

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 December 19, 2022, in the Edmonson Circuit Court, Brownsville, Ky., in action No.

22-CI-00063, Freedom Mortgage Corporation vs. Thomas Benjamin Gulley, 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, January 14, 2023, real property at PVA No. 049-20-00-010.00, 25 Cornerstone Court, Brownsville, KY 42210, and is more particularly described as follows:

Being Lot No. 10 of Cornerstone Estates, which Plat of said subdivision is recorded in Plat Cabinet 3, Slide 416 and amended in Plat Cabinet 3, Slide 525, in the Edmonson County Clerk's Office.

Being the same property conveyed to Thomas Benjamin Gulley and Natalie E. Duncan, husband and wife, by deed dated April 22, 2019, and recorded in Deed Book 242, page 112, 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 3.875% 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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Brownsville KY 42210
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NOTE: Text of required advertisement may be seen at:
<https://www.edmonsoncountymastercommissioner.com/properties.html>