

COMMISSIONER'S SALE

YOUR MORTGAGE COMPANY NAME HERE

JEFFERSON CIRCUIT COURT

VS.

DIVISION 5

YOUR NAME HERE

NO. 09CI012345

Pursuant to terms of a judgment rendered in the above cause, the undersigned will on

Tuesday, December 16, 2010

About the hour of 10 o'clock A.M., sell at public auction, to the highest bidder, at the Old Jail Building, 514 West Liberty Street in the City of Louisville, Kentucky, announcements made at sale take precedence over any matters contained herein,

FOR ONE-FOURTH CASH PAYABLE AND COMPLIANCE WITH BOND PROVISION OF K.R.S. 426.705; WITHIN REASONABLE TIME NOT TO EXCEED THIRTY DAYS FROM DATE OF SALE; BALANCE DUE WITHIN SIX MONTHS DATE OF SALE,

The property described herein below.

The unpaid portion of the purchase price bears interest at the rate of twelve (12) percent per annum from the date of sale. When the purchase price is paid the deed will be delivered.

Said property is situated in Jefferson County, Ky., and is described as follows:

Being Lot XX as shown on the Plat of Catalpa Springs, Section 1, of record in Plat and Subdivision Book XXX, Page XX, in the Office of the Clerk of Jefferson County, Kentucky.

Subject to Declaration of Covenants, Conditions and Restrictions of record in Book 1234, Page 1, Jefferson County, Kentucky.

Contract for Deed between Bob Smith, party of the first part, and YOUR NAME HERE, married, and YOUR SPOUSE'S NAME HERE, married, dated January 4, 2010, filed January 5, 2010, recorded in Book 1234, Page 1, County Clerk's Office, Jefferson County, Kentucky.

Indivisible

Amount to be raised - \$224,690.95 plus costs

Purchaser shall deposit \$7,500.00. The required deposit shall be made by cash, certified check or money order at time of sale. If the deposit is not made immediately, the Commissioner shall reject the bid and resell the property forthwith. The rejected bidder shall be prohibited from further bid on that property.

Said real estate shall be sold free and clear of all liens, encumbrances and interest of the parties hereto, except sold subject to: A) Easements, restrictions and stipulations of record affecting the real estate; B) Any matters which would be disclosed by an accurate survey or inspection of the property; C) Any assessments for public improvements levied against the property. The plaintiff, the Master Commissioner and the Court shall not be deemed to have warranted title of the real estate to the purchaser.

DANIEL T. ALBERS, SR., COMMISSIONER
JEFFERSON CIRCUIT COURT

3/16/2010 (79)

The Mortgage Company's Attorney Name Here, ATTORNEYS FOR PLAINTIFF