

COMMONWEALTH OF KENTUCKY
LAWRENCE CIRCUIT COURT
C.A. NO. 24-CI-00070

CITIZENS BANK, N.A.

PLAINTIFF,

VS:

NOTICE OF COMMISSIONER'S SALE

MICHAEL W. NELSON aka MICHAEL NELSON,
JESSICA B. NELSON
MARINER FINANCE, LLC/PRESTONBURG
BUREAUS INVESTMENT GROUP PORTFOLIO NO. 15, LLC
CREDIT CORP SOLUTIONS, INC. DEFENDANTS

Pursuant to the In Rem Judgment and Order of Sale rendered in the above-styled action on September 13, 2024, for the sum of one hundred ninety thousand eighty-eight dollars and four cents (\$190,088.04), plus interest and other costs and expenses, and pursuant to the Order to Reschedule Master Commissioner's Sale entered December 15, 2025, I shall proceed to offer for sale at the front door of the Lawrence County Courthouse in Louisa, Kentucky, to the highest bidder, at public auction on February 13, 2026, at or about the hour of 11:00 a.m. the following described property, lying and being in Lawrence County, Kentucky, to-wit:

Being the same property conveyed to Jessica B. Nelson and Michael W. Nelson, wife and husband, jointly with rights of survivorship Deed dated January 4, 2018, and recorded on January 5, 2018, in Deed Book 337, Page 426, in the Office of the Clerk, Lawrence County, Kentucky.

Parcel Number: 105-80-00-113.00

Property Address: 1016 Meadowbrook Lane, Louisa, KY
41230.

TERMS OF SALE:

1. The successful bidder, if other than Plaintiff Citizens Bank, N.A., or its affiliates, successors or assigns, at the time of sale, shall either pay cash or make a deposit of ten percent (10%) of the purchase price, with the balance on credit for thirty (30) days.

2. The successful bidder, if other than Plaintiff Citizens Bank, N.A., or its affiliates, successors or assigns, shall be required to execute a bond with good surety thereon for the unpaid purchase price of said property, if any, bearing interest at the rate of 3.75% per annum from the date of sale until paid, having the force and effect of a Judgment upon which execution may issue, if not paid at maturity; and a lien shall be retained upon the real property above described as additional security.

3. The property shall be sold subject to any easements and restrictions of record in the Lawrence County Clerk's Office and such right of redemption as may exist in favor of the United States of America and/or the record owners thereof, pursuant to 28 U.S.C. or KRS 426.530.

4. The property is subject to withdrawal from sale at the written request of the Plaintiff.

5. The purchaser shall be required to assume and pay all real property taxes or assessments upon the property for the calendar year 2026 and all subsequent years.

/s/NELSON T. SPARKS _____
NELSON T. SPARKS
MASTER COMMISSIONER
LAWRENCE CIRCUIT COURT