

SIMPSON CIRCUIT COURT  
DIVISION I

CIVIL ACTION NO. 15-CI-00229

KENTUCKY HOUSING CORPORATION

PLAINTIFF

vs.

NOTICE OF SALE

JOSHUA RUST

DEFENDANT

Pursuant to a Judgment and Order of Sale entered in Simpson Circuit Court on January 20, 2016, in Civil Action No. 15-CI-00229, Kentucky Housing Corporation, plaintiff, versus, Joshua Rust; defendant, I shall sell to the highest bidder at public auction on Friday, March 11, 2016, at the hour of 2:00 p.m., at the Simpson County Justice Center, 101 Court Street, Franklin, Kentucky, the following-described property having as its mailing address 1258 Morgantown Road, Franklin, Kentucky 42134, to-wit:

Being Lot No. 6 in Willeby Park Subdivision, according to plat thereof of record in Plat Book 4, Page 16, Simpson County Clerk's Office.

Being the same property conveyed to Joshua Rust, unmarried, by deed dated October 7, 2013, of record in Deed Book 306, Page 440, Simpson County Clerk's Office.

NOTE: Sold free and clear of any and all judgment liens of the parties listed herein.

NOTE FURTHER: The property is sold subject to the following:

1. Easements, restrictions, and covenants of record;
2. Any state of facts that constitute an objection to title that might be disclosed by an accurate survey;
3. Lien of 2016 State and County property taxes, not yet due and payable.

Said property shall be sold for the purpose of collecting the following judgments: An in rem judgment in favor of the plaintiff, in the amount of \$81,267.21, with interest thereon from November 1, 2014, at the rate of 5% per annum, plus Court costs and attorney fees.

TERMS OF SALE:

1. The purchaser will be required to pay ten percent (10%) down on date of sale, with the balance to be secured by a bond with good surety, which bond will bear interest from the date of sale at the rate of twelve percent (12%) per annum. Any surety must be approved by the Master Commissioner. ALL PROSPECTIVE PURCHASERS SHOULD PLAN ON HAVING THE PERSON OR ENTITY WHO WILL ACT AS SURETY TO BE IN ATTENDANCE AT THE SALE. The balance of the sale price will be due within thirty (30) days from the date of sale.

2. Risk of loss shall pass to the purchaser at the close of the auction.

3. Possession of the subject property shall be given on delivery of the deed. The 2016 property taxes shall be paid by the purchaser.
4. This sale is subject to confirmation by the Simpson Circuit Court.
5. All announcements made on day of sale will take precedence over previous advertising.

This 12 day of February, 2016.



ROBERT YOUNG LINK  
Master Commissioner  
P. O. Box 474  
Franklin, KY 42135  
270-586-3283

#### CERTIFICATE OF SERVICE

A true copy of the foregoing was on this date mailed to the following:

Stephen R. Solomon, Esq.  
Megan P. Keane, Esq.  
Goldberg Simpson, LLC  
9301 Dayflower Street  
Prospect, Kentucky 40059

Joshua Rust  
1258 Morgantown Road  
Franklin, Kentucky 42134

This 12 day of February, 2016.



ROBERT YOUNG LINK  
Master Commissioner  
Simpson Circuit Court