec. E 494.08 ft. to a set iron pin; thence S 77 deg. 19 min. 59 sec. E 428.49 ft. to a set iron pin (referenced N 36 def. 49 min. 55 sec. E 262.93 ft. from a power pole); thence S 18 deg. 07 min. 24 sc. W 471.27 ft. to the beginning containing **5.00 Acres** more or less. This property is subject

1. Being a portion of the same real property that Noel Lee Jenkins, an undivided 1/3 interest, Bobby Brent Jenkins, an undivided 1/3 interest, and Billy Kent Jenkins, an undivided 1/3 interest, acquired by deed dated the 13th day of March, 2002 from Noel C. Jenkins, of record in Deed Book 125 Pages 210-219;

2. In said deed, Noel C. Jenkins retained a life estate and also deeded a life estate in the property to Linda Jenkins, single. Noel C. Jenkins, single, and Linda Jenkins, single, executed a Release of Life Estate by a document dated the 12th day of May, 2020, of record in Deed Book 137, Page 420-421;

3. Noel Lee Jenkins passed away on the 5th day of October, 2022, leaving only one heir, his son, Johnathon Lee Jenkins. See Affidavit of Descent dated the 10th day of October, 2022, of record in Deed Book 144, Page 500 ALL RECORDS OF THE MONROE COUNTY CLERK.

AND A portion of Monroe County PVA Map #08-06.01

TRACTS NO. 1 AND NO. 2: BEGINNING the northeast corner at Holder Brother’s bank of Barren River with Barren River and Holder Brother’s S. 30 E. 166’ 6” elm; S. 26 E. 208’ 6” ash; S. 33-15 E. 161’ 6” beech; S. 24-30 E. 165’ 6” elm; S. 31 E. 120’ 4” sycamore; S. 28-15 E. 72’ point in center line of Barren River; S. 69 E. 100’ center river; leave river an a line within deed S. 62-15 E. 89’ 24’ water maple; S. 2-45 E. 89’ 24’ water maple; S. 8-30 W. 1342’ 24’ poplar; S. 10-30 W. 81’ dogwood snag; S. 37 W 298.2’; S. 34-30 W. 355’ triple hickory; S. 14 E. 210.3’; S. 11-45 E. 804’; S. 15-45 E. 188’ cherry; S. 19-45 E. 301.2’ iron pin; S. 24-15 W. 464’ iron pin; S. 63-30 W. 282.3’ iron pin at county road; with county road N. 32-30 W. 180’; N. 38 15 W. 185.2’ Meadow; with Meadow N. 41-45 E. 109’ post; N. 39 W. 161’ post Franklin; with Franklin N. 46-15 W. 84.5’ 20’ whit oak; N. 53-15 W. 249.5 post; S. 52 W. 58.2’ iron pin at county road; with county road N. 44 W. 38’ iron pin at Brooks; with Brooks N. 50-15 E. 240’ post; N. 54-45 E. 57’ 24’ hickory; N. 30 W. 160’ post; N. 32-15 W. 166’ stone S. 43-15 W. 251’ post; S. 83-30 W. 122’ iron pin at county road; with county road; with county road N. 46-15 W. 380’ iron pin; N. 44-30 W. 340’; N. 44-15 W. 306.5 iron pin corner to Jones; with Jones N. 58-30 E. 490’ 24’ black oak; N. 58 E. 128’ 18” white oak; N. 63-45 E. 114.5’ 20” white oak; N. 5-30 W. 53’ 6’ hickory; N. 10-30 W. 304’ 30’ white oak to Patterson; with Paterson N. 19 W. 93.5 12’ red oak; N. 22 W. 278’ 8’ oak; N 35-45 E. 468’ 20” hickory; N. 48-30 E. 268’ 6’ hickory; N. 57-30 E. 56’ 4’ hickory; N. 46 E. 74’ 24’ beech; N. 51-30 E. 178’ to the beginning, containing 88.51 acres, more or less.

TRACT NO. 3: BEGINNING iron in corner to Shaw and Stinson; with Shaw S. 78-30 W. 210.1 post to Cook; with Cook N. 21 W. 109’ post; S. 70-45 W. 52’ 24’ white oak; N. 26-15 W. 296’ post; S. 68-15 W. 34’ 10” hickory; N. 24-5 E. 464 post; S. 20-16-57 E. 767.23’ to the beginning containing 3.46 acres, more or less.

BEGINNING on an iron pin at Holder Road, with Jenkins S. 47-30 E. 50’; S S. 33-30 E. 172.5’ 4’ white oak; S. 46-45 E. 122’ 6’ black oak; S. 47-30 E. 156’ 4’ white oak; S. 39-15 E. 117’ 2” beech; S. 52-15 E. 96.3’ 30’ beech; S. 71-15 W. 136.5 12’ poplar; S. 78-30 W. 247’ 6’ cherry; N. 88-30 W. 123’ 24’ beech; N. 77-30 W. 51’ 12” maple; N. 52-45 W. 87’ 8” beech; N. 86 W. 156’ 24’ poplar; S. 56-30 W. 81’ 10” ash; S. 39-15 W. 172’ 26’ beech; S. 41-30 W. 64’ 40” beech; S. 81-15 W. 6’ point in Holder Road; with Holder Road N. 9 E. 100’; N. 12-45 E. 100’; N. 33-15 E. 100’ N. 31 E. 100’; thence 46 E. 100’; N. 50 E. 200’; N. 44-45 E. 100’; N. 44 E. 180’ to the beginning containing 7.10 acre.

1. Being the same real property that Noel Lee Jenkins, an undivided 1/3 interest, Bobby Brent Jenkins, an undivided 1/3 interest, and Billy Kent Jenkins, an undivided 1/3 interest, acquired by deed dated the 11th day of April, 2003 from Noel C. Jenkins, of record in Deed Book 125 Pages 331-334;

2. In said deed, Noel C. Jenkins retained a life estate and also deeded to Linda Jenkins Athe right to live on said real estate as long as she lives or desires. Noel C. Jenkins, single, and Linda Jenkins, single, executed a Release of Life Estate by a document dated the 12th day of May, 2020, of record in Deed Book 137, Page 422-423;

3. Noel Lee Jenkins passed away on the 5th day of October, 2022, leaving only one heir, his son, Johnathon Lee Jenkins. See Affidavit of Descent dated the 10th day of October, 2022, of record in Deed Book 144, Page 500, ALL RECORDS OF THE MONROE COUNTY CLERK.

NOTE: No warranty of any kind is made regarding the accuracy of the description or physical condition of the improvements on the property.

At the time of sale, the successful bidders shall either pay cash or 10% of the purchase price, with the balance to be paid within 30 days. Any purchaser, other than the Plaintiff or Defendant, who does not pay cash in full, shall be required to execute a bond with surety thereon acceptable to the Master Commissioner to secure the unpaid balance of the purchase price. The bond shall bear interest at the rate of 7.00% per anum from the date of sale until paid. The purchaser shall have the privilege of paying all of the balance of the purchase price prior to the expiration of the 30-day period. The bond surety must be present at the sale and execute the Sale Bond and the Affidavit of Surety.

The property shall be sold with the fixed improvements thereon “as is.” Bidders shall be prepared to promptly comply with the terms of the sale; buyer shall pay property taxes for the year 2025 and following years.

The Judgment authorizing the sale is a Judgment and Order of Sale in Monroe Circuit Court Civil Action No. 22-CI-00035.

Those persons desiring greater detail should look to the file reference above in the Monroe Circuit Clerk’s office.