

# COMMISSIONER'S SALE

In order to comply with the orders of the Fayette Circuit Court, the Commissioner will sell the property described in the following action on **May 26, 2021**, upon the terms and conditions set forth in RFCC 26(B)(4), electronically via an online auction at the auction website **KentuckyMCSales.com**.

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 does not pay cash, the bidder 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 the judgment bears from the date of sale until paid, and shall have the force and effect of a judgment.

(B) The purchaser shall be required to assume and pay all taxes or assessments upon the property for the current fiscal tax year (i.e. the amount that will be due thru June 30, 2021) and all subsequent years. All other delinquent taxes or assessments upon the property for prior years shall be paid from the sale proceeds **if** properly claimed in writing and **filed of record** by the purchaser within ten (10) days from the date of sale.

(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 Fayette County Court Clerk's Office and such right of redemption as may exist in favor of the United States of America or the defendant(s).

FURTHER INFORMATION REGARDING THESE SALES AND OTHER UPCOMING SALES, AS WELL AS PAST SALES CAN BE FOUND AT **WWW.FAYCOM.INFO**. PROSPECTIVE BIDDERS ARE ADVISED AND ENCOURAGED TO REFER TO THAT WEB SITE FOR ANSWERS TO THEIR QUESTIONS.

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## **SALE NO. 1**

Paul Davis Systems Of Lexington vs. Tejas Gunvant Ghadiali - Action No. 20-CI-03826, to raise the principal amount of \$7,698.36 plus interest at the rate of 1.5%.

### **233 SPRINTERS TRAILS**

Being all of Lot 93, Unit 2, of the Marehaven Subdivision to the City of Lexington, Fayette County, Kentucky, as shown by plat thereof of record in Plat Cabinet L, Slide 511, in the Fayette County Clerk's Office, being known as 233 Sprinters Trails, Lexington, Kentucky; and

Being the same property conveyed to Tejas Gunvant Ghadiali by deed dated August 5, 2011, of record in Deed Book 3024, Page 322, in the Office of the Fayette County Clerk.

PLAINTIFF'S ATTORNEY: Daniel E. Hitchcock

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### **SALE NO. 2**

U.S. Bank vs. Bennett S. Strange Estate - Action No. 20-CI-01326, to raise the principal amount of \$95,967.94 plus interest at the rate of 4.16%.

#### **969 CELIA LANE**

Being all of Lot No. 7, Block "R, Section 5", of Gardenside Subdivision to the City of Lexington, Fayette County, Kentucky, as shown by plat of map thereof in Plat Cabinet C, Slide 69, of record in the office of the Fayette County Clerk; said improvements thereon being known and designated as 969 Celia Lane.

Being the same property conveyed to Bennett S. Strange and Rosalyn N. Strange, his wife, with right of survivorship, by Deed dated October 15, 1993, recorded on October 15, 1993 in Deed Book 1697 Page 378, in the Office of the Clerk of Fayette County, Kentucky.

Rosalyn Strange passed away on February 27, 2006. Upon her death, all right, title and interest became vested in Bennett S. Strange. Bennett S. Strange passed away on September 3, 2017. Upon his death, all right, title and interest became vested in his heirs at law.

PLAINTIFF'S ATTORNEY: Crystal L. Saresky

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### **SALE NO. 3**

Lexington-Fayette Urban County Government vs. Patterson Properties, Inc. - Action No. 18-CI-02311, to raise the principal amount of \$5,350.00 plus interest at the rate of 6%.

#### **147-149 BURLEY AVENUE**

Being all of Lots No. 18 and 19 in the Lunn Grove addition to the City of Lexington, Kentucky as shown by plat thereof recorded in the office of the Fayette County Clerk in Plat Cabinet E, Slide 281, to which reference is hereby made for a more particular description, the improvements thereon being further known and designated as 147-149 Burley Avenue; and

Being the same interest conveyed to Patterson Properties, Inc., by Deed dated March 4, 1994 and of record in Deed Book 1726, Page 728 in the office of the Fayette County Clerk.

PLAINTIFF'S ATTORNEY: Megan J. Griffith

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**SALE NO. 4**

Lexington-Fayette Urban County Government vs. Greenview Construction, Inc. - Action No. 18-CI-04012, to raise the principal amount of \$6,315.95 plus interest at the rate of 6%. **TO BE SOLD TOGETHER AS A WHOLE.**

**2260 DANFORTH DRIVE  
AND 2261 DANFORTH DRIVE**

2260 Danforth Drive-

All that tract or parcel of land in the City of Lexington, County of Fayette, and State of Kentucky, more particularly described as follows, to wit:

Being all of Lot 101 of Magna Entertainment Corp. (Konner Woods Subdivision) Phase 1, Section 2, to the City of Lexington, Fayette County, Kentucky, as shown by Final Record Plat thereof of record in Plat Cabinet M, Slide 801, in the office of the Fayette County Clerk; and

Being a portion of the same property conveyed to Greenview Construction Inc., a Kentucky corporation, by deed dated March 28, 2006, of record in Deed Book 2634, Page 591, in the office of the Fayette County Clerk.

