

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 September 20, 2021, in the Edmonson Circuit Court, Brownsville, Ky., in action No. 21-CI-00049, Limestone Bank vs. David Christman, 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, October 23, 2021, real property at PVA No. 073-00-00-001.02, 272 Whippoorwill Way, Cub Run, KY 42729, and is more particularly described as follows:

Beginning at a stake 284 feet south of a stake located on the south side of the county road; thence in a westerly direction in a straight line 150 feet to a stake; thence in a southerly direction in a straight line, 100 feet to a stake; thence in an easterly direction in a straight line, 150 feet to a stake; thence in a northerly direction in a straight line 100 feet back to the beginning. The description herein having been provided by Gary Burba.

ALSO CONVEYED is an easement of right of way being 7-1/2 ft. on either side of the centerline of existing driveway that runs in an easterly direction from its intersection with the Gary Burba Road to the property herein conveyed.

Being the same property conveyed to David F. Christman and Patty A. Christman, husband and wife, from James C. Burba, single, and Gary L. Burba, single, by

Deed dated September 7, 2001, recorded September 15, 2001, at Deed Book 173, page 25, 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 (5.5%) 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
Box 382
Brownsville KY 42210
270-597-2134
master@garylogsdonlaw.com**

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