

SIMPSON CIRCUIT COURT
DIVISION I

CIVIL ACTION NO. 15-CI-00182

PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR
IN INTEREST TO NATIONAL CITY REAL ESTATE
SERVICES, LLC, SUCCESSOR BY MERGER TO
NATIONAL CITY MORTGAGE, INC., FORMERLY
KNOWN AS NATIONAL CITY MORTGAGE CO.

PLAINTIFF

vs.

NOTICE OF SALE

CHRISTOPHER D. JACKSON;
SARAH L. JACKSON;
DISCOVER BANK;
KENTUCKY HOUSING CORPORATION; and
UNKNOWN OCCUPANT

DEFENDANTS

Pursuant to a Judgment and Order of Sale entered in Simpson Circuit Court on April 25, 2017, in Civil Action No. 15-CI-00182, PNC Bank, National Association, successor in interest to National City Real Estate Services, LLC, successor by merger to National City Mortgage, Inc., formerly known as National City Mortgage Co. , plaintiff, versus, Christopher D. Jackson; Sarah L. Jackson; Discover Bank; Kentucky Housing Corporation; and Unknown Occupant, defendants, I shall sell to the highest bidder at public auction on Friday, May 19, 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 1311 Valley Ridge Road, Franklin, Simpson County, Kentucky 42134, to-wit:

Being Lot No. 6 of Westwood Subdivision, Phase II, as shown on the plat thereof of record in Plat Book 4, Page 262, Slide 131, Simpson County Clerk's office.

Subject to the easements, streets, setback lines, and other matters shown on the recorded plat of record in Plat Book 4, Page 262, Slide 131, said Clerk's office, and subject to restrictions applicable to R-2 Zoning of the Franklin-Simpson Planning and Zoning Commission Regulations.

Being the same property conveyed to Christopher D Jackson and wife, Sarah L Jackson, for and during their joint lives, with remainder in fee simple to the survivor of them, from Mike Simpson and wife, Toni Simpson by and through her Attorney-in-Fact, Mike Simpson, by Deed dated March 28, 2003, and recorded April 2, 2003, in Deed Book 242, Page 201, of the Simpson County Clerk's Records. The Power of Attorney which Toni Simpson appoints Mike Simpson to act on her behalf is of record in Miscellaneous Book 241, Page 414, of the Simpson County Clerk's Record.

The property valuation administrator's map number for the subject property is as follows:
012-00-18-040.00.

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 against Sarah L. Jackson, and in rem judgment against the defendant Christopher D. Jackson, in the amount of \$63,428.97, with interest from and after June 1, 2015, at the rate of 6% 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 28 day of April, 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:

Michael R. Brinkman, Esq. (07618)
Reisenfeld & Associates, LPA LLC
3962 Red Bank Road
Cincinnati, OH 45227

Jeremy M. Rettig, Esq.
410 West Chestnut Street, Suite 617
Louisville, KY 40202

Discover Bank
c/o CT Corporation System
306 West Main Street, Suite 512
Frankfort, KY 40601

Sarah L. Jackson
313 Rolling Road Drive
Franklin, KY 42134

Christopher D. Jackson
313 Rolling Road Drive
Franklin, KY 42134

This 28 day of April, 2017.



ROBERT YOUNGLINK
Master Commissioner
Simpson Circuit Court