

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 **WEDNESDAY, MARCH 27, 2024** at the hour of **1:00 p.m.** This sale will be held at **207 S. RICHARDSON DRIVE, SOMERSET, KY 42501, (GODBY AUCTION CENTER BUILDING).** **NOTE: Please do not call Godby Realty Co. with questions about this sale, as they just voluntarily auctioneer for us. Thank you!!**. 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 (2024) 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).

SALE NO. 1

Appraisal-\$5,000.00

PVA # 048-4-1-11

Mid South Capital Partners, LP vs. Betty Sue Alley, et al, (22-CI-01069, Div. I, to raise the amount of \$6,355.50 together with interest, charges and costs).

331 BREEZY HILLS DRIVE, SOMERSET, KY 42503

Tract of land being more described in the Office of the Pulaski County Court Clerk, Kentucky, in Deed Book 782, Page 215. See Also Land Contract in Contract Book 26, Page 87, in the aforesaid Clerk's Office. (The 1978 14 x 70 Atlanta Mobile Home, VIN 9380 is included in this Sale).

PLAINTIFF'S ATTORNEY: Hon. Hunter Jones, Lexington, KY (859) 403-3313

SALE NO. 2

Appraisal-\$175,000.00

PVA # 075-3-2-41

Kentucky Housing Corporation vs. Eric B. Lawson, et al, (23-CI-01027, Div. II, to raise the amount of \$152,221.35, together with interest, charges and costs.)

106 SHADY LANE, SOMERSET, KY 42501

Tract of land being more described in the Office of the Pulaski County Court Clerk, Kentucky, in Deed Book 1001, Page 643.

PLAINTIFF'S ATTORNEY: Hon. Septimious Taylor, Owensboro, KY (270) 684-1606

SALE NO. 3

Appraisal-\$100,000.00

PVA # 058-3-0-84.4

Kentucky Housing Corporation vs. Kelsey and Sabra Vanhook, (23-CI-01130, Div. I, to raise the amount of \$140,385.70, together with interest, charges and costs).

25 T. MILLER'S WAY, SCIENCE HILL, KY 42553

Tract of land being more described in the Office of the Pulaski County Court Clerk, Kentucky, in Deed Book 1060, Page 676. (The Flee Mobile Home, 28 x 48, VIN FLE250TN1842478AB is included in this sale).

PLAINTIFF'S ATTORNEY: Hon. Septimious Taylor, Owensboro, KY (270) 684-1606

EXHIBIT A

①

Property Address: 331 Breezy Hills Drive, Somerset, KY 42503

Map ID: 048-4-1-11

A certain tract or parcel of land lying and being in Pulaski County, Kentucky on Bethlehem Road, which is more particularly described as follows, to-wit:

Being LOT No. 24 of the BREEZY-HILL MOBILE HOME PARK, the plat of said Mobile Home Park being of record in Plat Book 10, Page 29, to which plat reference is made for a more complete description of said lot.

This conveyance is SUBJECT TO the RESTRICTIONS as set out in Plat Book 10, Page 29.

There is also located on the above-described property a 14 x 70 1978 Atlanta Mobile Home - VIN Number 9380.

Being the same property conveyed to Bobby Joe Alley and Betty Sue Alley, from Bobby Joe Alley, by Deed dated April 13, 2006, recorded in Deed Book 782, Page 215, in the office of the Pulaski County Clerk. Bobby Joe Alley died December 30, 2006 vesting all right title and interest to Betty Sue Alley by right of survivorship.

See also Land Contract between Bobby Joe Alley and Betty Sue Alley, Vendors, and David Phelps and Sandra Phelps, Vendees, dated April 13, 2006, recorded in Contract Book 26, Page 87, and the Office of the Pulaski County Clerk.

EXHIBIT "A"

②

The subject

property, located at 106 Shady Lane, Somerset, Pulaski County, Kentucky, and more particularly described as follows:

Parcel #075-3-2-41

A certain lot or parcel of land lying and being in Pulaski County, Kentucky, and being described as **LOT NO. 19** of the **SHADY LANE SUBDIVISION**, Plat Book 1, page 102, Pulaski County Court Clerk's Office, Kentucky.

Being the same property conveyed to Eric B. Lawson and Wendy D. Johnston, both unmarried, by Deed dated August 30, 2019; and recorded in Deed Book 1001, page 643, in the Office of the Pulaski County Clerk.

EXHIBIT "A"

3

Certain tracts or parcels of land lying and being in the City limits of Science Hill, in Pulaski County, Kentucky, on the east side of Frog Hollow Road, approximately 0.2 miles south of Kentucky Highway 635, and more particularly bounded and described as follows:

Being all of Lot No. 2 as shown on Plat of Survey titled: T. Miller Subdivision, Phase 1, of record in Plat Cabinet G, Slide 34D, in the Pulaski County Court Clerk's Office, Kentucky.

Also including a Mobile Home, Make Flee, Model 28x48, VIN FLE250TN1842478AB, Title Number 202131000170, converted to real estate simultaneously herewith via Affidavit of Conversion of record in MSC Book 7, page 529, in the Pulaski County Clerk's records.

Being the same property conveyed to Kelsey VanHook and Sabra VanHook, married couple, by Deed dated July 20, 2022 and recorded in Deed Book 1060, page 676, in the Office of the Pulaski County Clerk.

25 T. Miller's Way, Science Hill, Ky. 42553

PVA # 058-3-0-84.4