

NOTICE of SALE

COVID-19 GUIDELINES:

Please respect the below rules for the safety of all persons who attend the sale, during the Covid-19 pandemic and until further notice:

1. Everyone at the sale must wear a mask.
2. A bidding group is a bidder and one person who will sign the bond, such as husband and wife, or bidder and banker etc.
3. Bidding groups shall stay six feet from each other and the Master Commissioner and staff.
4. No children under 18.
5. Please bring your own ink pen to sign the check and paperwork.
6. If you have a fever, dry cough, feel sick or have been exposed to anyone with Covid-19 then send someone else to bid and sign the bond.

NOTICE of SALE:

Pursuant to order dated and entered August 16, 2021, in the Edmonson Circuit Court, Brownsville, Ky., in action No. 21-CI-00054, South Central Bank vs. Timothy Hayes, et al., I will offer for sale, by absolute public auction at the front door of the Edmonson County Courthouse in Brownsville, Kentucky, at 10

a.m. Saturday, September 11, 2021, real property at PVA No. 022-00-00-050-00, 466 Denzel B Road, Brownsville, KY 42210, and is more particularly described as follows:

Beginning at a stone, corner to the garden of Clarence Bullock's line; thence west 210 yards to a stone; thence north 140 yards to a stone; thence east 230 yards to a stone; thence south 15 yards to Clarence Bullock's line; thence south east 125 yards to the beginning, containing 6 acres more or less.

THERE IS EXCEPTED from the above described property, and not conveyed herein, the following properties.

Deed from Gary L. Ray, et ux, to Charlie, et ux, dated October 2, 2013, recorded at Deed Book 219, page 487, records of the Edmonson County Court Clerk.

Deed from Gary L. Ray, et ux, to Gary L Ray and Kimberly Jo Ray, husband and wife, dated October 18, 2013, recorded at Deed Book 219, page 674, records of the Edmonson County Court Clerk.

Leaving approximately 2 acres.

Being the same property conveyed to Timothy Hayes, a single person, from Robert A. Farley, Jr. and Kathryn B. Farley, by Deed dated October 19, 2018, recorded October 24, 2018, at Deed Book 239, page 689, records of the Edmonson County Court Clerk.

TERMS:

The purchaser may pay the full purchase price for said property on the day of sale in cash or shall pay a ten percent (10%) deposit and execute bond, with approved surety, immediately after sale for the balance of said purchase price upon a credit of thirty (30) days, and with a lien retained on said real estate to better secure payment thereof. Said bond shall bear interest at the rate of twelve percent (12%) per annum from the date of said sale. Balance due upon tender of deed and Court approval. Conveyance without warranty. Buyer to pay ad valorem taxes for year of sale.

Gary S. Logsdon
Master Commissioner
Edmonson Circuit Court
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NOTE: Text of required advertisement may be seen at:
<https://www.edmonsoncountymastercommissioner.com/properties.html>