

SIMPSON CIRCUIT COURT  
DIVISION I

CIVIL ACTION NO. 16-CI-00016

JPMORGAN CHASE BANK, N. A.

PLAINTIFF

vs.

NOTICE OF SALE

JULIE T. MCGEE  
and MARK J. MCGEE

DEFENDANTS

Pursuant to a Judgment and Order of Sale entered in Simpson Circuit Court on May 18, 2016, as supplemented by Order entered on December 16, 2016, in Civil Action No. 16-CI-00016, JPMorgan Chase Bank, N. A., plaintiff, versus, Julie T. McGee and Mark J. McGee, defendants, I shall sell to the highest bidder at public auction on Friday, January 6, 2017, 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 313 Austin Drive, Franklin, Simpson County, Kentucky 42134, to-wit:

Being Lot No. 50 of Austin Drive Subdivision Extended, according to plat thereof of record in Plat Book 3, Page 88-B, Simpson County Clerk's Office.

Subject to any and all easements, restrictions, conditions, and legal highways of record and/or in existence.

Being the same property conveyed to Mark J. McGee and wife, Julie T. McGee, by from Laura F. Birdwhistell, f/k/a Laura M. Dennis, unmarried, by deed dated January 27, 2011, of record in Deed Book 291, Page 374, Simpson County Clerk's Office.

The property valuation administrator's map number for the subject property is as follows: 020-00-03-001.00.

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:

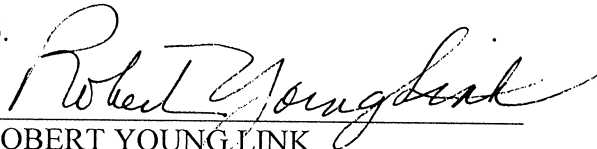
1. Easements, restrictions, and covenants of record;
2. Any state of facts that constitute an objection to title that might be disclosed by an accurate survey;
3. Lien of 2017 City and State and County property taxes, not yet due and payable.

Said property shall be sold for the purpose of collecting an in personam judgment in favor of the plaintiff, in the amount of \$156,574.45, with interest from and after February 29, 2016, at the rate of 5.125% per annum, plus attorney fees 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 2017 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 19 day of December, 2016.

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

CERTIFICATE OF SERVICE

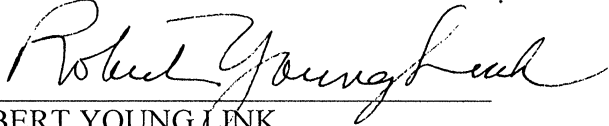
A true copy of the foregoing was on this date mailed to the following:

Philip S. George, III, Esq.  
c/o Nielson & Sherry, PSC  
639 Washington Avenue  
Newport, Kentucky 41071

Mark J. McGee  
313 Austin Drive  
Franklin, Kentucky 42134

Julie T. McGee  
313 Austin Drive  
Franklin, Kentucky 42134

This 19 day of December, 2016.

A handwritten signature in cursive script that reads "Robert Young Link". The signature is written in black ink and is positioned above a horizontal line.

ROBERT YOUNG LINK  
Master Commissioner  
Simpson Circuit Court