

SIMPSON CIRCUIT COURT
DIVISION I

CIVIL ACTION NO. 15-CI-00283

NATIONSTAR MORTGAGE, LLC

PLAINTIFF

vs.

NOTICE OF SALE

JAMES D. MALONE;
REGINA MALONE, a/k/a REGINA FAYE MALONE;
CITY OF FRANKLIN;
and CACH, LLC

DEFENDANTS

Pursuant to a Judgment and Order of Sale entered in Simpson Circuit Court on February 25, 2016, in Civil Action No. 15-CI-00283, Nationstar Mortgage, LLC, plaintiff, versus, James D. Malone; Regina Malone, a/k/a Regina Faye Malone; City of Franklin; and CACH, LLC, defendants, I shall sell to the highest bidder at public auction on Friday, March 18, 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 516 East Cedar Street, Franklin, Simpson County, Kentucky 42134, to-wit:

Located on the south side of East Cedar Street in Franklin, Simpson County, Kentucky, to-wit:

Being Lot Nos. 5 and 6 of Section A, Greater Franklin Subdivision, an addition to the City of Franklin, according to plat thereof recorded in Deed Book 56, page 372, Simpson County Clerk's office, and more particularly described by a survey dated March 26, 1991, by Robert G. May, Registered Land Surveyor No. 2142, as follows:

Beginning at an iron pin, the northeast corner to Lot No. 7 (Norma Embry), located 3.6 feet south of the curb; and being the northwest corner to this tract; thence running 3.6 feet south of and parallel to the curb that parallels East Cedar Street, N 82° 45' E 50.0 feet to an iron pin the northwest corner to Lot No. 4 (Ewing Shoulders) ; thence with the west line of Lot No. 4 (Ewing Shoulders and Willie P. Williams) S 06° 29' E 243.6 feet to an iron pin the southwest corner to Lot No. 4 (Willie P. Williams), in the north line of Lot #14 (Ronald Dunn); thence with the north line of Lot No. 14 (Dunn) S 83° 40' W 47.2 feet to an iron pin in the line of same, the southeast corner to Lot No. 7 (Embry); thence with the east line of Lot No. 7 (Embry) N 07° 08' W 242.8 feet to the beginning point, containing 0.271 acres.

Being the same property conveyed to James D. Malone and Regina Faye Malone, husband and wife, by Carolyn B. Elamon, a/k/a Carolyn Wood, and Vernon Leon Elamon, wife and husband, by deed dated June 5, 1996, of record in Deed Book 202, Page 276, 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 City and State and County property taxes, not yet due and payable.

Said property shall be sold for the purpose of collecting an in personam judgment in favor of the plaintiff, in the amount of \$49,588.82, with interest at the daily rate of \$8.82 from November 25, 2015, together with attorney fees in the amount of \$2,250.00 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 27 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:

David E. Johnson, Esq.
c/o Lerner, Sampson & Rothfuss
P.O. Box 5480
Cincinnati, Ohio 45201-5480

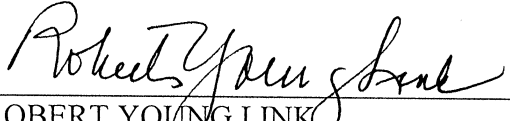
W. Scott Crabtree, Esq.
P. O. Box 615
Franklin, Kentucky 42135

CACH, LLC
Serve: CT Corporation System
1300 East Ninth Street, Suite 1010
Cleveland, Ohio 44114

James D. Malone
514 East Cedar Street, Apt. 4
Franklin, Kentucky 42134

Regina Faye Malone
514 East Cedar Street, Apt. 4
Franklin, Kentucky 42134

This 27 day of February, 2016.



ROBERT YOUNG LINK
Master Commissioner
Simpson Circuit Court