

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, MARCH 29, 2018** 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 (2018) 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 - \$65,000.00

Parcel ID # 060-1-1-42

Ditech Financial, LLC vs. Mitzi Johnsen, (17-CI-00493, Div. II, to raise the principal amount of \$50,193.82, together with interest, charges and costs).

2873 N. HWY. 1247, SOMERSET, KY 42503

Tract of land being more particularly described in Deed Book 572, Page 436, Pulaski County Court Clerk's Office, Kentucky.

PLAINTIFF'S ATTORNEY: Hon. John R. Cummins, Columbus, OH (614) 222-4921

SALE NO. 2

Appraisal-\$40,000.00

Parcel ID # 063-5-1-49

Bayview Loan Servicing, LLC vs. Connie Saylor, et al, (17-CI-00809, Div. II, to raise the principal amount of \$76,960.59, together with interest, charges and costs).

5203 MAPLE GROVE ROAD, SOMERSET, KY 42501

Tract of land being more particularly described in Deed Book 539, Page 387, Pulaski County Court Clerk's Office, Kentucky.

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

SALE NO. 3

Appraisal-\$75,000.00

Parcel ID # 039-7-0-65

Quicken Loans, Inc. vs. Nicholas Worley, et al, (17-CI-01013, Div. II, to raise the principal amount of \$134,865.32, together with interest, charges and costs).

104 JONATHAN CT., SOMERSET, KY 42503

Tract of land being more particularly described in Deed Book 943, Page 396, Pulaski County Court Clerk's Office, Kentucky.

PLAINTIFF'S ATTORNEY: Hon. Mark N. Dierks, Florence, KY (513) 241-7722

SALE NO. 4

Appraisal-\$50,000.00

Parcel ID # 103-4-0-50

U.S. Bank, N.A., as Trustee for Mid-State Trust VII by Ditech Financial, LLC, as Servicer with Delegated Authority vs. Anthony Merritt, et al, (17-CI-00706, Div. I, to raise the principal amount of \$46,037.27, together with interest, charges and costs).

6096 GRUNDY ROAD, SOMERSET, KY 42501

Tract of land being more particularly described in Deed Book 599, Page 572, Pulaski County Court Clerk's Office, Kentucky.

PLAINTIFF'S ATTORNEY: Hon. Zachary A. Horn, Frankfort, KY (502) 223-1200

SALE NO. 5

Appraisal-\$125,000.00

Parcel ID # 051-7-2-07

Ditech Financial, LLC vs. Shelia A. White (17-CI-001106, Div. I, to raise the principal amount of \$164,436.38, together with interest, charges and costs).

1013 SOUTHFORK DRIVE, SOMERSET, KY 42503

Tract of land being more particularly described in Deed Book 947, Page 177, Pulaski County Court Clerk's Office, Kentucky.

PLAINTIFF'S ATTORNEY: Hon. John R. Cummins, Columbus, OH (614) 222-4921

SALE NO. 6

Appraisal-\$4,000.00

Parcel ID # 061-6-3-35

City of Ferguson, Kentucky vs. Unknown Heirs of Maudie Jane Stephens, et al, (16-CI-00837, Div. I, to raise the principal amount of \$1,844.11, together with interest, charges and costs).

316 JACKSBORO STREET, FERGUSON, KY 42533

Tract of land being more particularly described in Deed Book 454, Page 171, Pulaski County Court Clerk's Office, Kentucky.

PLAINTIFF'S ATTORNEY: Hon. Heidi Powers, Somerset, KY (606) 678-8171

SALE NO. 7

Appraisal-\$75,000.00

Parcel ID # 050-9-1-61

Kentucky Housing Corporation vs. Joseph David Borchers, et al, (17-CI-01148, Div. II, to raise the principal amount of \$75,016.75, together with interest, charges and costs).

214 MIMOSA AVENUE, SOMERSET, KY 42503

Tract of land being more particularly described in Deed Book 844, Page 599, Pulaski County Court Clerk's Office, Kentucky.

PLAINTIFF'S ATTORNEY: Hon. Stephen R. Solomon, Prospect, KY (502) 585-8551

SALE NO. 8

Appraisal-\$250,000.00

Parcel ID # 051-7-2-87

051-7-2-89

Citizens National Bank vs. Scott Anderson, et al, (17-CI-01177, Div. I, to raise the principal amount of \$267,755.50, together with interest, charges and costs).

