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28th

Burke Roofing: Free estimates. Ex-
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26th

Terry Spomatore Roofing: Free
Estimates. Excellent references. Call
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4th

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**Commonwealth of Kentucky
28th Judicial Circuit
Rockcastle Circuit Court • Division I
Civil Action No. 01-CI-00173**

Citizens Guaranty Bank Plaintiff

Phillip D. Fox Defendants

NOTICE OF SALE

Pursuant to a judgment and order of sale entered in this action
on January 28, 2002, for the purpose of satisfying the judgment
against the defendant in the amount of FORTY FOUR THOUSAND
SEVEN HUNDRED SIXTY EIGHT DOLLARS AND 70/100
(\$44,768.70), plus interest, costs and attorney fees. I will offer at
public auction the hereinabove described real property in Rockcastle
County, Kentucky.

**At the Courthouse on East Main Street
Mt. Vernon, Kentucky
on Friday, March 4, 2002
Beginning at the Hour of 1:00 p.m.**

Said property being more particularly bounded and described as
follows:

Beginning at a rock corner on the east side of Scaffold Creek Pike about 131 feet south to
the Burnt Ridge Road; thence with the Burnt Ridge Road about 190 feet to a pine tree on
the north side of said road; thence north about 100 feet to three poplars; thence about
134 feet to the beginning, containing about one-fourth (1/4) acres, more or less.

Being the same real property which Phillip D. Fox obtained by deed dated July 9, 1997, executed by Blondigan Holt, et ux., of record
in Deed Book 166, page 587 in the Office of the Rockcastle County Clerk.

The property shall be sold on the following terms and
conditions:

1. The real property shall be sold for cash or upon a credit of
thirty (30) days with the purchaser required to pay a minimum of
ten percent (10%) of the purchase price in cash on the date of sale
and to secure the balance with a bond approved by the Master
Commissioner.
2. The bond shall bear interest at the rate of 12% per annum
until paid in full. The bond shall have the force and effect of a judg-
ment and shall be and remain a lien upon the property sold as
additional security for the payment of the purchase price.
3. Unpaid taxes or liens of record at the time of entry of judg-
ment shall be paid out of the proceeds of sale.
4. The purchaser shall pay the 2002 local, county and state prop-
erty taxes. All taxes and assessments for 2001 and prior years
upon said property shall be paid from the sale proceeds.
5. The purchaser shall have possession of the real property upon
compliance with the terms of the sale.
6. In the event that the plaintiff is the successful bidder and the
sale price does not exceed the amount of the plaintiff's judgment,
no deposit or bond shall be required.
7. The sale shall be made subject to all assessments, set back
lines, restrictions or covenants of record or otherwise and shall be
sold as is.
8. Risk of loss on the improvements of the real property shall
pass to the purchaser at the time of sale.

**Willis G. Coffey, Master Commissioner
Rockcastle Circuit Court**

Benny Spomatore Roofing: Free
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16th

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Found: Small white Setter or Spaniel
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Wanted: Barnett's Auto Salvage located
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ister and family moving to the Mt.
Vernon area in need of a 3-4 bedroom
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Wanted: Have openings to babysit
in my home in the Brodhead School
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person in my home. Private
room. Experienced and have refer-
ences. Call 256-4068. 18th

Wanted: Someone to haul barn lit-
ter. Call 256-5784. 18th

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home Monday-Friday, ages 2 to 5.
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