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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 hereinafter described real property in Rockcastle County, Kentucky.

Said auction shall be conducted on the premises on Friday, March 1, 2002 Beginning at the Hour of 1:00 p.m.

Said property being more particularly bounded and described as

ng at a rock culvert on the east side of Scaffold Care Pike about 131 feet st beginning at a rock govern on the east size of scampio care in a dood as it excession to the Burnt Ridge Road, therick with the Burnt Ridge Road about 100 Feet to spring ten or the north side of said goal, theick morth about 100 feet to three populars, thence about 134 feet to the beginning, containing about one-fourth \$1747 acres, more or fess.

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

The property shall be sold on the following terms and

Interproperty shall be sold on the following terms and conditions:

1. The real property shall be sold for cash or open 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 Commissions.

Commissioner.

2. The bond shall bear interest at the rate of 12%. 2. The bond shall bear interest at the rate of 12% per ahrum will paid in full—The bond shall have the force and-effect of a judgment and shall be and remain a lieu upon the property sold as additional surety for the payment of the prochase erice.

3. Urpaid taxes or lears of yacord at the time of entry of judgment shall be gaid out of the proceeds of sale.

4. The gurchaser shall gay the 2002 local, county and state property 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 stidder and the sale proceeds on of exceed the amount of the plaintiff is udgment, no deposit or bornd shall be required.

7. The sale shall be made subject to all gasements; set backlines, estinctions or covenants of record or otherwise and shall be required.

8 Risk of loss on the improv ss to the purchaser at the time of sale

Willis G. Coffey, Master Commissioner Rockcastle Circuit Court

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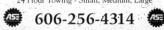
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