

CLASSIFIEDS

270-384-6471

(J) Articles For Sale

FOR SALE: ALUMINUM SHEETS. 50¢ each. Can be seen at The Adair Progress' office, 98 Grant Lane, Columbia, Ky.

STATEWIDE CLASSIFIEDS

BATHROOM RE-MODEL

BATH & SHOWER UPDATES in as little as ONE DAY! Affordable prices - No payments for 18 months! Lifetime warranty & professional installs. Senior & Military Discounts available. Call: 1-833-770-0957

Jacuzzi Bath Remodel can install a new, custom bath or shower in as little as one day. For a limited time, waiving ALL installation costs! (Additional terms apply. Subject to change and vary by dealer. (Offer ends 9/30/25.) Call 1-866-837-5986

Safe Step. North America's #1 Walk-In Tub. Comprehensive lifetime warranty. Top-of-the-line installation and service. Now featuring our FREE shower package and \$1600 Off for a limited time! Call today! Financing available. Call Safe Step 1-888-302-4539

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Frankfort Office Space for rent: Second floor with four large office areas, restroom. Office desks furnished. Located 1/2 mile from I-64 Lawrenceburg exit 53A. Electric, water, gas, utilities and internet included. \$2,200 per month. Call Bonnie Howard, Kentucky Press Association, 502-223-8821.

BUYING CARS

We buy 8,000 cars a week. Sell your old, busted or junk car with no hoops, hag-

gles or headaches. Sell your car to Peddie. Easy three step process. Instant offer. Free pickup. Fast payment. Call 1-844-440-0399

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AFFORDABLE TV & INTERNET. If you are overpaying for your service, call now for a free quote and see how much you can save! 1-877-548-7494

Get DISH Satellite TV + Internet! Free Install, Free HD-DVR Upgrade, 80,000 On-Demand Movies, Plus Limited Time Up To \$600 In Gift Cards. Call Today! 1-855-633-4574

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DEBT HELP

Inflation is at 40 year highs. Interest rates are way up.

Credit Cards. Medical Bills. Car Loans. Do you have \$10k or more in debt? Call NATIONAL DEBT RELIEF and find out how to pay off your debt for significantly less than what you owe! FREE quote: Call 1-844-262-5602

DONATIONS (VEHICLES)

Donate your car, truck, boat, RV and more to support our veterans! Schedule a FAST, FREE vehicle pickup and receive a top tax deduction! Call Veteran Car Donations at 1-833-984-2146 today!

GOT AN UNWANTED CAR???

DONATE IT TO PATRIOTIC HEARTS.

Fast free pick up. Patriotic Hearts' programs help veterans find work or start their own business. Call 1-866-348-8793

Replace your roof with the best looking and longest lasting material - steel from Erie Metal Roofs!

Get a break on your

All real estate advertised herein is subject to the Federal Fair Housing Act, which makes it illegal to advertise any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin, or intention to make any such preferences, limitations or discrimination. State laws forbid discrimination in the sale, rental or advertising of real estate based on factors in addition to those protected under federal law. We will not knowingly accept any advertising for real estate which is in violation of the law. All persons are hereby informed that all dwellings advertised are available on an equal opportunity basis.

EQUAL HOUSING OPPORTUNITY

taxes! Donate your car, truck, or SUV to assist the blind and visually impaired. Arrange a swift, no-cost vehicle pickup and secure a generous tax credit for 2025. Call Heritage for the Blind Today at 1-877-581-3053 today!

HEALTH

Portable Oxygen Concentrator May Be Covered by Medicare! Reclaim independence and mobility with the compact design and long-lasting battery of Inogen One. Free information kit! Call 888-982-0374

HOME IMPROVEMENT

No more cleaning out gutters. Guaranteed! LeafFilter is backed by a no-clog guarantee and lifetime transferrable warranty. Call today 1-866-329-2415 to schedule a FREE inspection and no obligation estimate. Plus get 75% off installation and a bonus \$250 discount! Limited time only. Restrictions apply, see representative for warranty and offer details.

SunSetter. America's Number One Awarding! Instant shade at the touch of a button. Transform your deck or patio into an outdoor oasis. Up to 10-year limited warranty. Call now and SAVE \$350 today! 1-866-348-8793

Replace your roof with the best looking and longest lasting material - steel from Erie Metal Roofs!

Get a break on your

Three styles and multiple colors available. Guaranteed to last a lifetime! Limited Time Offer up to 50% off installation + Additional 10% off install (for military, health workers & 1st responders.) Call Erie Metal Roofs: 1-888-306-0302

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EVERYONE READS THE CLASSIFIEDS

Fill out the following form and send in to advertise in the The Adair Progress

Issue:

Date:

Price:

Name:

Address:

City:

State:

Phone:

Category Heading:

AD INFORMATION

20 WORDS OR LESS=\$6.50 10¢ EACH ADDITIONAL WORD

Payment must be included with form.

Send to:
ADAIR PROGRESS
P.O. Box 595,
Columbia, KY 42728

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.

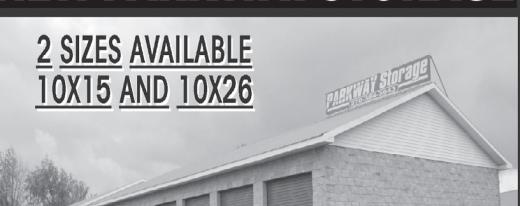
ROBERT HAGAN, et al. vs. ANTHONY CHRISTOPHER SEXTON, Adair Circuit Court, Civil Action No. 25-CI-00144, Amended Judgment and Order of Sale entered December 2, 2025.

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

NEW PARKWAY STORAGE

2 SIZES AVAILABLE
10X15 AND 10X26



STORAGE BUILDINGS FOR RENT

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