

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 May 17, 2021, in the Edmonson Circuit Court, Brownsville, Ky., in action No. 19-CI-00077, NewRez, LLC vs. Gary McNutt, 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, June 26, 2021, real property at PVA No. 015-00-00-024.00, 52 J.O. Davis Road, Brownsville, KY 42210, and is more particularly described as follows:

Beginning at a stone on side of Country Road going by J. Otto Davis house land side of road about 60 yards from Kentucky HWY 70, 335 feet to a stone; thence up hill southeast 190 feet to a stone; thence northeast 209 feet to a stone on the bank of branch; thence with said branch about 297 feet to beginning, containing about 2 acres more or less, sold by boundary not by acre.

Being the same property conveyed to Gary McNutt and wife Paula McNutt by Leonard Raymer and Carol Raymer, by Survivorship Deed dated November 1, 1999, recorded November 5, 1999, at Deed Book 165, page 417, records of the Edmonson County Court Clerk. Upon the death of the said Paula McNutt on or about

October 11, 2012, title vested in the said Gary McNutt pursuant to survivorship clause and terms of the Deed.

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
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NOTE: Text of required advertisement may be seen at:
<https://www.edmonsoncountymastercommissioner.com/properties.html>