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We create customized invitations designed to wow your guests and prepare them for your unique story and celebration.

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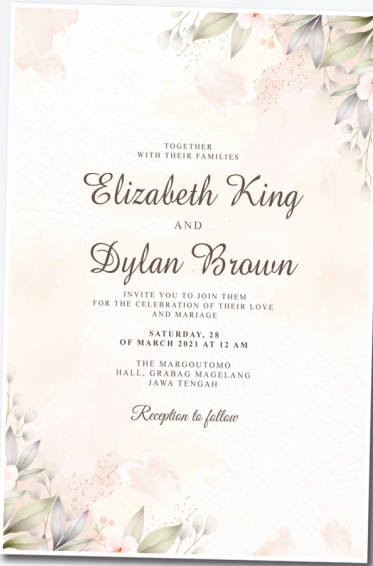
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NOTICE OF MASTER COMMISSIONER SALE

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, July 25, 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: 86 Melissa Road, Russell Springs, Kentucky 42642 Map ID: 032-10-03-013.00
TAX BREAKE KY, LLC vs. KENNETH R. SCHACKOW, UNKNOWN SPOUSE, IF ANY, OF KENNETH SCHACKOW, RUSSELL COUNTY KENTUCKY
Civil Action No. 25-CI-00146 Principal amount to be raised: \$5,294.49

M GAIL WILSON, MASTER COMMISSIONER, RUSSELL CIRCUIT COURT

(Continued from previous page)

