

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 Hart County Judicial Center in Munfordville, Hart County, Kentucky, on Wednesday, August 27th, 2025, at 9:00 A.M., (Central Time), and being more particularly described as follows:

813 Eastside Drive, Horse Cave, Kentucky

Deed Book Page - PVA Parcel ID #039-00-00-094.00

South Central Bank, Inc. vs. Unknown Executor/Executrix to the Estate, If Any, Of

Roy M.Frodge, Deceased, et al

Civil Action No.: 18-CI-00042

APPRAISAL - \$50,000

220 Bolton School Road, Bonnieville, Kentucky 42713

Deed Book 245, Page No. 379, PVA Parcel ID # 071-00-00-013.00

West Bank, Inc. vs. Johnetta R. Emerson, Tony Emerson, et al.

Civil Action No.: 24-CI-00256

APPRAISAL - \$140,000

7213 Hammons ville Road, Bonnieville, Kentucky 42713

Deed Book 363, Page 159, PVA Parcel ID #071-00-00-048.00

The Cecilian Bank vs. Andrew James Waddle

Civil Action No.: 25-CI-00100

APPRAISAL - \$500,000

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 done 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 Master 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 these cases 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.hartcountykymastercommissioner.com.

This the 13th day of August, 2025.

/s/ Patrick A. Ross
Patrick A. Ross, Attorney-at-Law
Master Commissioner, Hart Circuit
Court
207 E. Main Street
P.O. Box 350
Horse Cave, KY 42749
T: (270) 786-2155
F: (270) 786-2118
hrh@scrtc.com

CERTIFICATION

I hereby certify that I have this _____ day of August, 2025, served a true and correct copy of the foregoing on the following:

Hon. Hoy P. Hodges
Hodges & Adams

P.O. Box 1865
Bowling Green, KY 42102-1865

Tina Froedge
1009 Rainbow Drive
Glasgow, KY 42141

Hon. Justin Baird
Hart County Attorney
P.O. Box 307
Munfordville, KY 42765

Hon. Brian N. Cooper
3201 Brownsboro Vista Drive
Louisville, KY 40242

Hon. Jason Bell
Bell, Hess, and Van Zant, PLC
2819 Ring Road, Ste. 101
Elizabethtown, KY 42107

Andrew James Waddell
7213 Hammons ville Road
Bonnieville, KY 42713

/s/ Patrick A. Ross
Patrick A. Ross, Attorney-at-Law
Master Commissioner, Hart Circuit
Court