

SIMPSON CIRCUIT COURT
DIVISION I

CIVIL ACTION NO. 17-CI-00213

U.S. BANK NATIONAL ASSOCIATION

PLAINTIFF

vs.

NOTICE OF SALE

CURTIS OWEN PAGE aka CURTIS O. PAGE,
aka CURTIS PAGE;
MARION PAGE, aka MARION L. PAGE;
and Unknown Defendant, spouse of MARION PAGE

DEFENDANTS

Pursuant to a Judgment and Order of Sale entered in Simpson Circuit Court on November 9, 2017, in Civil Action No. 17-CI-00213, U.S. Bank National Association, plaintiff, versus, Curtis Owen Page, aka Curtis O. Page, aka Curtis Page; Marion Page, aka Marion L. Page; and Unknown Defendant, spouse of Marion Page; defendants, I shall sell to the highest bidder at public auction on Friday, December 1, 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 401 Larue Street, Franklin, Simpson County, Kentucky 42134, to-wit:

Beginning at a pipe in the southwest corner at the North edge of a 3.5 foot sidewalk which parallels Cemetery Street, said beginning point being S 86° 15' E 75.0 feet from a pipe in the East line of a 10 foot alley; thence N 4° 45' W 104.66 feet to a pipe in the line of Robert Pirtle; thence with Pirtle's line S 86° 15' E 100 feet to an iron pipe in the West right-of-way line of LaRue Street, a 40 foot wide Street; thence with the West line of LaRue Street S 3° 15' E 105.7 feet to a pipe at the intersection of LaRue Street and the North edge of the 3.5 foot wide sidewalk which parallels Cemetery Street; thence with the North edge of said sidewalk N 86° 15' W 97.5 feet to the point of beginning.

Being the same property conveyed to Curtis O. Page from Marion L. Page by deed dated August 5, 2015 and recorded October 14, 2015, in Deed Book 317, Page 371 of the records of the Simpson County Clerk's office.

The property valuation administrator's map number for the subject property is as follows:
010-00-04-009.00.

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;

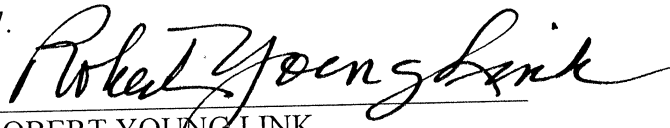
3. Lien of 2017 City and State and County property taxes, now due and payable.

Said property shall be sold for the purpose of collecting an in rem judgment, in favor of the plaintiff, in the amount of \$32,121.18, with interest from and after July 27, 2006, at the rate of 7.75% per annum (daily rate of \$4.59), plus attorney fees in the amount of \$1,300.00, 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 seven and three quarters percent (7.75%) 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 10 day of November, 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:

Ashley E. Rothfuss, Esq.
Lerner, Sampson & Rothfuss
P.O. Box 5480
Cincinnati, OH 45201-5480

Curtis Owen Page
101 Longview Drive, Apt. 155
Russellville, KY 42276

Marion L. Page
429 Thompson Chapel Road
Russellville, KY 42276

Unknown Defendant, spouse of
Marion Page
429 Thompson Chapel Road
Russellville, KY 42276

This 10 day of November, 2017.



ROBERT YOUNGLINK
Master Commissioner
Simpson Circuit Court