12430	2024	R	REINHOLTZ, WAYNE C. & ROSETTA	LITTLE LOUISVILLE RD	047-90-14-064.00	796.44		14691	2024	R	STONE, LISA E & GADD	DUDLEY POINT	071-30-02-016.00	405.73
12539	2024	R	RHODES, ANDREW S	WALNUT LANE	057-30-05-005.00	796.44					MATTHEW A. &			
12654	2024	R	RIDER, JACK R. JR. & KAY L.	STILLWATER	076-20-01-002.00	140.03		202429	2024	R	SULLIVAN, ARTIE MAE	OIL PROPERTY	OIL PROPERTY	69.48
12681	2024	R	RIMAS, JESS & NANCY	CHEROKEE VILLAGE	066-50-02-119.00	46.25		14772	2024	R	SULLIVAN, CATHY	VIRGINIA AVE.	034-90-06-009.00	405.73
12718	2024	R	ROBBINS, RICKY & PATTY	SHARON ANN RD	032-70-04-001.00	483.86	* Pending *	14830	2024	R	SUTTON, KATHY & STEPHEN	WALNUT LANE	057-30-05-008.00	624.53
12737	2024	R	ROBERTS, PAUL & CHRISTY	EASTHAM RD	070-00-00-094.00	640.17					STARGLIE			
12738	2024	R	ROBERTS, PAUL & CHRISTY	RAZORBACK RD.	070-00-00-094.02	249.43		14846	2024	R	SWORD, ELLIOTT & JANET L	ELLIOTT CIRCLE	081-10-12-028.00	60.29
12744	2024	R	ROBERTS, WILLIAM H. & WILMA	SUGAR TWO RD	072-70-12-145.00	69.76					MOSLEY			
12746	2024	R	ROBERTS, WILLIAM H. & WILMA J.	SUGAR CAMP SUB.	072-70-12-112.00	108.77		14864	2024	R	TACKETT, DAWN LESLIE	SULLIVAN AVE	032-60-19-032.00	93.16
12862	2024	R	ROBERTSON, TERANI JOURDAN & JAMES EVAN	LILY CREEK RESORT RD	047-90-01-017.00	4797.48		14871	2024	R	TALON REAL ESTATE INC	LILY CREEK RESORT	047-90-02-009.00	69.76
								14975	2024	R	TAYLOR, CHESTER	HEAVENLY HOLLOW RD	044-00-00-065.03	3453.38
12879	2024	R	ROBERTSON, WILLIAM ERIC	HICKORY LANE	032-40-06-022.00	61.89		14988	2024	R	TAYLOR, JAMES	INDIAN HILLS SUB.	071-90-14-004.00	46.25
12925	2024	R	ROGERS, JASON & SAMANTHA	E. HWY 80	053-00-00-027.03	374.45		15016	2024	R	TAYLOR, SARAH	BLANKENSHIP RD.	025-00-00-042.00	171.28
12935	2024	R	ROHLEDER, FRANCES	INDIAN HILLS SUB.	071-90-15-005.00	61.89		15023	2024	R	TBH HOLDINGS LLC	BALLARD ST.	034-90-13-014.00	77.52
12938	2024	R	ROHS, DEAN A.		64545001	69.76		15024	2024	R	TBH HOLDINGS LLC	WEST CUMBERLAND	034-90-13-003.00	937.1
13010	2024	R	ROY, ANTHONY BART	OLD ELI CLEAR FORK RD	062-00-00-123.99	249.43		15190	2024	R	THORPE, BILL	LEISURE ACRES	081-30-01-004.00	77.52
13154	2024	R	ROY, WILBUR R. & MARGARET ANN	BERNARD FARM	054-50-04-052.00	99.39		15194	2024	R	THURM, TODD A & MISTY	STILLWATER	076-20-01-128.00	952.75
13155	2024	R	ROY, WILBUR R. & MARGARET ANN	MT. EDEN RD.	068-00-00-002.01	546.38					TREADWELL			
13248	2024	R	RUSSELL, RONALD & BARBARA	TOWNVIEW ESTATES	034-90-23-013.00	85.29		15215	2024	R	TINSLEY, WILLIAM BRUCE & JAMES	TWIN OAK	081-10-33-111.00	61.89
13415	2024	R	SCAGGS, JAMES III	CAMPGROUND RD	032-70-03-003.00	405.73		15249	2024	P	TOTS LANDING INC	TANGIBLE		117.07
13416	2024	R	SCAGGS, JAMES III	SHARON ANN RD	032-70-03-004.00	562.01		15250	2024	R	TOTTEN, JOHN L.	WIGGINGTON SUB.	072-70-08-058.00	30.64
13417	2024	R	SCAGGS, JAMES III & DEBBIE BRAY	CAMPGROUND RD	032-70-03-001.00	179.06		202430	2024	R	TRAVIS COOMER DRILLING INC	OIL PROPERTY	OIL PROPERTY	896.15
13418	2024	R	SCAGGS, JIMMY	HWY. 1611	063-00-00-072.01	640.17		202431	2024	R	TRIPLE A OIL LLC	OIL PROPERTY	OIL PROPERTY	471.55
13425	2024	R	SCALES, TONY & ANGELA	BLAIR SCHOOL RD	013-00-00-012.02	93.16		15271	2024	R	TROUTT, GREG & DOLORI	MELISSA RD	032-10-03-007.00	69.76
13434	2024	R	SCHACKOW, KENNETH D	MELISSA RD	032-10-03-013.00	179.06	* Pending *	15301	2024	R	TUCKER INVESTMENT GROUP	LLC VOILS RD	033-00-00-020.11	982.05
13449	2024	R	SCHLABACH, ANTHONY M & SAMANTHA J	LARRY GILLOCK PROJECT	071-40-03-001.00	534.58		15302	2024	R	TUCKER INVESTMENT GROUP	LLC CAYDEN LN.	033-00-00-020.14	982.05
								15381	2024	R	TURPIN, HOWARD	SUGAR CAMP	072-70-12-064.00	46.25
13454	2024	R	SCHMIDT, BERTRAM A.	CHEROKEE VILLAGE (DO NO	066-90-03-239.00	77.52		15385	2024	R	TWIFORD, SANDRA BICE	BLOWING SPRINGS SUB	025-00-00-025.18	61.89
