

HART COUNTY MASTER COMMISSIONER'S
NOTICE OF SALE

By virtue of Judgment and Order of Sale entered in the Hart Circuit Court in the case listed below, the following property located in Hart County, Kentucky, shall be sold at the door of the Hart County Judicial Center in Munfordville, Hart County, Kentucky, on Wednesday, January 26, 2022, at 9:00 A.M., (Central Time), and being more particularly described as follows:

- 1) **2250 Liberty Schoolhouse Road, Hardyville, KY 42746**
Deed Book 249, Page 493, and Deed Book 334, Page 210, PVA #097-00-00-094.00
UMB Bank, N.A. As Custodian for Clearleaf Short Alternative Fund, LP vs. Billy Joe Poynter, et al
Civil Action No. 20-CI-00116

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.

This 6 day of January, 2022.



JUSTIN BAIRD, Attorney-at-Law
Master Commissioner, Hart Circuit Court
113 E. South Street, P.O. Box 187
Munfordville, KY 42765
(270) 524-2004
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 day of January, 2022:

Hon. J. Shannon Bouchillon
Bouchillon Law Office, LLC
6000 Brownsboro Park Blvd., Suite F
Louisville, Ky 40207-7201

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

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



JUSTIN BAIRD