

LEGAL NOTICE

# MASTER COMMISSIONER AUCTION

TUESDAY DECEMBER 4th at 9:30AM

102 Hoover Court, Georgetown KY



**Brick split foyer home**

Upper Level:

- 3 bedrooms
- 1 full bath
- Eat in Kitchen
- Dining Room
- Living Room

Lower Level:

- Large Family Room
- 1 car garage

Directions:

From Scott Co. Justice Center,  
turn left on Hwy 25S., left on E.  
Showalter, left on Hoover Court.

In order to comply with the orders of the Honorable Brian Privett, the Commissioner will sell the property described in the following action on December 2, 2018 at the hour of 9:30 AM

**ON THE PREMISES AT 102 Hoover Court, Georgetown KY.**

Said property shall be sold to raise the amounts hereinafter set forth, together with interest and the costs of the action, and upon the (unless otherwise indicated) 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 4% per annum from the date of sale until paid.

(B.) The purchaser shall be required to assume and pay all taxes or assessments upon the property for the 2019 tax year, and for all subsequent years. All taxes or assessments upon the property for the current year and prior years shall be paid from the sale proceeds if properly claimed in writing and filed of record by the purchaser prior to the payment of the purchase price.

(C.) 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 Scott County Court Clerk's office, and such right of redemption as may exist in favor of the United States of America or the Defendants.

Announcements made at the sale shall take precedence over any matter contained herein.

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**Kings Right, LLC vs. Rosemary D. Warren, et al.** (17-CI-00794, Division 2, the Honorable Brian Privett, to raise the principal amount of \$8,788.77, plus interest, charges, and costs).

Property Description 102 Hoover Court, Georgetown; Parcel No.: 168-20-033.00

Plaintiff's Attorney: Justin H. Ramey, Murray, KY

**A 6% Buyers Premium will be added to the final bid to determine the purchase price.**

**INSPECTIONS: THURSDAY NOVEMBER 29th from 5:00-7:00PM**  
**& SUNDAY DECEMBER 2nd from 2:00-4:00PM**

Any inspection for lead base paint or wood destroying organisms MUST be done prior to auction date at purchaser's expense.

**View our website for up to date info: [www.switzerassoc.com](http://www.switzerassoc.com)**

# SWITZER & ASSOCIATES

Shawn Ritchey, Principal Broker & Auctioneer  
859-234-2911 ~ 859-588-0261

Greg Mulberry, Associate Auctioneer  
111 South Walnut Street, Cynthiana KY

