

NELSON COUNTY MASTER COMMISSIONER'S
NOTICE OF SALE

By virtue of Judgment and Order of Sale entered in the Nelson Circuit Court in the case listed below, the following property located in Nelson County, Kentucky, shall be sold at Immaculate Conception Center, New Haven, Nelson County, Kentucky, on Saturday, October 3, 2026, at 10:00 A.M., E.S.T., and being more particularly described as follows:

Tract 1, Tract 2, Tract 3, Tract 4, Tract 5, Tract 6, Tract 7 and the Robert Oliver Greenwell Estate Tract, as depicted on the plat of Jeffrey W. Wolf, PLS #3742, dated June 25, 2026, and recorded in Plat Cabinet 25, Slide 106 in the Nelson County Court Clerk's Office.

PVA #24000-00-063

Mary Joanne Riddle, et al. v. Michael John House, et al.
Civil Action No. 23-CI-00435

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 6% on the balance, 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 Friday September 25, 2026 to secure the unpaid balance of the purchase price. If you are the successful bidder, a Loan Officer from the pre-approved Kentucky Bank must sign the surety bond for the sale. A deed will be issued after a 20 day waiting period and payment in full of the amount owed.

Pursuant to the judgment in this case a private auctioneer shall be used by the Nelson County Master Commissioner to sell the property. The private auctioneer shall be compensated and the fee shall be fixed at ten percent (10%) buyer's premium assessed to the highest successful bid for each tract of property sold. This amount shall be **added** to the final bid amount and shall be deemed part of the purchase price for the calculation of the Master Commissioner costs and fees.

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 zoning regulations of Nelson County, Kentucky. The buyer will be responsible for ad valorem taxes for the current year and all future years. The Master Commissioner does not obtain title inspections or investigate for further liens on the property. Delinquent ad valorem taxes may be paid if identified, however the Master Commissioner does not warrant payment of these amounts. A detailed itemization of expenses paid is filed by the Master Commissioner once the funds are received from the purchaser. It is the purchaser's obligation to review these payments to confirm what taxes were identified and paid. 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 will be prepared to promptly comply with the above terms.

This 4th day of September, 2026.

/s/ Michelle Buckley Sparks

MICHELLE BUCKLEY SPARKS

Master Commissioner, Nelson Circuit Court
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Bardstown, KY 40004
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