

**Commonwealth of Kentucky
28th Judicial Circuit
Rockcastle Circuit Court • Division II
Civil Action No. 99-CI-00287**

**Household Finance
Corporation, II** **Plaintiff**

**David R. Brumett,
Brooke L. Brumett,
Unknown occupant or tenant** **Defendants**

NOTICE OF SALE

Pursuant to an amended judgment and order of sale entered in this action on February 1, 2001, for the purpose of satisfying the judgment against the defendants in the amount of EIGHTY SIX THOUSAND FOUR HUNDRED FIFTY THREE DOLLARS AND 46.100 (\$86,453.46), including interest, costs and attorney fees, I will offer at public auction the hereinafter described real property in Rockcastle County, Kentucky.

**At the Courthouse on East Main Street
Mt. Vernon, Kentucky
on Friday, March 2, 2001
Beginning at the Hour of 2:00 p.m.**

Said property being more particularly bounded and described as follows:

Being Lot Number (50) Fifty in the Sunset Place Subdivision. Part of same recorded in Plat Book 4 on Plat 170 in the Office of the Clerk of the Rockcastle County Court.

Being the same real property which David R. Brumett and Brooke L. Brumett obtained by deed dated June 18, 1998, of record in Deed Book 170, page 597 in the Office of the Clerk of the Rockcastle County Court.

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 twenty percent (20%) 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 twelve percent (12%) per annum until paid in full. The bond shall have the force and effect of a judgment 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 judgment shall be paid out of the proceeds of sale.
4. The purchaser shall pay all taxes assessed against said property for the year 2001 and all subsequent years.
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 and shall be sold as is.
8. The purchaser shall, at the purchaser's own expense, carry fire and extended insurance coverage on any improvements from the date of sale until the purchase price is fully paid, to the extent of the court appraised value of the improvements or unpaid balance of the purchase price, whichever is less as a minimum, with the loss payable clause to the Commissioner of the Rockcastle Circuit Court. Failure of the purchaser to effect such insurance shall not affect the validity of the sale or the purchaser's liability thereunder, but shall entitle, but not require the lien holder, herein after giving notice to the Commissioner, to effect the insurance and furnish the policy or evidence thereof to the Commissioner, and the premium thereon, or the property portion thereof shall be charged to the purchaser as purchaser's costs.

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

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