

MASTER COMMISSIONER'S SALE

The Pulaski PVA office is providing this information to assist potential buyers. Any changes are at the discretion of the Master Commissioner. All property information is taken from deeds and other information collected by this office therefore we cannot guarantee acreage, exact location and specific household characteristics

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, NOVEMBER 30, 2017** at the hour of 1:00 p.m., in the **PULASKI COUNTY FISCAL COURTROOM**, located in Suite 303, in the Pulaski County Courthouse, 100 N. Main St., Somerset, Kentucky. 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 (2017) 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 - \$120,000.00

Parcel ID # 050-4-1-43

EverBank vs. Michael L. Rose, et al (17-CI-00395, Div. II, to raise the principal amount of \$137,942.31, together with interest, charges and costs).

1907 ALDON'S WAY, SOMERSET, KY 42503

Tract of land being more particularly described in Deed Book 800, Page 324, in the Pulaski County Clerk's Office, Kentucky.

PLAINTIFF'S ATTORNEY: Hon. John R. Cummins, Columbus, OH (614) 220-5611

SALE NO. 2

Appraisal-\$60,000.00

Parcel ID # 050-1-1-20

Finance of America Reverse, LLC vs. Lelia C. Slagle, et al (16-CI-00664, Div I,, to raise the principal amount of \$76,192.58, together with interest, charges and costs).

30 HUGHES COURT, SOMERSET, KY 42501

Tract of land being more particularly described in Deed Book 879, Page 377, in the Pulaski County Clerk's Office, Kentucky.

PLAINTIFF'S ATTORNEY: Hon. Jason Whitacre, Stow, OH (330) 436-0300

SALE NO. 3

Appraisal-\$35,000.00

Parcel ID # 036-0-0-40

Mid South Capital Partners, LP vs. Michael Kline, et al (15-CI-00930, Div. II, to raise the principal amount of \$6,865.87, together with interest, charges and costs).

3438 HWY. 1676, SCIENCE HILL, KY 42553

Tract of land being more particularly described in Deed Book 855, Page 40, in the Pulaski County Court Clerk's Office, Kentucky.

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

SALE NO. 4

Community Trust Bank, Inc. vs. Daulton Developers, et al, (17-CI-00430, Div. I, to raise the principal amount of \$247,534.88, together with interest, charges and costs).

Appraisal-\$235,000.00

Parcel ID # 051-7-3-15

677 HIDDEN LOOP DRIVE, SOMERSET, KY 42501

Tract of land being more particularly described in Deed Book 891, Page 594; Deed Book 839, Page 152; Deed Book 840, Page 711; part of property in Deed Book 592, Page 338; in the Pulaski County Court Clerk's Office, Kentucky.

And

Appraisal-\$160,000.00

Parcel ID # 049-2-3-02, 03, 04
05, 06, 07, 08, 09, 10, 13, 14, 15, 16, 17, 18, 19

333 WTLO RD., SOMERSET, KY 42501

Tract of land being more particularly described in Deed Book 814, Page 8 in the Pulaski County Court Clerk's Office, Kentucky. There is excluded property described in Deed Book 891, Page 594; Deed Book 839, Page 152; and Deed Book 840, Page 711, aforesaid Clerk's Office, Kentucky.

PLAINTIFF'S ATTORNEY: Hon. G. Michael Cain, Frankfort, KY (502) 223-1200

SALE NO. 5

Appraisal-\$100,000.00

Parcel ID # 115-0-1-28

Cumberland Security Bank, Inc. vs. Jason D. Lay, et al, (16-CI-00911, Div. I, to raise the principal amount of \$125,992.25, together with interest, charges and costs).

1862 SHOPVILLE ROAD, SOMERSET, KY 42503

Tract of land being more particularly described in Deed Book 846, Page 333, in the Pulaski County Court Clerk's Office, Kentucky.

PLAINTIFF'S ATTORNEY: Hon. Philip S. George, Newport, KY (859) 655-8430

SALE NO. 6

Appraisal-\$35,000.00

Parcel ID # 062-7-1-03

Ditech Financial LLC fka Green Tree Servicing, LLC vs. Benny H. Decker, et al, (17-CI-00111, Div. II, to raise the principal amount of \$17,148.90, together with interest, charges and costs).

847 HWY. 3057, SOMERSET, KY 42501

Tract of land being more particularly described in Deed Book 766, Page 80, in the Pulaski County Court Clerk's Office, Kentucky.

