

# 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 January 24, 2022, in the Edmonson Circuit Court, Brownsville, Ky., in action No. 21-CI-00032, KY Lien Holdings, LLC vs. Unknown Heirs of Doris Duvall, 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, February 26, 2022, real property at PVA No. 036-00-00-093.04, 2441 Jock Road, Bee Spring, KY 42207, and is more particularly described as follows:

Beginning at a marker on the south side of Quarry Road a new corner to Robert Duvall; thence in a southerly direction 150 feet to a corner, another new corner to Robert Duvall; thence in a westerly direction 300 feet to a marker; another corner to Robert Duvall; thence in a northerly direction back to the road 150 feet to a marker; thence along Quarry Road in an easterly direction 300 feet to the point of beginning and being one (1.0) acre more or less, but conveyed by the boundary and not by the acre. Not conveyed herein are any minerals which have been previously reserved.

ALSO conveyed by the Grantors are all of their rights and interests in and to the road known as Quarry Road.

Being the same property conveyed from Donald J. Dougherty and Patricia Dougherty, husband and wife,

to Doris H. Duvall by Deed dated and recorded December 5, 1994, at Deed Book 147, page 468, 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 (6%) 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>**