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11TH JUDICIAL CIRCUIT MARION CIRCUIT COURT DIVISION II CASE NO. 22-CI-00201

CHARLES A. WILLIAMS

LAINTIFF

v. NOTICE OF MASTER COMMISSIONER'S SALE

RICHARD PAUL MATTINGLY, ET AL.

DEFENDANTS

In order to comply with the default judgment, summary judgment and order of sale entered on July 16, 2025, in the Marion County Circuit Court, Division II, Case No. 22-CI-00201, I will sell at public outcry to the highest bidder at the Marion County Judicial Center, 121 N. Spalding Avenue, Lebanon, Kentucky, on Wednesday, September 24, 2025 at 10:30 a.m., the hereinafter described property, according to the following terms and conditions to raise \$15,000.00 for the plaintiff plus interest, charges, costs and attorney fees.

> Property Address: 332 South Woodlawn Avenue, Lebanon, KY 40033 Parcel No. LE-04-22-39

> > **LEGAL DESCRIPTION**

A certain parcel of land located in Lebanon, Marion County, Kentucky, on the west side of south Woodlawn Avenue, 300 feet south of Ray Avenue, and more particularly described as follows:

BEGINNING at a set steel pin in the west right of way of South Woodlawn Avenue, S 83 deg. 47'57 E 0.73 feet from a utility pole and corner to Lot No. 6 of the Woodlawn Addition to the City of Leban-on (See Plat DB 42, pg. 187); thence leaving the street right of way and running with the Lot 6 line S 56 deg. 00'00" W 150.50 feet to a set steel pin in the east side of a fifteen foot wide platted alley thence leaving the Lot 6 line and running with the alley line S 33 deg. 51'14" E 50.00 feet to a set steel pin and corner to Lot No. 8 of the Woodlawn Addition to the City of Lebanon; thence leaving the alley line and running with the Lot No. 8 line N 56 deg. 00'00" E 150.00 feet to a set steel pin in the west side of the south Woodlawn Avenue, right of way; thence leaving the Lot No. 8 line and running with the street right of way N 33 deg. 51'14" W 50.00 feet to the point of beginning, containing 0.172 acres by survey of Sam S. Anzelmo, Jr., L.S.#2688, dated January 29, 1999.

Being the same property conveyed to Richard Paul Mattingly and Tina Marie Mattingly, husband and wife, by Charles A. Williams a/k/a Charles Andrew Williams, single, by deed dated December 5, 2012, of record in Deed Book 300, page 408, in the Office of the Marion County Clerk.

At the time of the sale the successful bidder shall either pay full cash or make a deposit of 10% of the purchase price with the balance on credit for 10 days. If the purchase price is not paid in full, the successful bidder shall execute a bond at the time of the sale with sufficient surety approved by the master commissioner prior to the sale to secure the unpaid balance of the purchase price. Any

surety executing a surety bond for the unpaid balance of the purchase price must be pre-approved by the master commissioner no later than three (3) business days prior to the date of sale. The bond shall bear interest at the rate of 6% per annum from the date of sale until paid, and shall have the force and effect of a judgment. In the event the successful bidder is the plaintiff, then in lieu of the deposit the plaintiff shall be allowed to bid on credit up to the judgment amount. The successful bidder is responsible for all real property and unpaid ad valorem taxes assessed for the current year and all subsequent years. This property sales "as is" "where is" with no warranty of title

PHILIP S. GEORGE, JR. MARION CIRCUIT COURT MASTER COMMISSIONER

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11TH JUDICIAL CIRCUIT MARION CIRCUIT COURT **DIVISION II** CASE NO. 22-CI-00201

MID SOUTH CAPITAL PARTNERS, LP

PLAINTIFF

v. NOTICE OF MASTER COMMISSIONER'S SALE

UNKNOWN HEIRS, LEGATEES AND DEVISEES OF J.D. TURPIN COMMONWEALTH OF KENTUICKY, COUNTY OF MARION

TAX MERCHANTS. LLC UNKNOWN SPOUSES OF THE UNKNOWN HEIRS, LEGATEES AND

In order to comply with the final judgment and order of sale entered on July 28, 2025, in the Marior County Circuit Court, Division II, Case No. 24-CI-00235, I will sell at public outcry to the highest bidder at the Marion County Judicial Center, 121 N. Spalding Avenue, Lebanon, Kentucky, on Wednesday, September 24, 2025 at 10:30 a.m., the hereinafter described property, according to the following terms and conditions to raise \$3,935.10 for the plaintiff plus interest, charges, costs and attorney fees.

> Property Address: Jones Creek Road, Bradfordsville, KY 40009 Parcel No. 104-008

> > LEGAL DESCRIPTION

A certain tract or parcel of land in Marion County and bounded as follows Beginning at the mouth of a deep ravine on the south side of Jones Fork thence N 65 E 18 poles to a sycamore corner to Mrs Tex Taylor N 11 W 165 poles to a red oak on the bench of knob corner to Rawlings land S 45 W 35 poles to a stake in the ravine thence 27 poles to a County road thence with east edge of the corner [sic] S 7 E 20 poles S 46 E 20 poles S 74 E 24 poles N 73 E 14 poles S 43 E poles S 11 E 24 poles S 5 W 40 poles S 30 N 12 poles S 2 W 17 poles S 25 E 10 poles to the beginning containing 23 acres more or less.

THERE IS HEREBY EXCLUDED AND NOT HEREIN CONVEYED THE PROPERTY DESCRIBED IN DEED BOOK 41, PAGE 589, DATED MARCH 9, 1917, FROM J.D. TURPIN TO JAS A. HOL-LAN AND RECORDED IN THE MARION COUNTY CLERK'S OFFICE.

Being the same property conveyed to J. D. Turpin, from G.C. Followell and Nanie Followell, by Deed dated October 16, 1913 and recorded in Deed Book 35, Page 473 in the Marion County Clerk's Office.

J.D. Turpin died on December 4, 1949, no Will or Affidavit of Descent of record, his interest passing to the Unknown Heirs, Legatees and Devisees of J.D. Turpin.

At the time of the sale the successful bidder shall either pay full cash or make a deposit of 10% of the purchase price with the balance on credit for 30 days. If the purchase price is not paid in full, the successful bidder shall execute a bond at the time of the sale with sufficient surety approved by the

master commissioner prior to the sale to secure the unpaid balance of the purchase price. Any surety executing a surety bond for the unpaid balance of the purchase price must be pre-approved by the master commissioner no later than three (3) business days prior to the date of sale. The bond shall bear interest at the rate of 6% per annum from the date of sale until paid, and shall have the force and effect of a judgment. In the event the successful bidder is the plaintiff, then in lieu of the deposit the plaintiff shall be allowed to bid on credit up to the judgment amount. The successful bidder is responsible for all real property and unpaid ad valorem taxes assessed for the current year and all subsequent years. This property sales "as is" "where is" with no warranty of title.

PHILIP'S GEORGE MARION CIRCUIT COURT MASTER COMMISSIONER

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