

Commissioner's Auction

PBI BANK, INC.

VS.

FRANKFORT PROPERTIES LIMITED LIABILITY COMPANY, ET AL

JEFFERSON CIRCUIT COURT

DIVISION 12

NO. 12CI401290

The undersigned will auction the property described below, pursuant to judgment, on

Public Auction to the Highest Bidder

THURSDAY, March 13, 2014, at 10:00 a.m.

Held at 7910 Wolf Pen Branch Road,

in the City of Louisville, Kentucky by Real Estate Auctioneer with Tritech Auctions, Inc., P.O. Box 91919, Louisville, KY 40291, (502) 523-4151, www.tritechauctions.com in conjunction with the Master Commissioner of the Jefferson Circuit Court.

The real estate is indivisible, situated in Jefferson County, Ky., and described as follows:

BEGINNING at a spike in the center of Wolf Pen Branch Road, said point being South 34 degrees 00 minutes East 806.90 feet from a spike at the center line intersection of a right angle in said road, which point is the Northeast corner of a reputed 35 acre tract of land, interest in which was conveyed to Hattie Hunt Ewing in Deed Book 1746, Page 424; Deed Book 1747, Page 344; Deed Book 1375, Page 167; and Deed Book 1901, Page 465, in the Office of the Clerk of Jefferson County, Kentucky; thence leaving said road, South 57 degrees 05 minutes East, passing a pipe at 15 feet, in all 749.10 feet to a pipe; thence South 33 degrees 47 minutes East 466.5 feet to a point in the Northwesterly line of Lot 11 in the division amoijt heirs of Joseph Miller, recorded in Plat and Subdivision Book 2, Page 736, in the Office aforesaid; thence with same, North 56 degrees 00 minutes East 750.86 feet to the center line of Wolf Pen Branch Road, extended; thence with same and the center line of Wolf Pen Branch Road, North 34 degrees 00 minutes West 452.34 feet to the point of beginning.

Being the same property acquired by JOHN R. ANSON and PAMELA J. ANSON, husband and wife, by Deed dated February 3, 1995, of record in Deed Book 6555, Page 508, in the Office of the Clerk of Jefferson County, Kentucky.

The purchaser shall deposit \$10,000.00. The amount to be raised is \$1,890,858.87, plus interest and costs.

The subject real estate shall be sold free and clear of all liens, encumbrances and interest of the parties hereto, except sold subject to: A) All easements, covenants, restrictions and stipulations of record in the Jefferson County Clerk's Office affecting that parcel; B) **The United States' 120-day right of redemption, pursuant to 28 U.S.C. Section 2410**; C) Any matters disclosed by an accurate survey or inspection of the parcel; D) Any assessment for public improvements levied against the parcel. Announcements made at sale take precedence over any matters contained herein.

The following terms apply to all sales: A) 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. B) One-fourth cash is payable within thirty days from sale date. C) The balance is due within six months, the unpaid portion bearing interest at 12% per annum. D) The bidder must comply with the K.R.S. 426.705 bond provision. E) When the purchase price is paid, and upon proper motion, the deed will be delivered. F) The plaintiff, the Master Commissioner and the Court shall not be deemed to have warranted title of the real estate to the purchaser.

EDITH FRICK HALBLEIB, COMMISSIONER

JEFFERSON CIRCUIT COURT

03/13/14 (1)

JASMINE HARDIN, ATTORNEY FOR PLAINTIFF