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#### COMMISSIONER'S SALE

THE COMMONWEALTH OF KENTUCKY, LIVINGSTON CIRCUIT COURT  
CIVIL ACTION NO. 24-CI-00127

Troy Harris PLAINTIFF

VERSUS

Clemente Santos, Jr., et al. DEFENDANT(S)

#### NOTICE OF SALE

Pursuant to a Judgment and Order of Sale dated March 11, 2025, of the Livingston Circuit Court in the above styled Civil Action, the undersigned Master Commissioner shall proceed to offer for sale at the Courthouse door in the town of Smithland, Livingston County, Kentucky, to the highest and best bidder at public auction on Friday, May 2, 2025, at 3:00 o'clock p.m. or soon thereafter the following property located in Livingston County, Kentucky, and more particularly described as follows:

Property Address: 717 Country Road, Grand Rivers, Kentucky 42045  
Parcel #: 079-00-00-008.12

Said property is to be sold as a whole for the purpose of satisfying the judgment in the amount of \$3,531.73, together with accrued interest thereon at the statutory rate of 6% per annum from date of entry of judgment, until fully paid, plus any other charges which have accrued, plus Plaintiff's costs expended, plus Plaintiff's attorney fees pursuant to KRS 411.195. Plus, additional fees, costs and expenses, including advances in payment of ad valorem taxes, insurance premiums, assessments, weatherization, and preservation of the Real Property. Said property shall be sold subject to all existing restrictions, easements, and covenants of record affecting the same. The property shall be sold for cash, or in the alternative, the Master Commissioner will take from the purchaser (10%) ten percent of the purchase price in cash together with a bond (for the remainder of the purchase price) with good and sufficient surety, bearing interest at the rate of 6% per annum until paid, from the day of the sale and payable to the Master Commissioner within 30 days of the date of sale.

Any purchaser, other than Plaintiff, who does not pay cash in full, shall be required to execute a bond, with surety thereon acceptable to the Master Commissioner at least by noon, two business days before the sale date. The bond surety must be present at the sale and execute the Sale Bond and Affidavit of Surety. A lien shall be retained on the property as additional security.

All delinquent taxes shall be paid from the sale proceeds. Purchaser shall pay 2025 and subsequent ad valorem taxes. Subject property shall be sold free and clear of all liens of the plaintiff and defendants in the action. Bidders shall be prepared to comply with these terms.

*/s/ Alyssa E. Peek /s/*  
ALYSSA E. PEEK  
MASTER COMMISSIONER,  
LIVINGSTON CIRCUIT COURT

HON. JUSTIN H. RAMEY  
RAMEY LAW, PLLC  
ATTORNEY FOR PLAINTIFF