13457	2024	R	SCHMIDT, JOHN T. & DIANA T.	EDGEWATER	065-30-02-085.00	202.55		15415	2024	R	UPTON, JAMES	LAKEWAY HILLS	032-60-21-014.00	343.21
13546	2024	R	SCOVIL, CECILIA Z.	ELLIS SUB.	081-70-01-048.00	61.89		15431	2024	R	UZIEL, FRANK A.	HWY. 55	025-00-00-032.00	1656.05
13651	2024	R	SHEARER, DEBRA	WAYNE RD	045-80-01-044.00	327.65		15452	2024	R	VANDERPOOL, E E & NORMA E.	TWIN OAK	081-10-12-024.00	30.64
13653	2024	R	SHEARER, BILLY JR & WILMONT	WAYNE RD	045-80-01-045.00	233.81		15493	2024	R	VAZQUEZ, JULIO	GENEVA DR	033-60-04-039.00	405.73
13685	2024	R	SHEPARD, CHAD K. & HEATHER & PICKETT	JW HARRIS RD.	061-00-00-064.00	749.58		15624	2024	R	WADDLE, PATSY	JIMMY AVE	033-50-08-023.00	176.01
								15692	2024	R	WAKULA, JIM W. & SANDRA	CAPTAINS POINT	057-20-01-039.00	640.17
13686	2024	R	SHEPARD, CHAD K. & HEATHER PICKETT	JW HARRIS RD.	061-00-00-058.04	108.77		15697	2024	R	WALKER, DEWEY S.	TWIN OAK	081-10-42-025.00	61.89
								15720	2024	R	WALLACE, ZEREMIEH	SUNSET DR.	034-90-14-015.99	1187.18
13688	2024	R	SHEPARD, KENNY & PEGGY	JW HARRIS RD.	68250001	186.92		15721	2024	R	WALLEN, CANDICE	YELLOW APPLE RIDGE RD	061-00-00-070.99	93.16
13749	2024	R	SHOULTZ, FRANK & TENNA F	WEBB RIDGE RD.	052-00-00-044.00	61.89		15741	2024	R	WALTER, MARGARET	TED LN	033-00-00-018.99	499.5
13762	2024	R	SHULENBURG, DELORES	HWY. 379	005-00-00-010.04	1103.54	* Pending *	15768	2024	R	WANG, DAMING	CAPTAINS POINT	057-20-01-009.00	327.57
13783	2024	R	SIMMONS, GAY	PINECREST (LOT 49)	26945001	132.25		15815	2024	R	WARRINER, BRIAN	WOOLDRIDGE RD	036-00-00-033.00	140.03
13867	2024	R	SKAGGS, SAMUEL	PARKVIEW ESTATES	032-40-07-021.00	163.52		15832	2024	R	WASHEL, DOUGLAS	VIEWPOINTE SUB.	048-10-05-021.00	562.01
13868	2024	R	SKAGGS, SAMUEL	PARKVIEW ESTATES	032-40-07-022.00	163.52		15833	2024	R	WASHEL, DOUGLAS	PLAINVIEW SUB.	072-20-03-007.00	124.4
13912	2024	R	SMITH, BARBARA P.	OLD SANO RD	032-10-01-004.00	93.16		15849	2024	R	WATSON, VICKI & DANIEL MCGUFFIE	HICKS RD	072-70-11-153.00	468.25
13984	2024	R	SMITH, DONALD K. & NORMA SUE	RAMBLING CREEK RD	034-20-01-035.00	640.17		16132	2024	R	WHITE, HENRY	ELLIOTT CIRCLE	081-10-12-030.00	38.17
202427	2024	R	SMITH, JERRY	OIL PROPERTY	OIL PROPERTY	57.14		16449	2024	R	WILSON, CARLDO	LAKEWAY MH PARK	SEE COMM	D495
14088	2024	R	SMITH, LARRY H	CAMPBELL'S SEC. ACRES	066-30-03-015.00	77.52		16455	2024	R	WILSON, CARLDO		82910004	24.38
14111	2024	R	SMITH, OLEN B.	WIGGINGTON SUB.	072-70-08-063.00	61.89		16456	2024	R	WILSON, CARLDO		82910001	30.64
14133	2024	R	SMITH, TIFFANY N.	E. HWY. 619	046-00-00-017.99	249.43		16457	2024	R	WILSON, CARLDO		82910010	24.38
14142	2024	R	SMITH, TRESA		70345001	30.64		16548	2024	R	WILSON, JANICE G	PRIMROSE ST	043-20-04-002.00	93.16
14163	2024	R	SNODGRASS, HELEN F.	TWIN OAK	081-10-50-035.00	46.25		16573	2024	R	WILSON, KEITH E. & 406, W. MAIN	WILSON TOWN RD.	062-00-00-050.00	452.62
14366	2024	R	STARGLIE, DAVID	BLAIR SCHOOL RD.	012-00-00-036.00	377.60		16685	2024	R	WISDOM, DAVID	E. HWY. 619	046-00-00-020.00	93.16
14376	2024	R	STEARNS, JERAMY	WEST DR	11406001	46.25		16737	2024	R	WOLF, CREEK COON CLUB	COON CLUB RD.	045-00-00-049.00	157.27
14377	2024	R	STEARNS, JERAMY	FRENCH VALLEY LOOP	033-00-00-034.00	827.70		16849	2024	R	WOOTEN, ANTHONY L	GRIDER DR	034-90-06-038.00	46.25
14391	2024	P	STELLA INC	TANGIBLE		6472.95		16853	2024	R	WOOTEN, BOBBY	OLD CLEAR SPRINGS RD	034-00-00-029.00	116.55
14430	2024	R	STEPHENS, GERALD		73120001	30.64	* Pending *	16919	2024	R	YERDON, DIANA B & OTHERS	JEWELL ST.	020-90-02-005.00	140.03
14556	2024	R	STEPHENS, TERRY	CLEAR FORK RD.	062-00-00-134.00	718.31		17026	2024	R	ZIMMERMAN, JOHN SCOTT & CHRIS	JDB SPUR	054-50-02-023.00	1030.89