

MASTER COMMISSIONER'S SALE #1

CIVIL ACTION no. 2012-CI-156

EDMONTON STATE BANK, F/K/A - PEOPLES BANK OF TOMPKINSVILLE (PLANTIFF)

VS.

CHARLES D. EMBERTON AND HIS WIFE DAWN B. EMBERTON (DEFENDANTS)

AND UNITED STATES OF AMERICA AND COMMONWEALTH OF KENTUCKY AND SOUTHERN ENVIRONMENTAL SERVICE
A DIVISION OF SOUTHERN KENTUCKY MAINTENANCE

32.18 ACRE FARM (Selling in Tracts) 3-BEDROOM BRICK HOUSE and 1.69 ACRE LOT

**SAT., FEBRUARY 9, 2013 —
10:00 A.M.**

LOCATION: 343 Sulphur Lick Road (Hwy 839). Signs posted.

DESCRIPTION OF REAL ESTATE: Tract #1 — This tract will be sold at 10:00 a.m. and consists of a living room w/fireplace, separate family room, dining room, kitchen, 3 bedrooms, and 2 full baths. This home also has a 2-car garage, CH&A, and full walk-out basement with washer & dryer hookup and partially finished. Also on the property is a storage building and all this sits on a 1.69 acre lot.

Tract #2 — Consisting of 16.90 Acres — all in pastureland and is under good fence. This tract has plenty of water from a local spring and county water is available. This tract is very suitable to build on.

Tract #3 — This tract consist of 15.28 Acres — also all in pastureland and is under good fence. This tract has county water available. If you are looking for a good building site take a look at this one.

ORDER OF SALE: Selling Tract #1 through Tract #3 individually. Then will combine any and all tracts together upon request with best sale adapted. For more information contact Proffitt Real Estate Agency, Inc. at 1-270-487-6104.



MASTER COMMISSIONER'S SALE #2

2-BEDROOM SIDING HOUSE & 0.46 ACRE LOT

**SAT., FEBRUARY 9, 2013 —
1:00 P.M.**

LOCATION: 41 Sunset Drive, Tompkinsville, KY. Signs posted. (NOTE: This home will be auctioned on the premises at 1:00 p.m.)

DESCRIPTION OF REAL ESTATE: This tract consist of a siding house that has a living room, kitchen, 2 bedrooms, 1 full bath, utility hookup, metal roof, storm doors & windows, electric heat, and a 1-car attached garage. This home is sitting on a 0.46 acre lot.



TERMS OF SALE: The Monroe Circuit Court Master Commissioner has been authorized by a court order to employ Proffitt Real Estate Agency, Inc to auction the above described real estate. The real estate shall be sold in two separate parcels as described above. The two separate parcels will sell in separate tracts and then combined upon request with the best sale adopted. The purchaser shall be required to pay 1/3 of the bid price in cash at the time of the sale with the balance thereof on a credit of thirty days at the rate of 12% per annum. The purchaser shall be required to assume and pay all real property taxes assessed for the fiscal year 2013 and subsequent years. The purchaser shall be required to execute a bond or bonds with sufficient sureties therein which shall have the force and effect of a judgment in order to secure the payment of the balance of the purchase price and said

bond shall constitute a lien on said property until paid. Any purchaser shall have the privilege of paying all or any part of the purchase price or paying said bond or bonds before maturity by paying the balance of the purchase price or paying said bond or bonds before maturity by paying the balance of the principal together with all accrued interest therein. Upon default of said deposit or posting of bond, by the purchase, the Commissioner shall immediately resale the property upon the same terms and conditions set out herein. The herein above described real property shall be sold free and clear of the claims and interest of all parties herein and all liens and encumbrances of record therein which were filed before the Lis Pendens herein, except restrictions and easements appearing of record in the Monroe County Court Clerk's office.

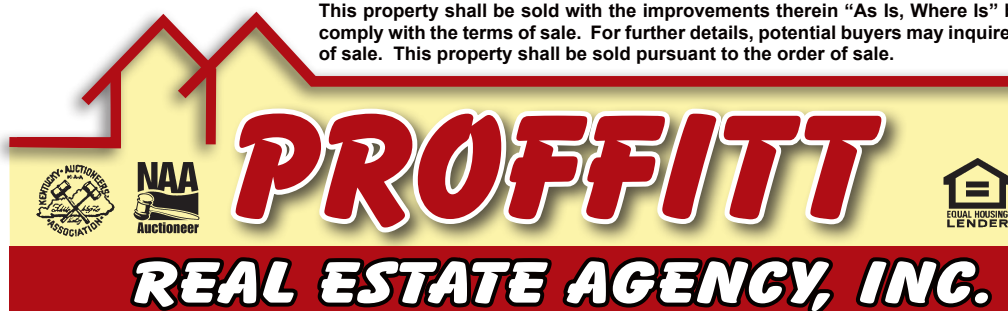
The United States shall have the right to redeem within the time period provided by 28 U.S.C. 2410, and the special Master Commissioner is ordered to advertise that fact.

ANY ANNOUNCEMENTS MADE DAY OF SALE SUPERSEDES ALL ADVERTISEMENTS.

This property shall be sold with the improvements therein "As Is, Where Is" both surface and subsurface. Bidder shall be prepared to comply with the terms of sale. For further details, potential buyers may inquire at the Monroe County Clerk's office for a copy of the order of sale. This property shall be sold pursuant to the order of sale.

Edmonton State Bank,
Petitioner
VS
Charles D. Emberton, ET AL

Ray Hutchinson
Monroe Master Commissioner
57 Turner Rd.
Gamaliel, KY 42140
Phone: 270-454-4400



TOMPKINSVILLE, KY

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Visit our Website at:
www.proffittrealestate.com

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