

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 April 19, 2021, in the Edmonson Circuit Court, Brownsville, Ky., in action No. 20-CI-00027, Mid South Capital Partners, LP vs. Pamela M. Thompson, 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,

May 22, 2021, real property at PVA No. 016-00-00-004.00, 5386 Segal Road, Brownsville, KY 42210, and is more particularly described as follows:

Being in the Community of Segal, and beginning at an iron stake on the east right of way of Highway 655, corner to lands of Ira Glumm, also an established fence line and running with the line of Ira Glumm and the established fence line in an easterly direction a distance of 243 feet to an iron stake, corner to Mark Kinser and an established fence line; thence in a northerly direction along the line of Mark Kinser and following an established fence line a distance of 337 feet to an iron stake, corner to Mark Kinser and the south right of way of Highway 655; thence along the right of way of Highway 655 in a westerly direction a distance of 219 feet to a stake, also being the turn or curve of Highway 655; thence along the right of way of Highway 655 in a southerly direction a distance of 222 feet to the point of beginning, containing two acres, more or less, but conveyed by the boundary and not by the survey or acre.

Being the same property conveyed to Rex Wilson and Connie Wilson, his wife, by Wilma J. Hale, single, by deed dated and recorded December 15, 1986, at Deed Book 124, page 556, 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
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**NOTE: Text of required advertisement may be seen at:
<https://www.edmonsoncountymastercommissioner.com/properties.html>**