

MASTER COMMISSIONER'S SALE

In order to comply with the orders of the Pulaski Circuit Court, the Commissioner will sell the property described in the following action on **THURSDAY, APRIL 28, 2022** at the hour of **1:00 p.m.** In order to comply with the Orders of the Pulaski Circuit Court and the Kentucky Supreme Court regarding social distancing, etc., this sale will be held at **207 S. RICHARDSON DRIVE, SOMERSET, KY 42501, (GODBY AUCTION CENTER BUILDING)**. A list of all these requirements is specified below in paragraph E. **Please read this entire ad and be prepared to abide by all these requirements if you plan to attend this sale.** Said property shall be sold to raise the amounts hereinafter set forth, together with interest and the costs of the action, and (unless otherwise indicated) upon the following terms and conditions:

- (A) At the time of sale the successful bidder shall either pay cash or make a deposit of 10% of the purchase price with the balance on credit for thirty (30) days. **In the event the successful bidder desires or elects to credit the balance, he or she will be required to post bond and furnish an acceptable surety thereon.** Said bond shall be for the unpaid purchase price and bear interest at the rate of Six (6%) percent per annum from the date of sale until paid. **IN THE EVENT THAT THE PURCHASER IS NOT PAYING THE FULL AMOUNT OF THE PURCHASE PRICE OF THE PROPERTY ON THE DATE OF SALE, ANOTHER PERSON MUST BE PRESENT ON THE PURCHASER'S BEHALF TO SIGN AS SURETY FOR THE REMAINDER OF THE PURCHASE PRICE.**
- (B) Risk of loss of improvements shall be on the purchaser from date of sale.
- (C) **The purchaser shall be required to assume and pay all taxes or assessments upon the property for the current tax year (2022)** and all subsequent years. All other delinquent taxes or assessments upon the property for prior years shall be paid from the sale proceeds **if properly claimed in writing and the holder(s) thereof is a party to the foreclosure.** The Master Commissioner warrants only such title as is referred by Court order and does not guarantee that all taxes are paid.
- (D) 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 Pulaski County Clerk's Office and such right of redemption as may exist in favor of the United States of America or the defendant(s).
- (E) The MC sales must abide by all requirements laid out in orders from the Governor and the Kentucky Supreme Court and the Pulaski Circuit Court **including 6 feet of social distancing between each person.** At the request of the Master Commissioner, a bailiff or sheriff's deputy, will be assigned to each sale to enforce these conditions. These sales shall not take place inside a judicial center. It is preferred that these sales take place in an outdoor venue. Should a sale take place on judicial center steps, plaza, or property, **it must comply with the 6-foot social distancing rule and those gathering must wear masks** as provided in said Order. If a member of the public seeks to participate but does not have an appropriate facial covering, then a facial covering may be provided by the Master Commissioner, bailiff, or sheriff's deputy, at a reasonable expense of the sale. Any advertisements shall include the requirements for 6 feet of social distancing and any other venue health requirements including masks.

**SALE NO. 1**

**Appraisal-\$100,000.00**

**PVA # 064-1-1-43**

PennyMac Loan Servicing, LLC vs. Jade Johnson, et al (18-CI-00036, Div. I, to raise the principal amount of \$134,304.62, together with interest, charges and costs).

**144 TIMBERLAKE DR., BRONSTON, KY 42518**

Tract of land being more particularly described in Deed Book 928, Page 358, Pulaski County Court Clerk's Office, Kentucky.

PLAINTIFF'S ATTORNEY: Hon. Holly N. Wolf, Columbus, OH (614) 220-5611

**SALE NO. 2**

**Appraisal-\$38,000.00**

**PVA # 054-0-2-08**

Adair Asset Management, LLC vs. Hollis Lee Bingham, et al, (19-CI-00031, Div. II, to raise the principal amount of \$12,677.33, together with interest, charges and costs).

**851 SINGLETON ROAD, EUBANK, KY 42567**

Tract of land being more particularly described in Deed Book 904, Page 166, in the Pulaski County Court Clerk's Office, Kentucky.

PLAINTIFF'S ATTORNEY: Hon Justin H. Ramey, Murray, KY (270) 761-4558

**SALE NO. 3**

**Appraisal-\$12,000.00**

**PVA # 060-9-4-38**

Independent Capital Holdings, LLC vs. Kristina Holly Fountain, et al, (16-CI-00700, Div. II, to raise the principal amount of \$4,232.92, together with interest, charges and costs).

**225 JASPER STREET, SOMERSET, KY 42501**

Tract of land being more particularly described in Deed Bok 616, Page 243, in the Office of the Pulaski County Court Clerk, Kentucky.

PLAINTIFF'S ATTORNEY: Hon. M. Scott Mattmiller, Lexington, KY (859) 287-2400

**SALE NO. 4**

**Appraisal-\$65,000.00**

**PVA # 043-9-0-30**

UMB Bank, NA, as Custodian for Clearleaf vs. Lyndsay Brooke Todd, et al (20-CI-00470, Div. I, to raise the principal amount of \$13,065.76, together with interest, charges and costs).

**35 SKYLINE DRIVE, EUBANK, KY 42567**

Tract of land being more particularly described in Deed Book 907, Page 625, in the Office of the Pulaski County Court Clerk, Kentucky.

PLAINTIFF'S ATTORNEY: Hon. J. Shannon Bouchillon, Louisville, KY (502) 895-3111