

COMMISSIONER'S SALE

In order to comply with the orders of the Fayette Circuit Court, the Commissioner will sell the property described in the following action on Monday, **DECEMBER 11, 2006**, at the hour of 12:00 noon in the ROBERT F. STEPHENS COURTHOUSES, FAYETTE CIRCUIT COURT BUILDING, 120 NORTH LIMESTONE, Lexington, Kentucky. A bailiff will direct you to the appropriate room. Said property shall be sold to raise the amounts hereinafter set forth, together with interest and the costs of the action, and upon the (unless otherwise indicated) following terms and conditions.

(A) At the time of sale the successful bidder shall either pay cash or make a deposit of 10% of the purchase price with the balance on credit for sixty (60) days. **In the event the successful bidder desires or elects to credit the balance, he or she will be required to post bond and furnish an acceptable surety thereon.** Said bond shall be for the unpaid purchase price and bear interest at the rate of twelve (12%) percent per annum from the date of sale until paid.

(B) The purchaser shall be required to assume and pay all taxes or assessments upon the property for the current tax year and all subsequent years. All taxes or assessments upon the property for prior years shall be paid from the sale proceeds if properly claimed in writing and filed of record by the purchaser.

(C) The property shall otherwise be sold free and clear of any right, title and interest of all parties to the action and of their liens and encumbrances thereon, excepting easements and restrictions of record in the Fayette County Court Clerk's Office and such right of redemption as may exist in favor of the United States of America or the defendant(s).

FURTHER INFORMATION REGARDING THESE SALES AND OTHER UPCOMING SALES, AS WELL AS PAST SALES CAN BE FOUND AT WWW.FAYCOM.INFO. PROSPECTIVE BIDDERS ARE ADVISED AND ENCOURAGED TO REFER TO THAT WEB SITE FOR ANSWERS TO THEIR QUESTIONS.

SALE NO. 1

Chase Home Finance, LLC vs. Craig Golden – Action No. 06-CI-3389, to raise the principal amount of \$79,605.68.

511 PARK VIEW AVENUE

Lot No. 6, Block "J", Unit 2 of the Castlewood Park Subdivision, in Plat Cabinet E, Slide 517, known as 511 Park Avenue; and found in Deed Book 2227, Page 278.

PLAINTIFF'S ATTORNEY: Thomas H. Burnett, Lexington, KY

SALE NO. 2

US Bank National Association vs. Unknown Executor of Estate of Ronald Baker – Action No. 06-CI-3384, to raise the principal amount of \$99,690.69.

2005 PARIS PIKE

Lot No. 1, of Alexander Subdivision, in Plat Book 4, Page 13, known as 2005 Paris Pike; and found in Deed Book 2238, Page 41.

PLAINTIFF'S ATTORNEY: Laura L. Drake, Cincinnati, OH

SALE NO. 4

Wells Fargo Bank, NA vs. Quintan Hawkins - Action No. 06-CI-2999, to raise the principal amount of \$60,356.16.

521 ASBURY LANE

Lot 6, Block "G", Unit 1-D, of Green Acres Subdivision, in Plat Cabinet A, Slide 101, known as 521 Asbury Lane; and found in Deed Book 2226, Page 275.

PLAINTIFF'S ATTORNEY: Thomas H. Burnett, Lexington, KY

SALE NO. 5

EMC Mortgage Corporation vs. Bengie Marks - Action No. 06-CI-2196, to raise the principal amount of \$110,636.93

453 LUCILLE DRIVE

Lot 42, Unit 6-C, of Masterson Station Subdivision, in Plat Cabinet K, Slide 721, known as 453 Lucille Drive; and found in Deed Book 2183, Page 229

PLAINTIFF'S ATTORNEY: Mary Beth Keeling, Cincinnati, OH

SALE NO. 6

Deutsche Bank National Trust Company vs. Robert Coleman Arthur – Action No. 06-CI-2311, to raise the principal amount of \$71,316.60.

297 KENLOCK DRIVE

Lot No. 38, Block C, Unit 1-D, of the Devondale Subdivision, in Plat Cabinet C, Slide 777, known as 297 Kenlock Drive; and found in Deed Book 1327, Page 643.

PLAINTIFF'S ATTORNEY: Thomas H. Burnett, Lexington, KY

SALE NO. 7

Wachovia Bank, N.A. vs. Alisshia D. Johnson – Action No. 06-CI-2961, to raise the principal amount of \$74,979.64.

138 EAST SIXTH STREET

All that tract of land beginning at a stake on the South side of Sixth Street 377 feet East of Limestone Street, corner to Josephine Monk; thence along Sixth Street 60 feet East to the line of O. W. Shryock; thence back an equal width as front, between parallel line of Monk and Shyrock 135 feet to a line which is one foot from a stable; said property being known as 138 East Sixth Street; and found in Deed Book 2575, Page 602.

PLAINTIFF'S ATTORNEY: Carole Schneider, Frankfort, KY

SALE NO. 8

National City Bank of Kentucky v. Cynthia K. McFadden nka Cynthia Kay Yonce – Action No. 06-CI-2795, to raise the principal amount of \$46,568.80.

