

SIMPSON CIRCUIT COURT
DIVISION I

CIVIL ACTION NO. 15-CI-00344

FEDERAL NATIONAL MORTGAGE ASSOCIATION

PLAINTIFF

vs.

NOTICE OF SALE

PATRICIA S. FUQUA, Individually and as Administratrix
of the Estate of Timothy D. Fuqua;
AUSTIN C. FUQUA;
FIRST SECURITY BANK, INC.,
FKA FIRST SECURITY BANK OF OWENSBORO, INC.;
Unknown Defendant, Spouse of PATRICIA S. FUQUA;
and Unknown Defendant, Spouse of AUSTIN C. FUQUA,
NKA SAVANNAH FUQUA

DEFENDANTS

Pursuant to a Judgment and Order of Sale entered in Simpson Circuit Court on May 11, 2017, in Civil Action No. 15-CI-00344, Federal National Mortgage Association, plaintiff, versus, Patricia S. Fuqua, Individually and as Administratrix of the Estate of Timothy D. Fuqua; Austin C. Fuqua; First Security Bank, Inc., FKA First Security Bank of Owensboro, Inc.; Unknown Defendant, Spouse of Patricia S. Fuqua; and Unknown Defendant, Spouse of Austin C. Fuqua, NKA Savannah Fuqua, defendants, I shall sell to the highest bidder at public auction on Friday, June 16, 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 1123 Johns Loop Road, Simpson County, Franklin, Kentucky 42134, to-wit:

Beginning at a pin in the northwest corner in the line with the south right-of-way of the Johns-Rapids Road, being 25 feet from the center, and a corner to Charles Stinson; thence with the line of the south right-of-way of the Johns-Rapids Road N 63° 30' E 484.0 feet to a pin, a corner to Cyril Mayhew; thence with the line of Mayhew S 28° 00' E 75.0 feet to the north bank of Drakes Creek; thence with the line and meander of the north bank of Drakes Creek S 54° 00' W 152.9 feet; thence S 48° 00' W 160 feet; thence S 48° 15' W 192.8 feet, a corner to Charles Stinson; thence with the line of Stinson N 26° 00' W 210.0 feet to the point of beginning.

LESS THE FOLLOWING portion of the above-described property which is hereby retained by the grantor and excluded from this conveyance, to-wit: The easternmost 34 feet of the above-described property which comprises a parcel of land bounded on the north by the south right-of-way of Johns-Rapids Road a distance of 34 feet, on the east by property of Cyril Mayhew a distance of 75 feet, on the south by the north bank of Drakes Creek a distance of 34 feet, and on the west by the property herein conveyed to the grantee.

Being the same parcel conveyed to Timothy Fuqua and Amanda Fuqua from Martha B. Ensley, unmarried, by virtue of a deed dated August 7, 1998, recorded August 14, 1998, in Deed Book 0214, Page 766, County of Simpson, State of Kentucky.

The property valuation administrator's map number for the subject property is as follows:
049-00-00-050.00.

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 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 \$77,613.36, with interest from and after May 1, 2015, at the rate of 6.891%, 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 15 day of May, 2017.



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:

Nicholas M. Smith, Esq.
Manley Deas Kochalski, LLC
P. O. Box 165028
Columbus OH 43216-5028

David T. Reynolds, Esq.
2200 East Parrish Avenue
Owensboro, KY 42303


Patricia S. Fuqua, Individually and as Administratrix
of the Estate of Timothy D. Fuqua
1123 Johns Loop Road
Franklin, KY 42134

Austin C. Fuqua
5653 Cherbourg Circle, Apt A
Colorado Springs, CO 80902

Unknown Defendant, Spouse of Patricia S. Fuqua
1123 Johns Loop Road
Franklin, KY 42134

Unknown Defendant, Spouse of Austin C. Fuqua
NKA Savannah Fuqua
5653 Cherbourg Circle, Apt A.
Colorado Springs, CO 80902

This 15 day of May, 2017.


ROBERT YOUNG LINK
Master Commissioner
Simpson Circuit Court