231 HIDDEN CREEK DRIVE, SOMERSET, KY 42503

Tract of land being more particularly described in Deed Book 818, Page 455, Pulaski County Court Clerk's Office, Kentucky.

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

SALE NO. 9

Appraisal-\$75,000.00

Parcel ID # 075-3-1-36.2

Citizens Bancshares, Inc. d/b/a Citizens National Bank vs. Lisa Rogers, et al, (17-CI-01039, Div. I, to raise the principal amount of \$39,489.29, together with interest, charges and costs).

200 COREY LANE, CONDO 2, SOMERSET, KY 42503

Tract of land being more particularly described in Deed Book 839, Page 512, Pulaski County Court Clerk's Office, Kentucky.

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

SALE NO. 10

Appraisal-\$60,000.00

Parcel ID # 061-4-6-13

Somerset Home Ownership Commission, Inc. vs. Elizabeth Bratten, et al, (17-CI-00580, Div. I, to raise the principal amount of \$48,402.08, together with interest charges and costs).

413 NORTH VINE STREET, SOMERSET, KY 42501

Tract of land being more particularly described in Deed Book 692, Page 96, Pulaski County Court Clerk's Office, Kentucky.

PLAINTIFF'S ATTORNEY: Hon. Molly K. Hardy, Somerset, KY (606) 772-2889

SALE NO. 11

Appraisal-\$125,000.00

Parcel ID # 075-1-0-62

First and Farmers National Bank, Inc. vs. Jamey Lynn Jones, Individually, and in his Capacity as Co-Executor of the Estate of Fairzina Jones, et al, (17-CI-01180, Div. I, to raise the principal amount of \$10,450.94, together with interest, charges and costs).

516 BOLTON DRIVE, SOMERSET, KY 42503

Tract of land being more particularly described in Deed Book 325, Page 326, (See also Will Book 39, Page 570), Pulaski County Court Clerk's Office, Kentucky.

PLAINTIFF'S ATTORNEY: Hon. Jane A. Venters, Somerset, KY (606) 678-4916

EXHIBIT "A"

1

Parcel No.: 060-1-1-42

Legal Description:

A certain tract or parcel of land, located, lying and being in Pulaski County, Kentucky, on the West side of Stanford Pike (now Highway #1247) about three miles North of Somerset, Kentucky, and being more particularly described by new survey as follows, to-wit:

Beginning at an iron pin (set) and said iron pin being located on the West side of road right of way and said iron pin being a common corner to Allen Anderson (534/529); thence leaving said road right of way and running with the line of Anderson and Roy Garner (452/151) S 67 deg. 43' 12" W 415.41 feet to an existing axle and a set iron pin, corner to Garner, and said axle and iron pin being located in the line of Charles Irvine (274/213); thence leaving the line of Garner and running with the line of Irvine N 20 deg. 15' 27" W 120.72 feet to a set iron pin, corner to Irvine, Lyle Neikirk (184/354) and Willard Phelps (238/12); thence leaving the line of Irvine and running with the line of Phelps N 68 deg. 42' 08" E 412.06 feet to an iron pin (set), corner to Phelps, and said iron pin being located on the West side of said road right of way; thence with said road right of way S 18 deg. 51' 09" E 49.99 feet to a set iron pin; thence S 24 deg. 12' 01" E 63.71 feet to the point of beginning, containing 1.1090 acres, more or less.

Being the same property conveyed to Mitzi A. Johnsen, no marital status shown who acquired title by virtue of a deed from Mary Lynn Hurt and Gene Hurt, her husband, dated September 19, 1995, recorded September 25, 1995, at Deed Book 572, Page 436, Pulaski County, Kentucky records.

Subject to all restrictions, conditions and covenants and to all legal highways and easements.

Commonly known as: 2873 North Highway 1247, Somerset, KY 42503

Exhibit A

#2

Legal Description

A certain lot of land lying and being in the County of Pulaski, State of Kentucky, on the waters of Pitman Creek and more particularly described as follows:

Being Lot No. 29, Phase I of the Fox Hill Estates Subdivision of Pulaski County, Kentucky. A plat of said Phase I of Fox Hill Estates subdivision is of record in Plat Book 14, Page 57 and 58. Pulaski County Court Clerk's Office, Kentucky, to which reference is made for a more particular description.

Being the same property conveyed to Larry Saylor and Connie Saylor, husband and wife, with right of survivorship, from Leonard Sears and Elva Sears, husband and wife, and Leonard Chumbley and Verna Chumbly, husband and wife, by deed dated September 30, 1993 and recorded at Deed Book 539, Page 387 in the records of the Pulaski County Clerk. Larry Saylor died on September 30, 2016, whereupon Connie Saylor acquired sole title by survivorship.

