

COMMONWEALTH OF KENTUCKY
MARSHALL CIRCUIT COURT
CIVIL ACTION NO.: 23-CI-00134
Electronically Filed

FIRST FINANCIAL BANK, N.A.,
Successor-in-interest by merger
with Heritage Bank USA, Inc.

PLAINTIFF

VS.

ANDREW JAMES WYATT,
JERRY W. WYATT,
MARILYN BLAIR

DEFENDANTS

NOTICE OF SALE

Pursuant to a Judgment and Order of Sale and to satisfy the judgment of the Plaintiff in the above styled action, the Commissioner will offer for sale on or about the hour of **10:00 a.m., September 7, 2023**, at public auction to the highest bidder at **14 Moors Camp Highway, Benton, KY**, the following described properties:

PROPERTY ADDRESS: **16 tracts of land with improvements** consisting of 95 +/- acres along Moors Camp Hwy., US-68 & Benton-Birmingham Road

EACH TRACT TO BE SOLD SEPARATELY

Tract 1: 5.02 acres
Tract 2: 4.19 acres
Tract 3: 3.65 acres
Tract 4: 3.22 acres
Tract 5: 14.96 acres
Tract 6: 16.71 acres
Tract 7: 10.77 acres
Tract 8: 13.46 acres
Tract 9: 4.03 acres
Tract 10: 4.08 acres
Tract 11: 2.89 acres
Tract 12: Brick house on 1.79 acres
Tract 13: Building on 0.45 acres. Corner lot at Moors Camp Highway
Tract 14: 2400 sq. ft. building on 1.93 acres
Tract 15: 3.04 acres on Moors Camp Hwy.
Tract 16: 5.04 acres with Greenhouse Frames

MAP NO.:

Each tract is a part of the following map numbers: 55-00-00-103.01, 55-00-00-103, 55-00-00-103.02, 55-00-00-087 and 55-00-00-104.00D01

A plat of the property can be viewed online at www.harrisauctions.com or at the office of the Master Commissioner.

FOR COMPLETE LEGAL DESCRIPTION SEE THE JUDGMENT AND ORDER OF SALE.

Terms: The following terms are in effect unless otherwise mentioned above:
At the time of sale, the successful bidder shall either pay full cash or make a deposit of ten percent (10%) of the purchase price with the balance on credit for thirty (30) days. If the purchase price is not paid in full, the successful bidder shall execute a bond at the time of sale with sufficient surety to secure the unpaid balance of the purchase price. The bond shall bear interest at the rate the judgment bears, from the date of sale until paid. In the event the successful bidder is the plaintiff, then in lieu of the deposit the plaintiff shall be allowed to bid on credit up to the judgment amount. To the extent applicable, the property will be sold subject to the statutory right of redemption. **The purchaser shall be responsible for ad valorem taxes for the year 2023 and subsequent years.** The sale may be cancelled and any announcements made at the sale take precedence over printed matter contained herein. The Master Commissioner does not have access to the inside of any property and does not warrant title. The Master Commissioner only conveys pursuant to the Judgment and Order of Sale. The successful bidder has 10 days after the sale to examine title and file exceptions.

Dated this the 2nd day of August, 2023.

/s/ Tom Blankenship
TOM BLANKENSHIP
MASTER COMMISSIONER
909 MAIN STREET
PO BOX 571
BENTON, KY 42025
270-527-1444

CERTIFICATE OF SERVICE

I hereby certify that a true copy of the foregoing was electronically filed with the Clerk's office and mailed on this the 2nd day of August, 2023, to the following:

Hon. Rhonda S. Miller
Smith & Miller LLP
PO Box 3435
Carbondale, IL 62902

Hon. G. Eric Long
Long & Long, PLLC
PO Box 447
Benton, KY 42025

Unknown Occupants
10 Moors Camp Hwy.
Benton, KY 42025

Unknown Occupants
14 Mors Camp Hwy.
Benton, KY 42025

Unknown Occupants
3698 US Highway 68 E.
Benton, KY 42025

Unknown Occupants
3831 US Highway 68 E.
Benton, KY 42025


/s/ Tom Blankenship

TOM BLANKENSHIP

MASTER COMMISSIONER