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NOTICE OF MASTER COMMISSIONER SALE

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COMMONWEALTH OF KENTUCKY
POWELL CIRCUIT COURT
CIVIL ACTION NO. 26-CI-103

BRIAN BREWER &
JENNIFER BREWER, his wife PLAINTIFFS

v.

PHILLIP MICHAEL LINDON &
TONYA MARIE LINDON, husband and wife DEFENDANTS

Pursuant to a Judgment and Order Of Sale of the Powell Circuit Court entered in Civil Action No. 26-CI-103 on August 05, 2026, the undersigned will offer for Sale, at public auction, the following described real property, to-wit:

TRACT I

Two certain lots or parcels of land, lying and being in Stanton, Powell County, Kentucky, more particularly bounded and described as follows:

Being Lots 22 and 23 in the Herman Ray Crabtree Sub-Division to the Town of Stanton, as shown by map or plat of same in Corporation Book 2, Page 101, Powell County Clerk's Office. These lots are 80' fronting on Meadowview Drive and 138 feet deep.

However, construction shall be restricted to residential purposes only and shall not be less that 1,000 square feet livable floor space. There shall be no livestock raised or kennels allowed There is a 5 foot utility easement fronting on Meadowview Drive.

Being the same property conveyed to Ellis Brewer and Faye Brewer, husband and wife, by survivorship deed dated June 28, 1971 and recorded at Deed Book 62, Page 483, records of the Powell County Clerks' Office. Ellis Brewer predeceased Faye Brewer with said property passing to Faye Brewer under the survivorship provisions contained in said deed. Faye Brewer is the same person as Emma Faye Brewer.

TRACT II

Two certain lots or parcels of land, lying and being in Powell County, Kentucky and situated in the Herman Ray Crabtree Sub-Division to the town of Stanton, Kentucky and being more particularly described as follows:

Being all of Lots 20 and 21 in the Herman Ray Crabtree Sub-Division to the town of Stanton, Kentucky as shown by map or plat of same of record in Corporation Book 2, Page 101, Office of the Powell County Court Clerk, Stanton, Kentucky. Two lots have a 40 foot frontage on

Meadowview Drive and approximately 140 feet in depth.

Being the same property conveyed to Ellis Brewer and Emma Faye Brewer, husband and wife, by survivorship deed dated May 21, 1975, and recorded at Deed Book 71, Page 534, records of the Powell County Clerk's Office. Ellis Brewer predeceased Emma Faye Brewer with said property passing to Faye Brewer under the survivorship provisions contained in said deed. See also Affidavit of Transfer transferring the subject property from the Estate of Emma Faye Brewer to James Brewer and Brian Brewer of record at Deed Book 221, Page 525, records of the Powell County Clerk's Office.

See also Deed from James Brewer (aka "James Ellis Brewer") single, to Phillip Michael Lindon and Tonya Marie Lindon (husband and wife), dated June 10th 2025 and recorded in Deed Book 221 Page 609, records of the Powell County Clerk's Office.

TIME OF SALE

THE SALE WILL BE CONDUCTED AT 11:00 A.M. ON SATURDAY, SEPTEMBER 19, 2026, AT 57 MEADOW BROOK DRIVE, STANTON, KENTUCKY 40380, THE LOCATION OF THE PROPERTY.

Said property shall be sold to the highest and best bidder upon the following terms:

1. At the time of sale the successful bidder shall either pay cash or make a deposit of at least ten (10%) percent of the purchase price with the balance on credit for sixty (60) days. In the event of default by the purchaser the ten percent (10%) deposit made by the purchaser shall be applied to any costs and/or expenses of this action. In the event the successful bidder elects to credit the balance, he or she will be required to post bond and furnish an acceptable surety or sureties thereon approved by the Master Commissioner. Said bond shall be for the unpaid purchase price and bear interest at the rate of 6% per annum from the date of sale until paid. Any purchaser or purchasers shall have the privilege of paying said bond before maturity by paying the principal thereof together with all accrued interest thereon. The bond shall have the force and effect of a judgment to secure the payment of the balance of the purchase price and said bond shall constitute a prior and superior lien on the property until paid. If the purchaser is a party to this action, no surety on their bond shall be required.

2. All delinquent and/or due and payable property taxes at the time of sale shall be paid from the proceeds of the sale. The purchaser shall be required to assume and pay all ad valorem taxes assessed by the City of Stanton, County of Powell and State of Kentucky not yet due for the year of the sale and all subsequent years. The property shall further be sold subject to any delinquent State, County and/or city real estate taxes sold pursuant to the provisions of KRS Chapter 134 to any private purchaser during the pendency of this action.

3. 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, and all existing liens recorded after the recording of the Plaintiff's Lis Pendens Notice, excepting and subject to however, easements, restrictions, stipulations and covenants of record in the Powell County Court Clerk's

office, all legal highways and easements, any facts which an inspection and accurate survey of the property may disclose and any assessments for public improvements levied against the property.

4. The right of possession of the real estate and any improvements thereon shall pass to the purchaser upon payment of the purchase price, confirmation of the Report of Sale by the Powell Circuit Court and Delivery of the Master Commissioner's Deed to said purchaser or their representative.

5. The risk of loss of the improvements of the real property shall pass to the purchaser or purchasers at the time of sale. The successful bidder(s) may, from the date of sale until they obtain the right of possession, carry fire and extended coverage insurance on the improvements on such property in an amount no greater than any monies paid at the time of sale plus the unpaid balance of the purchase price, with a loss clause payable to the Master Commissioner of the Powell Circuit Court.

FURTHER INFORMATION REGARDING THE PROPERTY AND/OR SALE THEREOF CAN BE FOUND IN THE POWELL CIRCUIT COURT CLERK'S OFFICE BY THE FILE NAME AND NUMBER LISTED ABOVE, THE POWELL COUNTY PROPERTY VALUATION ADMINISTRATOR'S OFFICE AND THE POWELL COUNTY COURT CLERK'S OFFICE. PROSPECTIVE BIDDERS ARE ADVISED AND ENCOURAGED TO REVIEW ANY AND ALL DOCUMENTS AVAILABLE AT THESE LOCATIONS FOR MORE DETAILS OF THE PROPERTY OR SALE, AS THE MASTER COMMISSIONER HAS NO ADDITIONAL INFORMATION AND DOES NOT WARRANT TITLE TO THE PROPERTY TO BE SOLD.

*/s/ Kenneth R. Profitt*_____
KENNETH R. PROFITT
MASTER COMMISSIONER
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