Property Address: 5203 Maple Grove Road
Somerset, KY 42501

Parcel Number: 063-5-1-49

EXHIBIT "A"

#3

Address of Property: 104 Jonathan Ct., Somerset, KY 42503
Parcel Number: 039-7-0-65

All that certain lot or parcel of land situate in the County of Pulaski, Commonwealth of Kentucky, and being more particularly described as follows:

Lot No. 22 of Century Place Subdivision, Plat of said Century Place Subdivision being of record in Plat Book 21, Page 76, which is now Plat Cabinet C, Slide 1, Pulaski County Court Clerk's Office, Kentucky, to which plat reference is made for a more complete description of said property. See also Plat attached to Deed Book 501, Page 553, Clerks' Office aforesaid, for revision of Lot #20, #21 and #22 of Century Place Subdivision.

Subject to and together with all easements, restrictions and legal highways, if any, of record.

Being the same property conveyed to Nicholas Worley, unmarried and Whitney Graves, unmarried, by Deed, dated April 7, 2016, recorded on April 11, 2016 in Book 943, Page 396 of the Clerk's Office of Pulaski County, Kentucky.

4

EXHIBIT "A"

Map ID No: 103-4-0-50; 6096 Grundy Rd, Somerset, KY 42501

The following described real estate situated in Pulaski County, Kentucky, to-wit:

Begin at an iron pin set on the Southeast right of way of Highway # 692 at a common corner to the remaining land of Cecil Cook - Deed Book 595, Page 251; thence N. 40 deg. 14' 00" E. 201.21 feet with the highway to an iron pin corner to Cecil Cook; thence leaving the highway and with three lines with Cook, S. 49 deg. 53' 08" E., 216.80 feet to an iron pin, S 40 deg. 14' 00" W. 201.21 feet to an iron pin, N. 49 deg. 53' 08" W. 216.80 feet to the point of beginning, containing 1.00 acre.

Being the same property conveyed from Cecil Cook and Lura Cook, husband and wife, to Anthony Merritt and Rosezetta Merritt, husband and wife, by General Warranty Deed dated February 14, 1997 and recorded February 20, 1997, of record in Deed Book 595, Page 251, and by Deed of Correction dated

April 29, 1997, and recorded May 27, 1997, of record in Deed Book 599, Page 572, in the records for Pulaski County, KY.

EXHIBIT "A"

#5

Parcel No.: 051-7-2-07

Legal Description:

The following lands and property, together with all improvements located thereon, lying in the County of Pulaski, State of Kentucky, to-wit:

Situated in the following described property, to-wit:

A certain tract or parcel of land located, lying and being in Pulaski County, Kentucky, on the waters of Cumberland River, near the State Branch Road, and being known and designated as Lot No. Twenty-Six (26) of the South Fork Subdivision, as evidenced by plat of same of record in Plat Book 18, Page 32 (now Plat Book B, Slide 607), Pulaski County Court Clerk's Office, Kentucky, to which reference is made for a more particular description of said lot.

Being the same property conveyed to Gerald O. White and Shelia A. White, husband and wife who acquired title, with rights of survivorship, by virtue of a deed from Steve Barlow and Velda Barlow, husband and wife, dated June 17, 2016, recorded August 27, 2016, at Deed Book 947, Page 177, Pulaski County, Kentucky records

INFORMATIONAL NOTE: Gerald O. White died October 29, 2016, and pursuant to the survivorship language in the above-mentioned deed, all his interest passed to Shelia A. White.

Subject to all restrictions, conditions and covenants and to all legal highways and easements.

Commonly known as: 1013 Southfork Drive, Somerset, KY 42503

#6

EXHIBIT "A"

The real property or its address is commonly known as 316 Jacksboro Street, Ferguson, Kentucky 42533.

Two certain tracts or parcels of land lying and being in Pulaski County, State of Kentucky and on Jacksboro Street, and bounded and described as follows, to wit:

First Tract: Lot No. 21 (old deed calls for Lot No. 1) Section Three of the Buena Vista Addition to the City of Somerset, Kentucky, said lot being 84.3 ft. on Jacksboro Street and 172.5 ft. deep on the North line and 150 ft. deep on the South line and 61 ft. wide on the East end of said lot.

