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Ridge Road. Home of John D. Cromer. 51x1

**Garage Sale:** Home of C.S. and Carolyn McKinney, Old 461. Fri. & Sat. 9 to 12. Clothes, whirly vent for house, box of Christmas lights and bulbs, computer paper and glassware. Rain or shine. 51x1pd

### Commonwealth of Kentucky 28th Judicial Circuit Rockcastle Circuit Court - Division II Civil Action No. 01-CI-00105

**Citizens Bank of Broadhead**  
V. **Notice of Sale**  
**Oma Begley, Lois Begley and Martha Darnell**

**Plaintiff**  
**Defendants**

#### NOTICE OF SALE

By virtue of a judgement and order of sale of the Rockcastle Circuit Court entered on the 14th day of August, 2001, to produce the sum of fifteen thousand seven hundred twenty-five dollars and sixty-six cents (\$15,725.66), together with accrued interest thereon at the rate of \$4.03 per day from August 7, 2001, plus interest at the Note Rate from August 14, 2001 until paid. I will offer for sale at public auction on

**the 1st Day of October, 2001 at the hour of 1:30 p.m., at the Courthouse Door on Main Street in Mt. Vernon, Kentucky,**

the following described real property, to-wit:

Beginning at an iron in the right of way of the county road, corner of Hampton, thence southerly with the line of Hampton 451 feet to an iron pin corner to Mae Hampton, thence easterly 193.3 feet to a fence post corner of Noah Bishop, thence northerly 451 feet to a fence post, corner of Bishop in the right of way of county road, thence westerly 193.3 feet to the point of beginning, and containing 2 acres, more or less

This property will be sold to the highest bidder on terms of 20% of the purchase price in cash at time of sale and the balance payable in thirty (30) days with the purchaser being required to execute bond with surety approved by the Special Master Commissioner to secure the unpaid balance of the purchase price; said bond shall bear interest at the rate of 12% per annum until the purchase price is paid in full. The purchaser shall have the privilege of paying all or part of the purchase price in addition to the down payment, or paying said bond before maturity by paying the balance of the principal together with all accrued interest thereon.

Upon the default of said deposit or posting of bond by the Purchaser, the Special Master Commissioner shall immediately resell the property upon the same terms and conditions as set forth herein.

The herein described real property shall be sold free and clear of the claims and interest of all parties herein, excepting however, all easements, covenants and restrictions of record in the office of the Clerk of the Rockcastle County Court or which may be visible upon an inspection of said property.

In the event that the successful bidder is a party to this action, which has been adjudged to have a lien on that particular tract or parcel of real or personal property bid upon, then and in the event, said party shall be required to make any cash deposit or bond. If said party is the superior lien holder, the expenses of sale is allowed by the court shall be paid by said party within thirty (30) days.

The purchaser will have possession of the premises after complying with the terms of sale.

Risk or loss on any improvements shall be on the purchaser after complying with the terms of sale.

Unpaid taxes or liens of record at the time of sale shall be paid out of the proceeds of the sale.

The purchaser shall be responsible for payment of the 2001 County, State and School taxes.

The sale shall be made subject to all easements, set back lines, restrictions or covenants of record.

A Federal right of redemption shall exist if any federal agency has a lien or interest against said real property.

**John D. Ford, Special Master Commissioner  
Rockcastle District Court**

**Certificate of Service:** I hereby certify that a true and correct copy of the foregoing was served by mailing to Honorable Willis C. Coffey, P.O. Box 247, Mt. Vernon, Kentucky 40456, this 11th day of September, 2001. **John D. Ford**

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**Commonwealth of Kentucky  
28th Judicial Circuit  
Rockcastle Circuit Court - Division II  
Civil Action No. 01-CI-00047**

**John E. Clontz**  
Administrator of the Estate of **John M. Bryant** **Plaintiff**

V.