135 CLYDE STREET

Lot 17, Block "B", of the Oak Park Subdivision, in Plat Cabinet E, Slide 452-3, being known as 135 Clyde Street; and found in Deed Book 1948, Page 398.

PLAINTIFF'S ATTORNEY: Thomas H. Burnett, Lexington, KY

SALE NO. 9

LaSalle Bank National Association v. Celia Moore – Action No. 06-CI-4000, to raise the principal amount of \$100,000.

3301 MOUNT FORAKER DRIVE

Lot No. 21, Block “C”, Unit 1-B, Century Hills Subdivision, in Plat Cabinet B, Slide 323, known as 3301 Mount Foraker Drive; and found in Deed Book 2614, Page 610.

PLAINTIFF'S ATTORNEY: Margaret E. Cunningham, Newport, KY

SALE NO. 11

Wells Fargo Bank, N.A. v. Darrin Smith – Action No. 06-CI-2764, to raise the principal amount of \$96,482.82.

185 SAINT PHILLIP DRIVE

Lot No. 31, Block “E”, Unit 8, of the Idle Hour Subdivision, in Plat Cabinet C, Slide 89, known as 185 St. Phillip Drive; and found in Deed Book 2548, Page 464.

PLAINTIFF'S ATTORNEY: Margaret E. Cunningham, Newport, KY

SALE NO. 12

Fifth Third Mortgage Company v. Andres R. Careaga and Lisa E. Careaga – Action No. 06-CI-2588, to raise the principal amount of \$120,278.01.

141 OWSLEY AVENUE

Beginning at a point on the west side of Owsley Street corner to Lot No. 107; thence in a northerly direction along Owsley Street fifty (50) feet to Lot No. 109; thence in a westerly direction one hundred and forty (140) feet to Draper's line, current or former owner; thence in a southerly direction with Draper's line, fifty (50) feet to the corner of Lot No. 107; thence in an easterly direction with the line of Lot No. 107, one hundred and forty (140) feet to the beginning; and being all of Lot No. 108 of the Wickliffe's Land Company's second addition to the City of Lexington, of record in Plat Cabinet E, Slides 160 and 161, known as 141 Owsley Avenue; and found in Deed Book 2463, Page 45.

PLAINTIFF'S ATTORNEY: Thomas H. Burnett, Lexington, KY

SALE NO. 13

Wells Fargo Bank National Association v. Hillary Mitchell – Action No. 06-CI-3178, to raise the principal amount of \$111,795.54.

1108-B TURKEY FOOT ROAD

Lot No. 7B, Section 1, Unit 3 of Lansdowne-Shadeland East Subdivision in Plat Cabinet F, Slide 743, known as 1108-B Turkey Foot Road; and found in Deed Book 2353, Page 495.

PLAINTIFF'S ATTORNEY: Mary Beth Keeling, Cincinnati, OH

SALE NO. 14

Mortgage Electronic Registration Systems, Inc. v. Jerry W. McDaniel and Patricia A. McDaniel – Action No. 05-CI-4193, to raise the principal amount of \$86,110.62.

1816 RUSSELL CAVE ROAD

Lot No. 5, Block “B”, of the Marlboro Manor Subdivision, Unit 1-A, in Plat Book 15, Page 20, known as 1816 Russell Cave Road; and found in Deed Book 2152, Page 306.

PLAINTIFF'S ATTORNEY: Thomas H. Burnett, Lexington, KY

SALE NO. 15

Wells Fargo Bank, NA v. Katherine Berry – Action No. 06-CI-3883, to raise the principal amount of \$88,631.88.

802 CARNEAL ROAD

Lot No. 4, Unit 2-C of the Meadows Subdivision, in Plat Cabinet C, Slide 60, known as 802 Carneal Road; and found in Deed Book 2579, Page 683.

PLAINTIFF'S ATTORNEY: Thomas H. Burnett, Lexington, KY

SALE NO. 16

JPMorgan Chase Bank, N.A. v. Charles G. Richardson and Dianna Richardson– Action No. 06-CI-2918, to raise the principal amount of \$88,457.40.

2063 DEAUVILLE DRIVE

Lot No. 37, Block “T”, Unit 1-J, of the Cardinal Valley Subdivision, in Plat Cabinet C, Slide 332, known as 2063 Deauville Drive; and found in Deed Book 2030, Page 228.

PLAINTIFF'S ATTORNEY: Philip Q. Ratliff, Cincinnati, OH

SALE NO. 17

Argent Mortgage Company, LLC v. John Ronn Bilida – Action No. 05-CI-4494, to raise the principal amount of \$121,429.73.

639 WARRINGTON DRIVE

Lot 24, Block N, Rookwood Subdivision, Unit 1-W, in Plat Cabinet C, Slide 790, known as 639 Warrington Drive; and found in Deed Book 2542, Page 608.

PLAINTIFF'S ATTORNEY: Joseph F. Grimme, Fort Thomas, KY

**CLYDE L. STAPLETON
MASTER COMMISSIONER
FAYETTE CIRCUIT COURT**