

SIMPSON CIRCUIT COURT  
DIVISION I

CIVIL ACTION NO. 15-CI-00081

KENTUCKY HOUSING CORPORATION

PLAINTIFF

vs.

NOTICE OF SALE

LARRY J. SEBERT, a/k/a LARRY JOSEPH SEBERT,  
a/k/a LARRY SEBERT;  
JANET KAY SEBERT, a/k/a JANET K. SEBERT,  
a/k/a JANET SEBERT;  
BOWLING GREEN-WARREN COUNTY COMMUNITY  
HOSPITAL CORPORATION successor by merger to  
THE MEDICAL CENTER AT BOWLING GREEN;  
THE MEDICAL CENTER AT FRANKLIN;  
ANESTHESIA & PAIN SPECIALISTS OF BOWLING GREEN;  
BOWLING GREEN ASSOCIATED PATHOLOGISTS;  
COMMONWEALTH HEALTH SERVICES, INC. successor by  
merger to BOWLING GREEN WOMEN'S CLINIC; and  
FRANKLIN ER PHYSICIANS

DEFENDANTS

Pursuant to a Judgment and Order of Sale entered in Simpson Circuit Court on October 29, 2015, as supplemented by Order entered on February 4, 2016, in Civil Action No. 15-CI-00081, Kentucky Housing Corporation, plaintiff, versus, Larry J. Sebert, a/k/a Larry Joseph Sebert, a/k/a Larry Sebert; Janet Kay Sebert, a/k/a Janet K. Sebert, a/k/a Janet Sebert; Bowling Green-Warren County Community Hospital Corporation successor by merger to The Medical Center at Bowling Green; The Medical Center at Franklin; Anesthesia & Pain Specialists of Bowling Green; Bowling Green Associated Pathologists; Commonwealth Health Services, Inc. successor by merger to Bowling Green Women's Clinic; and Franklin ER Physicians; defendants, 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 2020 Upper Prices Mill Road, Franklin, Kentucky 42134, to-wit:

**UNIMPROVED LOT:**

A certain parcel of land located approximately 6 miles S.W. of Franklin, Simpson County, Kentucky and described as follows:

Beginning at a pin located 20' North of the centerline of Upper Prices Mill Road, a corner to Ernest Kinnard, thence with the line of same N 35 deg. 23' W 187.9' to a post corner to Ernest Kinnard and Claypool Kinnard; thence with the line of Claypool Kinnard N 11 deg. 08' W 146.5' to a steel post in the line of the same a corner to Ernest Kinnard; thence with the lines of Ernest Kinnard (2) calls: N 77 deg. 46' E 268.41' and S 19 deg. 55' E 179.5' to a steel post a corner to same in a line, 20' North of the centerline of Upper Prices Mill Road; thence with said line S 45 deg. 00' W

256.5' to the point of beginning, containing 1.6 acres, less any right of ways or easements of record, in accordance with the survey by Charles E. White, RLS #906, dated November 30, 1991.

Being the same property conveyed to Larry Joseph Sebert and Janet Kay Sebert, husband and wife, from Secretary of Housing & Urban Development of Washington, D.C., by deed dated December 12, 1991, and recorded on December 12, 1991, of record in Deed Book 177, Page 355, 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 an in rem judgment in favor of the plaintiff, in the amount of \$6,430.10, with interest from and after August 21, 2015, at the rate of 1.0% per annum, attorney fees in the amount of \$1,700.00, and Court costs.

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:

Richard Mark Rothfuss, II, Esq.  
c/o Lerner, Sampson & Rothfuss  
P. O. Box 5480  
Cincinnati, Ohio 45201-5480

Charles W Adams, Esq.  
c/o Hodges, Haynes & Adams  
P.O. Box 1865  
Bowling Green, KY 42102

Murry A. Raines, Esq.  
c/o English, Lucas, Priest & Owsley  
1101 College St  
Bowling Green, KY 42101

Keith Norman  
c/o Anesthesia & Pain Specialists of Bowling Green  
350 Park St Ste 203B  
Bowling Green, KY 42101

Daniel P. Geis, M.D., Pres  
c/o Bowling Green Associated Pathologists  
P.O. Box 687  
Bowling Green, KY 42102

Commonwealth Health Services, Inc.  
successor by merger to Bowling Green Women's Clinic  
1101 College St  
Bowling Green, KY 42101

Franklin ER Physicians  
319 East 10 Avenue  
Bowling Green, KY 42102

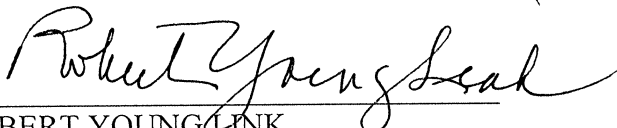
Larry J. Sebert  
134 Cherry Street  
Franklin, KY 42134

Larry J. Sebert  
104 Cherry Street  
Franklin, KY 42134

Janet Kay Sebert  
134 Cherry Street  
Franklin, KY 42134

Janet Kay Sebert  
104 Cherry Street  
Franklin, KY 42134

This 12 day of February, 2016.



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ROBERT YOUNGLINK  
Master Commissioner  
Simpson Circuit Court