**David Bryant, John C. Bryant, Clara Ross and John Ross** **Defendants**

#### NOTICE OF SALE

Pursuant to an order of sale entered in this action on August 24, 2001, 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, September 28, 2001 beginning at the hour of 2 p.m.**

Said property being more particularly bounded and described as follows:

**PARCEL A**  
Beginning on a post on the East side of 20' road leading from Bryant Ridge road and corner to Otis Alexander, thence going with the line of Alexander S 87° 01' 18", 370.00 feet to a post, S 86° 17' 05", 391.24 feet to a post corner between Alexander and Philadelphia United Baptist Church, thence going with the line of Philadelphia United Baptist Church S 87° 53' 36", 260.15 feet to a post corner to Philadelphia United Baptist Church and in the line of C.W. Frith, thence going with the line of Frith N 01° 37' 39", 294.33 feet to a sassafras, N 01° 01' 10", 204.85 feet to a black oak, N 07° 02' 58", 237.77 feet to a dogwood corner to William H. Bryant, Jr. and in the line of Frith, thence going with the line of Bryant N 83° 29' 03" W 275.58 feet to a hickory, N 88° 04' 47", 102.85 feet to an iron pin corner to Lewis Bryant and in the line of William H. Bryant, Jr., thence going with the line of Lewis Bryant S 16° 54' 29" W, 533.06 feet to an iron pin, N 86° 17' 05", 105.00 feet to an iron pin, N 87° 01' 18", 75.00 feet to an iron pin corner between Lewis Bryant and John Ross, thence going with the line of John Ross N 87° 01' 18", 293.86 feet to an iron pin on the East side of a 20' road leading from Bryant Ridge Road and corner to John Ross, thence going with said road S 23° 32' 57", 207.76 feet to the point of beginning. Containing 5.87 acres, by survey of C. Douglas Mullins, Registered Land Surveyor No. 2773.

**PARCEL B**  
Tract 1: A certain tract or parcel of land, lying and being in the Bryant Ridge Section of Rockcastle County, Kentucky and is more fully described as follows: Beginning on a post corner to Roxanna Deborn and in the line of William H. Bryant, Jr., thence going with the line of William H. Bryant, Jr. N 74° degrees 45' 47", 107.76 feet to a post, S 89° degrees 45' 47", 142.00 feet to an iron pin corner to Lewis Bryant and in the line of William Bryant, Jr., thence going with the line of Lewis Bryant S 12° degrees 05' 47", 392.00 feet to an iron pin corner to John Ross and in the line of Lewis Bryant, thence going with the line of John Ross N 75° degrees 59' 45" W, 152.46 feet to an iron pin corner to Roxanna Deborn and in the Ross line, thence going with the Deborn line N 12° degrees 44' 04" E, 352.80 feet to a point of beginning. Containing 1.290 acres, by survey of C. Douglas Mullins, Registered Land Surveyor No. 2773.

**Tract II:** Beginning on an iron pin corner to Lena Toler on east side of a 20' wide roadway leading from Bryant Ridge Road, thence with East side of roadway N 23° deg. 32' 57", 104.00 feet to an iron pin; N 21° deg. 43' 35", 89.76 feet to an iron pin on the east side of road and corner to Roxanna Deborn, thence with the line of Deborn S 75° deg. 59' 45" E, 147.75 feet to a steel post corner of Deborn and Lena Toler, thence with the line of Toler S 75° deg. 59' 45" E, 152.46 feet to an iron pin, thence S 30° deg. 55' 00" W, 141.40 feet to an iron pin; thence N 87° deg. 01' 18", 293.86 feet to a point of beginning. Containing 1.078 acres by survey of C. Douglas Mullins, Registered Land Surveyor No. 2773.

John M. Bryant obtained title to **PARCEL A** by deed dated August 3, 1992, executed by G.B. Toler, et ux, and recorded in Deed Book 147, page 139 in the Office of the Rockcastle County Clerk. John M. Bryant obtained title to **PARCEL B** by deed dated January 12, 1994 executed by John Ross, et ux, and recorded in Deed Book 152, page 597 in the Office of the Rockcastle County Clerk. John M. Bryant obtained title to **PARCEL C** by deed dated July 14, 1993, executed by Louise L. Bryant, et ux, and recorded in Deed Book 150, page 555 in the Office of the Rockcastle County Clerk.

**The Property Shall be Sold Upon 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-five percent (25%) 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 the sale.
4. The purchaser shall pay the 2001 local, county and state property taxes.
5. The purchaser shall have possession of the real property upon compliance with the terms of the sale.
6. 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."

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