

COMMONWEALTH OF KENTUCKY
LAWRENCE CIRCUIT COURT
C.A. NO. 25-CI-00093

SERVBANK, SB

PLAINTIFF,

VS:

NOTICE OF COMMISSIONER'S SALE

CHRISTOPHER L. DIXON;
REBECCA L. DIXON and
UNITED STATES OF AMERICA, ACTING
THROUGH THE RURAL HOUSING SERVICE

DEFENDANTS

Pursuant to the Final Judgment and Order of Sale rendered in the above-styled action on December 16, 2025, for the sum of one hundred fifty-eight thousand six hundred five dollars and eighty-two cents (\$158,605.82), plus interest and other costs and expenses, I shall proceed to offer for sale at the front door of the Lawrence County Courthouse, at 122 S. Main Cross Street, in Louisa, Kentucky, to the highest bidder, at public auction on April 17, 2026, at or about the hour of 11:00 a.m. the following described property, lying and being in Lawrence County, Kentucky, to-wit:

Property Address: 169 Shiloh Dr, Louisa, KY 41230

Parcel Number: 093-10-00-014.000

TERMS OF SALE:

1. The successful bidder, if other than Plaintiff Servbank, SB, 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 Servbank, SB, 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 3.25000% 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 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.

5. Upon receipt of a request from the Plaintiff prior to the commence of bidding at the sale, the Master Commissioner shall withdraw the sale.

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