

**HART COUNTY MASTER COMMISSIONER'S
NOTICE OF SALE**

By virtue of Judgment and Order of Sale entered in the Hart Circuit Court in the cases listed below, the following properties located in Hart County, Kentucky, shall be sold on the steps of the Hart County Judicial Center in Munfordville, Hart County, Kentucky, on Wednesday, July 23rd, 2025, at 9:00 A.M., (Central Time), and being more particularly described as follows:

125 Water Street, Horse Cave, KY 42749

Deed Book 324, Page 056 Parcel ID: 402-00-14-012.00

SAVANNAH KAYE MATTINGLY vs. ANGEL NETWORK INTERNATIONAL, et al

Civil Action No.24-CI-00215

Judgement Amount - \$40,447.99, plus interest according to the Judgement

1095 Cub Run Highway, Munfordville, Hart County, KY 42765

Deed Book 350, Page 492, Parcel ID # 054-00-00-036.00

ANP Tax Lien, LLC vs. Jana Dawn Poynter, et al

Civil Action No.: 24-CI-00027

Judgement Amount - \$7,750.66, plus interest according to the Judgement

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 3rd day of July, 2025.

/s/ Patrick A. Ross
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