PLAINTIFF'S ATTORNEY: Hon. David E. Johnson, Cincinnati, OH (513) 241-3100

SALE NO. 7

Appraisal-\$47,500.00

Parcel ID # 063-6-1-68

Margee Wood vs. Leonard Decker, et al, (16-CI-00774, Div. I, to raise the principal amount of \$4,740.92, together with interest, charges and costs).

155 ANDERSON DRIVE, SOMERSET, KY 42503

Tract of land being more particularly described in Deed Book 853, Page 265, in the Pulaski County Court Clerk's Office, Kentucky.

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

SALE NO. 8

Appraisal-\$75,000.00

Parcel ID # 062-5-4-04

Monarch Holdings, Inc. v. Jonica L. Moran, et al, (16-CI-00775, Div. I, to raise the principal amount of \$4,526.05, together with interest, charges and costs).

1080 PARKERS MILL ROAD, SOMERSET, KY 42501

Tract of land being more particularly described in Deed Book 850, Page 350, and Affidavit recorded in Deed Book 862, Page 92, in the Pulaski County Court Clerk's Office, Kentucky.

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

SALE NO. 9

Appraisal-\$42,000.00

Parcel ID # 058-3-0-26

Citizens Bancshares, Inc. d/b/a Citizens National Bank vs. Tony Brent Singleton, II et al, (16-CI-00131, Div. I, to raise the principal amount of \$69,896.21, together with interest, charges and costs).

29 MAPLE LANE SPUR, SCIENCE HILL, KY 42553

Tract of land being more particularly described in Deed Book 815, Page 236, Pulaski County Court Clerk's Office, Kentucky.

PLAINTIFF'S ATTORNEY: Hon. John S. Gillum, Somerset, KY (606) 679-9222

SALE NO. 10

Appraisal-\$

Parcel ID # 046-8-2-39

Bank of America, N. A. vs. Jason M. McKeown, et al, (17-CI-00743, Div. II, to raise the principal amount of \$53,780.22, together with interest, charges and costs).

205 ADAMS ROAD, SCIENCE HILL, KY 42553

Tract of land being more particularly described in Deed Book 786, Page 309, Pulaski County Court Clerk's Office, Kentucky.

PLAINTIFF'S ATTORNEY: Hon. Victoria M. Homes, Louisville, KY (502) 276-6924

SALE NO. 11

Appraisal-\$80,000.00

**Parcel ID # 050-5-1-10
050-5-1-10.1**

Citizens Bancshares, Inc. d/b/a Citizens National Bank vs. Jeffrey L. Brown, a/k/a Jeff Brown, et al, (16-CI-00980, Div. I, to raise the principal amount of \$99,460.93, together with interest, charges and costs).

2802 JASPER AVENUE, SOMERSET, KY 42503

Tract of land being more particularly described in Deed Book 796, Page 280 in the Pulaski County Court Clerk's Office, Kentucky.

PLAINTIFF'S ATTORNEY: Hon. Hon. John S. Gillum, Somerset, KY 42502 (606) 679-9222

SALE NO. 12

Appraisal-\$1,500.00

Parcel ID # 094-6-3-39

\$2,500.00

094-6-3-38

\$1,500.00

094-6-3-40

\$2,500.00

094-6-3-41

Loretta Combs vs. Mayfrea Payne, et al, (17-CI-00744, Div. II, to raise the principal amount of \$6,767.98, together with interest, charges and costs).

HAWK DRIVE, BURNSIDE, KY 42519

Tract of land being more particularly described in Deed Book 365, Page 105; See Also Affidavit of Descent in Deed Book 461, Page 115; Will Book 27, Page 520; Deed Book 316, Page 463; See Also Affidavit of Descent in Deed Book 461, Page 115; Deed Book 356, Page 103; Deed Book 349, Page 520; all in the Pulaski County Court Clerk's Office, Kentucky.

PLAINTIFF'S ATTORNEY: Hon. Ryan Morrow, Somerset, KY (606) 677-9014

SALE NO. 13

Appraisal-\$185,000.00

Parcel ID # 074-5-2-28

Monticello Banking Company vs. Johnny Fulcher, et al, (17-CI-00486, Div. I, to raise the principal amount of \$101,211.56, together with interest, charges and costs).

3600 CLUBHOUSE DRIVE, SOMERSET, KY 42503

Tract of land being more particularly described in Deed Book 657, Page 193, Pulaski County Court Clerk's Office, Kentucky.

PLAINTIFF'S ATTORNEY: Hon. Van F. Phillips, Monticello, KY 42633 (606) 348-5591