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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 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 follows:

Beginning at a rock culvert on the east side of Scaffold Creek about 111 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) of acres, more or less.

Being the same real property which Phillip D. Fox obtained by deed dated July 9, 1997, executed by Blondang, 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 judgment and shall be 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 judgment shall be paid out of the proceeds of sale.
4. The purchaser shall pay 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 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 easements, set back lines, restrictions or covenants of record or otherwise which 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 Spoonamore Roofing: Free estimates. Satisfaction guaranteed. 17 years experience. Call 758-0107, 16fn.
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Wanted: Will keep and care for elderly person in my home. Private room. Experienced and have references. Call 256-4968, 183d
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