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(J) Articles For Sale

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FINAL SETTLEMENTS

Terry Hadley, Executor of Bobbie Gibson estate has filed a final settlement to lay over until the 3rd Monday in February, 2026 for exceptions.

Dennis Loy, Clerk
Adair Circuit Court

NOTICE TO CREDITORS:
ADMINISTRATION HAS BEEN GRANTED BY THE ADAIR COUNTY DISTRICT COURT UPON THE FOLLOWING ESTATES:

1. Liburn Earl Grant, deceased, Tonya Feese, 504 Casey Creek Road, Knifley, Ky 42753 Executrix.

2. Millard Eldon Kinnett, deceased, Brenda Mann, P.O. Box 99, Columbia, Ky 42728 Executrix.

3. Edward Rooks, deceased, Brenda Shepherd, 153 Hoot Owl Holler Rd., Columbia, Ky 42728 Executrix.

4. Alva Gene Conover, deceased, Darika Conover, 267 Christine Road, Columbia, Ky 42728 Executrix.

5. Theresa Loy, deceased, Colbey Allen Bagby, 2909 Bird Road, Columbia, Ky 42728 Administrator.

6. Delbert Floyd Burton, deceased, Kevin Ray Burton, 3160 Finley Owens Road, Russell Spings, Ky 42642 Executor.

7. Allan Wall, Jr., deceased, Robbie Wall, 125 Knox St., Columbia, Ky 42728 Executor.

All persons having claims against said estates are notified to present them to the Executor or Administrator verified according to law no later than six months from date of this notice.

Dennis Loy, Clerk
Adair Circuit Court

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NOTICE OF MASTER COMMISSIONER SALE
AT SITE OF PROPERTY TO BE SOLD

In order to comply with the orders of the Adair Circuit Court, the Master Commissioner of the Adair Circuit Court shall proceed to offer for sale to the highest and best bidder at public auction the below property, with the sale listed as follows:

ON THURSDAY, FEBRUARY 19, 2026, AT 10:00 A.M. CT, AT THE LOCATION OF PROPERTY B AT 2232 WEED-SPARKSVILLE ROAD, COLUMBIA, ADAIR COUNTY, KENTUCKY, EACH OF THE TWO PROPERTIES LISTED IN THE BRYANT REALTY & AUCTION, LLC SALE FLYER AND THIS AD WILL BE SOLD SEPARATELY. PER THE ORDER OF THE ADAIR CIRCUIT COURT, BRYANT REALTY & AUCTION, LLC WILL PROVIDE ADDITIONAL MARKETING FOR THE SALE AND WILL ACT AS THE AUCTIONEER ON THE DAY OF THE SALE.

For more particular information about the sale or to obtain one of the sale flyers Bryant Realty & Auction, LLC has provided, Joe Bryant may be contacted at 270/406-7006.

Provided, the sale shall remain subject to the requirements of a Master Commissioner sale as follows:

The property, which is indivisible, shall be sold upon the following terms and conditions, unless otherwise indicated on the date of the sale:

(A) Purchaser may pay 100% of the purchase price or deposit an amount equal to 10% of the purchase price. The payment of the purchase price or the required deposit shall be made by cash, personal check or money order at the time of sale. If payment is not made in full at the conclusion of the sale, with the deposit the purchaser of said property shall be required to make good and sufficient bond with surety acceptable to the Commissioner, due and payable in thirty (30) days, and the principal amount shall bear interest at the rate of 6% per annum from the date of the sale until fully paid. 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. If the deposit and/or bond are not made immediately, the Commissioner shall reject the bid and resell the property forthwith. The rejected bidder shall be prohibited from further bid on that property.

(B) Delivery of Deed shall occur upon payment of the purchase price and as provided by order of the Court. Possession of the property will be granted as provided by the judgment or order of the Court. 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.

(C) The property shall be sold free and clear of all liens, encumbrances and interest of the parties who are necessary and have been properly joined in the action hereto except sold subject to: (a) Easements, restrictions and stipulations of record affecting the property; (b) Any matters disclosed by an accurate survey or inspection of the property; (c) Any assessment for public improvements levied against the property; and (d) Such right of redemption as may exist in favor of the United States of America or the Defendant(s). NOTE: There will be no right of redemption as to the defendant as this is a sale based upon the indivisibility of the land nor will there be any appraisal of the land and its improvements

(D) The purchaser shall take no credit on the purchase price for any unpaid real estate taxes affecting the real estate which are not reported to and paid by the Commission. The state, county, school and other property taxes for the tax year 2026 and subsequent years shall be paid by the purchaser unless otherwise announced at the date of the auction.

BIDDER SHALL BE PREPARED TO COMPLY PROMPTLY WITH THESE TERMS.

BIDDER SHOULD EXAMINE THE RECORDS IN THE OFFICES OF THE ADAIR COUNTY PVA, ADAIR COUNTY CLERK AND ADAIR CIRCUIT COURT CLERK FOR ADDITIONAL INFORMATION REGARDING THE PROPERTY.

THE MASTER COMMISSIONER SALE/DEED IS NOT A WARRANTY OF GOOD TITLE. NEITHER THE COMMISSIONER NOR THE COURT SHALL BE DEEMED TO HAVE WARRANTED TITLE OF SAID REAL ESTATE TO THE PURCHASER.

FOR ADDITIONAL INFORMATION REGARDING THE PROPERTY PLEASE SEE THE ADS BY BRYANT REALTY & AUCTION, LLC.

STATEMENTS MADE THE DAY OF THE SALE SHALL TAKE PRECEDENCE OVER ADVERTISED MATERIAL. IN LINE WITH THAT THE PROPERTIES ARE BEING SURVEYED AND THE DEED WILL PROBABLY BE BASED UPON THE REVISED SURVEY OF THE PROPERTY

THE PROPERTY TO BE SOLD IS AS FOLLOWS, THE PROPERTY BEING LOCATED IN ADAIR COUNTY, KY:

PVA Parcel No. 015-00-00-009.00
(Property B in the judgment and on the sale flyer.)

1 1/2 Story House, concrete block unattached garage, barn/shop and a storage shed on 54+/- acres, (per the old description) with the property being located at 2232 Weed-Sparksville Road, Columbia, Kentucky, in Adair County.

PVA Parcel No. 015-00-00-024.00
(Property A in the judgment and on the sale flyer)

86+/- acres (per the old description) open and wooded with older barn located at the end of Sexton Road, off Olk England Road in the Weed-Sparksville Community, in Adair County.

ROBERT HAGAN, et al. vs. ANTHONY CHRISTOPHER SEXTON, Adair Circuit Court, Civil Action No. 25-CL-00144, Amended Judgment and Order of Sale entered December 2, 2025.

The property is being sold due to its inability to be divided among the heirs. Based on the type of the sale, there will be no appraisals and there will be no right of redemption.

JAMES D. ZORNES, MASTER COMMISSIONER OF THE ADAIR CIRCUIT COURT

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