

MASTER COMMISSIONER AUCTION

4137 Center Ridge Rd
Demossville, Ky Pendleton Co

Friday May 24th 5:30PM



**2.2±
ACRES**

1991 Crim 28x72
Double wide mobile
home on block founda-
tion, with a barn all
situated on a nice
corner lot.
Frontage on Center
Ridge Road (Hwy
3184) and Knoxville
Gardnersville Road



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Announcements AUCTION DAY take precedence over written material

In Order to comply with the orders of the Pendleton Circuit Court, in action 23-CI-00071 [*The Estate of Dallas Barton and Raymond Barton, Jr. v. Carol Barton Mefford, et al.*] the Master Commissioner will sell on the premises of the property located at 4137 Center Ridge Road, Demossville, KY 41033, on May 24th, 2024 at the hour of 5:30PM. Said property shall be sold as part of a partition action due to indivisibility as set out in the Judgment and upon the (unless otherwise indicated) following terms and conditions: 1) The purchaser shall be required to pay ten percent (10%) of the purchase price on the date of the sale, to apply on the purchase price; 2) The balance of the purchase price shall be due and payable, in cash or certified funds, within thirty (30) days from the date of sale; 3) The purchaser shall be required to execute a bond, with good and sufficient surety thereon for the unpaid balance of the purchase price, said bond to bear interest at the rate of 12% percent per annum from the date of sale, until paid; 4) The purchaser shall have the privilege of paying all or any part of the purchase price or paying said bond before maturity by paying the balance of the principal, together with all accrued interest thereon; 5) The purchaser shall be required to assume and pay any and all ad valorem taxes on the subject property for the current year, and all subsequent taxes; 6) The subject property shall be sold free and clear of all liens and claims of any party to this action, except restrictions and easements thereon appearing of record in the Pendleton County Clerk's Office, if any; 7) Possession of the subject property shall be given to the purchaser upon confirmation of Commissioner's sale and payment of the purchase price, and the Defendants or any persons claiming through them shall have vacated the premises by that time; and 8) Said property shall be sold subject to: a) Assessments for public improvements levied against the subject property; b) Existing zoning ordinances, statutes, laws or regulations; c) Any facts which an accurate survey or inspection of the property may disclose; d) The property is being sold "AS IS."

The Property is as follows: 1. *The Estate of Dallas Barton and Raymond Barton, Jr., (Spouse of Shirley Barton), Plaintiffs, v. Carol Barton Mefford (single), Donna Barton Schneider (single), Brenda Barton Moses (single), Richard Barton (single), Diana Barton Tatum (single), Kenny Tatum (spouse of Diana Barton Tatum), Shirley Barton (spouse of Raymond Barton, Jr.), Unknown Occupants of 4137 Center Ridge Road, Demossville, KY 41033 and The Estate of Donna L. Barton, Defendants*

PIDN # 002-00-00-017.00 Address: 4137 Center Ridge Road Demossville, KY 41033

Pendleton Circuit Court Case: 23-CI-00071

Judgment ordering that the real property described therein and the 1991 Crim Doublewide Mobile Home bearing the VIN: CALS0710AB located thereon, be sold. The property being sold is described in the Judgment; entered in Pendleton Circuit Court, Action No. 23-CI-00071 on April 5, 2024 and with a Property Identification Number of 002-00-00-017.00. Being part of that same property conveyed to Dallas Barton and Donna Barton, husband and wife, with rights of survivorship, by Charles E. Loyd, Jr. and Goldie A. Loyd, husband and wife, by Deed dated the 23rd day of August 1985 and of record in Deed Book 154, Page 372. Donna Barton died on the 14th day of June 2017 and the property vested solely with Dallas Barton pursuant to the survivorship provision. Dallas Barton died intestate on the 22nd day of May 2020 leaving the following heirs at law who each took one-sixth (1/6) ownership interest in the subject property: Raymond Barton, Jr., Carol Barton Mefford, Donna Barton Schneider; Brenda Barton Moses, Richard Barton, and Diana Barton Tatum. As shown by Affidavit of Descent to be recorded in the Pendleton County, Kentucky records. All pursuant to Judgment and Order of Sale entered April 5, 2024.

Plaintiff's Attorney: William J. Verax, IV, 115 E. Pike Street, Cynthiana, KY 41031. Phone: (859) 234-4445.

Edwin M. Culbertson, Pendleton County Master Commissioner, 109 E. Pike Street, Cynthiana, KY 41031, P: (859) 234-3962 F: (859) 234-3966

SWITZER & ASSOCIATES

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