Second Tract: Adjoining first Lot and beginning at a stone on the East line of Jacksboro Street and being a corner to Jack Gardner's lot; thence East with his line 150 ft. to a stake; thence South 60 ft. to a stake; thence West 150 ft. to a stake in the East line of said street; thence North 60 ft. to the beginning.

BEING the same property conveyed to Maudie Jane Stephens, from Alfred Stephens and Celestine Stephens, his wife, by Deed dated December 10, 1986, and filed of record in Deed Book 454, Page 171, Pulaski County Court Clerk's Office, Kentucky.

PVA # 061-6-3-35

EXHIBIT "A"
REAL ESTATE

#7

214 Mimosa Avenue, Somerset, Kentucky 42503

PIDN: 050-9-1-61

LOT NUMBER 117, in the Green Meadow Subdivision to the City of Somerset, Pulaski County, Kentucky, the plat to said subdivision being recorded in Plat Book 4, Page 21, now Plat Cabinet A, Slide 102-1, Pulaski County Court Clerk's Office, to which reference is hereby made for description.

Being the same property conveyed to Barbara J. Borchers, unmarried, by deed dated September 22, 2009, of record in Deed Book 844, Page 599, in the Office of the Clerk of Pulaski County, Kentucky.

Further conveyed to The Barbara Borchers Living Trust, dated June 2, 2016 and any amendments thereto by and through its duly appointed Trustee, Barbara Borchers. Barbara Borchers died June 12, 2017.

#8

EXHIBIT "A"

Address: 231 Hidden Creek Dr., Somerset, KY 42503
PVA Parcel No.: 051-7-2-87 and 051-7-2-89

PARCEL ONE: One certain tract or parcel of land lying in the County of Pulaski, State of Kentucky, and bounded as follows:

Being Lot No. 4 of Hidden Creek Place, as evidenced by plat of said subdivision of record in Plat Cabinet C, Slide 783, Pulaski County Court Clerk's Office, Kentucky, to which reference is made for a more particular description of said lot.

The above described property is conveyed SUBJECT TO THE RESTRICTIONS set out in Deed of record in Deed Book 693, Page 632 and EASEMENTS shown on Plat of Hidden Creek Place of record in Plat Cabinet C, Slide 783, Pulaski County Court Clerk's Office, Kentucky.

PARCEL TWO: One certain tract or parcel of land lying in the County of Pulaski, State of Kentucky, and bounded as follows:

Being Lot No. 6 of Hidden Creek Place, as evidenced by plat of said subdivision of record in Plat Cabinet D, Slide 126, Pulaski County Court Clerk's Office, Kentucky, to which reference is made for a more particular description of said lot.

Being the same property conveyed to Scott D. Anderson, a single man, from Orvis Anderson and Deva Anderson, husband and wife, by Deed dated January 30, 2008, of record in Deed Book 818, Page 455, Pulaski County Court Clerk's Office, Kentucky.

#9

EXHIBIT "A"

Address: 200 Cory Lane, Condo 2, Somerset, KY 42503
PVA Parcel No. 075-3-1-36.2

Being Unit 2 of the Ikerd-Girdler and Massey Townhomes which contains 0.1063 acres and the townhouses located thereon as set forth on the plat of Ikerd-Girdler & Massey Townhouses recorded in the Plat Cabinets C, Slide 630, Pulaski County Court Clerk's Office, Kentucky.

This property is subject to the restriction of the Ikerd-Girdler & Massey Townhouses dated October 15, 1998, and of record in Deed Book 625, Page 622,

Pulaski County Clerk's Office, Kentucky.

Being the same property conveyed to Lisa Garner Rogers, a single person from Jonathan Scott Hays, a single person, by Deed of Conveyance dated the 28th day of May, 2009, and of record at Deed Book 839, Page 512, Pulaski County Clerk's Office, Kentucky.

