210, 240, 246 & 250 St. George Street, Richmond, KY

Master Commissioner Terms & Conditions:

(A) The property shall be sold to the highest bidder for cash or for a deposit of TEN PERCENT (10%) of the sale price, with the balance on a credit of THIRTY (30) days, with the purchaser being required to execute a bond with surety thereon, to be approved by the Master Commissioner, to secure the purchase price. The bond shall bear interest at the rate of twelve percent (12%) per annum from the date of sale until paid. The bond is to have the same force and effect as a Judgment, and to remain and be a lien on said property until fully paid. Additional terms shall be governed by the Judgments and Orders of Sale entered herein by the Madison Circuit Court.

(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 other delinquent 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 <u>within ten (10) days from the date of sale.</u>

(C) The property shall otherwise be sold free and clear of any right, title and interest of all parties to the action and their liens and encumbrances thereon, all claims, liens, interests, and encumbrances recorded after the recording of the Lis Pendens, except easements and restrictions of record in the Madison 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).

(D) Property 1 (210 & 240 St. George St., Richmond, KY) and Property 2 (246 & 250 St. George St., Richmond, KY) shall be offered in Multi-Parcel fashion with Property 1 and Property 2 being offered individually and as a whole. The highest total price obtained shall be the way the properties sell

<u>Bidder's Acknowledgement</u>
By signing below, you as a successful bidder agree to the terms and conditions stated herein.

_____   _____

Signature   **Date**

Bidder's Name_____

Address_____

Home Phone_____

Work/Cell Phone_____

Email address_____

Bidder #_____

Auction Purchase Price $_____