And

2261 Danforth Drive-

All that tract or parcel of land in the City of Lexington, County of Fayette, and State of Kentucky, more particularly described as follows, to wit:

Being all of Lot 102 of Magna Entertainment Corp. (Konner Woods Subdivision) Phase 1, Section 2, to the City of Lexington, Fayette County, Kentucky, as shown by Final Record Plat thereof of record in Plat Cabinet M, Slide 801, in the office of the Fayette County Clerk; and

Being a portion of the same property conveyed to Greenview Construction Inc., a Kentucky corporation, by deed dated March 28, 2006, of record in Deed Book 2634, Page 591, in the office of the Fayette County Clerk.

PLAINTIFF'S ATTORNEY: Michael R. Sanner

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**SALE NO. 5**

Kap Properties, Llc vs. Jennifer L. McClure - Action No. 20-CI-02735, to raise the principal amount of \$490,000.00 plus interest at the rate of 10.5%. **TO BE SOLD TOGETHER AS A WHOLE.**

**835 LOCHMERE PLACE  
AND 832 LOCHMERE PLACE**

835 Lochmere Place

Being all of Lot No. 32, as shown on the Amended Final Record Plat of Lochmere Estates (Maple Ridge), Unit 1-A, Section 2, Lexington, Fayette County, Kentucky, as shown of record in Plat Cabinet R. Slide 88 in the office of the Fayette County Clerk; said premises being known and designated as 835 Lochmere Place, Lexington, KY; and

Being the same property conveyed to Kenneth A. Isaacs and Jennifer L. McClure, both single persons, by Deed dated August 30, 2018, of record in Deed Book 3611, Page 479 in the Fayette County Clerk's Office.

832 Lochmere Place

Being all of Lot No. 33, as shown on the Amended Final Record Plat of Lochmere Estates (Maple Ridge), Unit 1-A, Section 2, Lexington, Fayette County, Kentucky, as shown of record in Plat Cabinet R. Slide 640 in the office of the Fayette County Clerk; said premises being known and designated as 832 Lochmere Place, Lexington, Kentucky; and

Being the same property conveyed to Kenneth A. Isaacs and Jennifer L. McClure, both single persons, by Deed dated August 30, 2018, of record in Deed Book 3611, Page 483 in the Fayette County Clerk's Office.

PLAINTIFF'S ATTORNEY: J. Wesley Harned

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**SALE NO. 6**

Pnc Bank, National Association vs. Suzanne I. Monk - Action No. 20-CI-02181, to raise the principal amount of \$41,115.11 plus interest at the rate of 6.49%.

**1220 VENETIAN CIRCLE**

Being all of Lot 28, Block H, Unit 2-A of the Southeastern Hills Subdivision to the City of Lexington, Fayette County, Kentucky, as shown by map or plat thereof of record in Plat Cabinet C, Slide 765, in the office of the Fayette County Court Clerk; the improvements thereon being known and designated as 1220 Venetian Circle, Lexington, Kentucky; and,

Being the same property conveyed to Suzanne I. Monks, a single person from Ralph L. Payne and Ella K. Payne, husband and wife, by deed dated May 31, 2000 and recorded June 7, 2000 in Deed Book 2134, Page 357, of the records of the Fayette County Clerk's office.

PLAINTIFF'S ATTORNEY: Lori R. Leach

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### **SALE NO. 7**

Fidelity Bank, N.A. vs. Arline Barman - Action No. 20-CI-02289, to raise the principal amount of \$26,875.46 plus interest at the rate of 7%.

#### **3665 SUNDART DRIVE**

Being all of Lot No. 34, Block "A", Unit 7-A, Section 1 of the Southeastern Hills Subdivision to Lexington, Fayette County, Kentucky, as shown by map or plat thereof of record in Plat Cabinet B, Slide 271, in the Office of the Fayette County Clerk; said premises being known and designated as 3665 Sundart Drive, Lexington, Kentucky; and

Being the same property conveyed to John F. Barmand Arline Barman, by deed dated the 24th day of November, 1993, and recorded in Deed Book 1703, Page 251, in the Office of the Fayette County Clerk.

PLAINTIFF'S ATTORNEY: Christopher M. Hill

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### **SALE NO. 8**

Harmony Alliance & Tyler E. Schilling, Executor vs. Alan Chau - Action No. 17-CI-03611, to raise the principal amount of \$73,101.18 plus interest at the rate of 8%.

#### **300 LINCOLN AVENUE**

BEGINNING at a point on the easterly side of Lincoln Avenue at the property line of E.S. and Mamie Clark; thence in a southerly direction along the east side of Lincoln Avenue a distance of 50 feet, more or less to Meniffee Street; thence in an easterly direction along Meniffee Street a distance of 100 feet to a point in the property line of the Commercial Acceptance Corporation; thence along the line Commercial Acceptance Corporation in a northerly direction a distance of 50 feet, more or less, to the line of E.S. and Mamie Clark thence along the line of Clark's in a westerly direction 100 feet to Lincoln Avenue, the point of BEGINNING, being the southerly portion of Lot 32 of the Belldale Addition to the City of Lexington, Kentucky as shown by plat of record in Plat Cabinet E, Slide 191, in the Fayette County Clerk's Office; designated 300 Lincoln Avenue, Lexington, Kentucky, 40502.

Being the same property conveyed to Alan Chau and Houg Chau, his wife, by deed dated February 15, 2007, of record in Deed Book 2713, Page 544, of the Fayette County Clerk's office.

PLAINTIFF'S ATTORNEY: John P. Brice

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**JAMES H. FRAZIER III  
MASTER COMMISSIONER  
FAYETTE CIRCUIT COURT**