

**HART COUNTY MASTER COMMISSIONER'S**  
**NOTICE OF SALES**

By virtue of Judgment and Order of Sale entered in the Hart Circuit Court in the cases listed below, the following properties located in Hart County, Kentucky, shall be sold at the door of the Hart County Judicial Center in Munfordville, Hart County, Kentucky, on Wednesday, October 25, 2017, at 9:00 A.M., (Central Time), and being more particularly described as follows:

- 1) **321 E. Main Street, Horse Cave, KY 42749**  
Deed Book 333, Page 106, PVA #402-00-19-023.00  
Kentucky Housing Corporation vs. Christopher J. Meador a/k/a Christopher Jacob Meador, et al  
Civil Action No. 17-CI-00144
  
- 2) **521 Frenchman Knob Road, Bonnierville, KY 42713**  
Deed Book 290, Page 375, PVA #062-00-00-056.00  
Urban Financial of America, LLC vs. Linda Lou Ely, et al  
Civil Action No. 17-CI-00029
  
- 3) **4993 South Jackson Highway, Horse Cave, KY 42749**  
Deed Book 156, Page 572, PVA #077-00-00-093.00  
Deed Book 188, Page 792, PVA #076-00-00-020.00  
Bayview Loan Servicing, LLC vs. Dennis Trent, AKA Dennis R. Trent, et al  
Civil Action No. 16-CI-00195
  
- 4) **7.51 acres on Stuart Avenue, Horse Cave, KY 42749**  
Deed Book 124, Page 61, PVA #402-00-26-035.00  
Vicki L. Freeman, Executrix U/W James K. Palmore, deceased, vs. Phyllis J. Palmore  
Civil Action No. 17-CI-00011

At the time of sale the successful bidder shall either pay full cash or make a deposit of 10% of the purchase price. If, as the successful bidder, you only pay 10% down, you must have a Kentucky Bank to act as unconditional surety on the remaining 90% of the purchase price, plus interest pursuant to KRS 426.705, which must be paid within 30 days of the Sale date. (The necessary surety form can be obtained at the Master Commissioner's office). The Surety **MUST BE PRE-APPROVED** by the Master

Commissioner's office no later than 12:00 noon on the Friday immediately preceding the sale date to secure the unpaid balance of the purchase price. A Loan Officer from the pre-approved Kentucky Bank must sign the surety bond at the sale. In the event the successful bidder is the Plaintiff, then in lieu of the deposit, that Plaintiff shall be allowed to bid on credit up to the judgment amount. **NO FAXED OR EMAILED BIDS WILL BE ACCEPTED.**

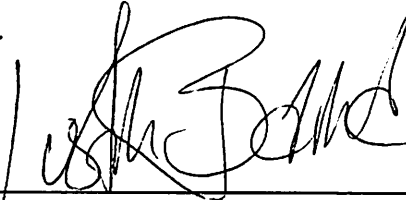
The buyer will be responsible for taxes for the year of the sale. The property shall be sold free and clear of all parties named in the above-styled action, but subject to the following: any lien not included in the suit, recorded easements, rights of way, any facts which an inspection or accurate survey might reveal, and the planning and zoning regulations of Hart County, Kentucky. The Master Commissioner does not obtain title inspections or investigate for further liens on the property. The purchaser is responsible for title inspection and/or any additional liens not named in the Judgment and Order of Sale. It is recommended that a title search be performed **prior** to the sale.

The purchaser may take possession of the property pursuant to the terms of the judgment. If the judgment does not make provision for possession, the buyer may seek possession of the property through the court system after payment of the full purchase price. The Master Commissioner does not have ability to grant access or possession of the property.

The Plaintiff, the Court, and the Commissioner shall not be deemed to have warranted title to any purchaser. Said property is sold subject to the Judgment and Order of Sale in this case which shall be reviewed carefully prior to purchase.

Bidders shall be prepared to promptly comply with the above terms. For updates and information on sale cancellations, please refer to the Master Commissioner information located at [www.justinbairdlaw.com](http://www.justinbairdlaw.com).

This 29<sup>th</sup> day of September, 2017.



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