

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

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 on the steps of the Hart County Judicial Center in Munfordville, Hart County, Kentucky, on Wednesday, November 25, 2020, at 9:00 A.M., (Central Time), **(due to COVID-19, health and safety measures to include social distancing and the use of facial coverings over the nose and mouth shall be required at the sale)** and being more particularly described as follows:

- 1) **206 New Street, Horse Cave, KY 42749**  
Deed Book 323, Page 461, PVA #402-06-01-028.00  
Pennymac Loan Services, LLC vs. Linda L. Dunford, et al  
Civil Action No. 19-CI-00219
  
- 2) **5045 LeGrande Highway, Horse Cave, KY 42749**  
Deed Book 293, Page 766, PVA #098-00-00-017.00  
Deed Book 329, Page 538, PVA #098-00-00-079.00  
Monticello Banking Company vs. Freddie Logsdon, et al  
Civil Action No. 20-CI-00138
  
- 3) **South Dixie Street, Horse Cave, KY 42749**  
Deed Book 171, Page 674, PVA #405-00-01-018.00  
Mid South Capital Partners, LP vs. John H. Hansbrough, et al  
Civil Action No. 20-CI-00036
  
- 4) **2706 South Dixie Highway, Hart County, KY**  
Deed Book 225, Page 152, PVA #700-00-07-002.00  
Mid South Capital Partners, LP vs. Joseph C. Coghill, Jr., et al  
Civil Action No. 20-CI-00043

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 the terms of the judgment, 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 6<sup>th</sup> day of November, 2020.



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**JUSTIN BAIRD**, Attorney-at-Law  
Master Commissioner, Hart Circuit Court  
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Munfordville, KY 42765  
(270) 524-2004  
[www.justinbairdlaw.com](http://www.justinbairdlaw.com)

### CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of the foregoing Notice of Sales was delivered to the following by U. S. Mail on this the 6<sup>th</sup> day of November, 2020:

Hon. Samantha Nix  
Reimer Law Co.  
1717 Dixie Hwy., Ste. 510  
Ft. Wright, Ky 41011

Hon. Van F. Phillips  
Phillips & Phillips  
P.O. Box 391  
Monticello, Ky 42633

Hon. Jubal L. Miller  
P.O. Box 673  
Lexington, Ky 40588-0673

Hon. Mike Nichols  
P.O. Box 307  
Munfordville, Ky 42765

Hon. Matthew Roberts  
P.O. Box 131  
Munfordville, Ky 42765


Hon. William Clauson  
P.O. Box 310  
Munfordville, Ky 42765

Hon. Patrick Ross  
P.O. Box 350  
Horse Cave, Ky 42749

Hon. J. D. Craddock, III  
P.O. Box 335  
Munfordville, Ky 42765

Hon. Charles Williams  
P.O. Box 157  
Munfordville, Ky 42765

Hon. Reid Manley  
Burr & Forman LLP  
420 North 20<sup>th</sup> Street, Suite 3400  
Birmingham, AL 35203



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JUSTIN BAIRD