#10

EXHIBIT "A"

A certain tract or parcel of land lying and being in the City of Somerset, Pulaski County, Kentucky, being known as 413 N. Vine Street, and being bounded and described as follows:

BEGINNING on an iron pin set on the right of way of Vine Street, said pin being corner to Somerset Home Ownership, Inc. (D.B. 662, Pg. 264, Tract One); thence with Somerset Home Ownership, Inc.'s line North 80 degrees 03 minutes 35 seconds East for a distance of 54.68 feet to an iron pin found (P.L.S. 2563, Daulton), said pin being corner to Clyde Hansford (D.B. 410, Pg. 658) and being a new corner to Hazel Margaret Hansford (D.B. 544, Pg. 282); thence with Hazel Margaret Hansford's new division line South 08 degrees 25 minutes 39 seconds East for a distance of 33.64 feet to an iron pin set; thence South 83 degrees 08 minutes 11 seconds West for a distance of 53.11 feet to an iron pin set on the right of way of Vine Street; thence with the right of way of Vine Street North 11 degrees 21 minutes 38 seconds West for a distance of 30.79 feet to the point of BEGINNING. Together with and subject to covenants, easements, and restrictions of record. Said property contains 0.0398 acres more or less as surveyed by Gary L. Girdler (P.L.S 2563) on the 27th day of November 2000 (Job No. B008). All pins set at the time of this survey were half-inch re/bar with a yellow identification cap stamped G.L.G. 2563.

Being the same property conveyed to Elizabeth Bratton, by a Deed of Conveyance dated the 1st day of February, 2002, of record in Deed Book 692, Page 96, Pulaski County Clerk's Office, Kentucky.

Property Address: 413 North Vine Street, Somerset, Kentucky 42501
PVA Parcel Id. No. 061-4-6-13

Exh. "A"

11

17-CI-1180

A certain tract of land in the community of Somerset, Pulaski County, Kentucky, located on Bolton Drive and described more particularly as follows:

POINT OF BEGINNING at a ½" x 18" Rebar Set stamped W. Daulton (Red) cap #2463 (hereinafter referred to as an Iron Pin Set) 20' from the centerline of Bolton Drive at a corner to Stephen Callarman (Db 728 Pg 030) and the parent tract, Fairzina Jones (Db 325 Pg 328). THENCE parallel with the centerline of Bolton Drive N 42 deg. 17' 49" E for a distance of 51.97 feet; N 36 deg. 54' 44" E for a distance of 58.84 feet; N 50 deg. 52' 59" E for a distance of 42.81 feet; N 72 deg. 01' 52" E for a distance of 32.74 feet; N 86 deg. 10' 27" E for a distance of 39.72 feet; S 88 deg. 44' 05" E for a distance of 52.78 feet; N 85 deg. 56' 24" E for a distance of 14.54 feet to a ½" Rebar Found (Yellow) cap #2563 20' from the centerline of Bolton Road at a corner to William Brown (Db 653 Pg 202). THENCE with Brown S 14 deg. 26' 56" E for a distance of 260.77 feet to an Iron Pin Set; S 41 deg. 49' 36" E for a distance of 196.46 feet to a Wood Corner Post Found (a ½" Reference Rebar Found (Yellow) cap #2563 N 49 deg. 09' 35" E for a distance of 9.79 feet) in the line of James Burdine (Db 358 Pg 373). THENCE with Burdine S 46 deg. 08' 41" W for a distance of 210.00 feet to an Iron Pin Set; N 44 deg. 06' 13" W for a distance of 26.60 feet to a ½" Iron Pipe Found (no cap) at a corner to Raymond Vaught (Db 580 Pg 644). THENCE with Vaught, then with Stephen Callarman (Db 728 Pg 030) N 33 deg. 46' 53" W for a distance of 481.49 feet to the POINT OF BEGINNING. Together with and subject to covenants, easements, and restrictions of record. Containing 2.53 acres more or less as surveyed by Weylan G. Daulton LLS #2463 by Magnetic North on 04-27-2009. See Plat of Survey for Fairzina Jones, of record in Plat Cabinet E, Slide 52, Pulaski County Clerk's Office, Kentucky.

This property is subject to the Restrictions of record in Deed Book 325, Page 326, Pulaski County Clerk's Office, Kentucky.

Being a new survey of the remainder of the property conveyed to William E. Jones and Fairzina Jones, husband and wife, from Clemont O. Bolton and Pansy Bolton, husband and wife, by Survivorship Deed dated May 9, 1972, of record in Deed Book 325, Page 326. William E. Jones died testate on December 8, 1999 and title vested in Fairzina Jones by virtue of the survivorship clause in the aforesaid Deed. See also Last Will and Testament of William E. Jones, of record in Will Book 39, Page 570. Fairzina Jones died testate on October 15, 2015. See Last Will and Testament of Fairzina Jones, of record in Will Book 72, Page 663. All of the above references being of record in the Pulaski County Clerk's Office, Kentucky.

PVA Parcel No. 075-1-0-62

Address: **516** Bolton Drive
Somerset, KY 42503