

SIMPSON CIRCUIT COURT  
DIVISION I

CIVIL ACTION NO. 15-CI-00346

THE DECEDENT'S ESTATE OF EVA FINN,  
the same person as Eva S. Finn,  
and the same person as Eva R. Finn,  
by and through Judy R. Chandler, Executrix

PLAINTIFF

vs.

NOTICE OF SALE

RANDOLPH L. RING, SR., and wife, DONNA RING;  
MIDLAND FUNDING, LLC;  
and CAPITAL ONE BANK (USA), N. A.

DEFENDANT

Pursuant to a Judgment and Order of Sale entered in Simpson Circuit Court on March 31, 2016, in Civil Action No. 15-CI-00346, The Decedent's Estate of Eva Finn, the same person as Eva S. Finn, and the same person as Eva R. Finn, by and through Judy R. Chandler, Executrix, plaintiff, versus, Randolph L. Ring, Sr., and wife, Donna Ring; Midland Funding, LLC; and Capital One Bank (USA), N. A., defendants, I shall sell to the highest bidder at public auction on Friday, April 29, 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 408 West Kentucky Avenue, Franklin, Simpson County, Kentucky 42134, to-wit:

Beginning at a found iron pin a corner to Steve Hobdy at the north edge of a concrete walk, the north right-of-way line of West Kentucky Avenue, being the southwest corner of described parcel; thence with the line of Steve Hobdy N 07° 21' 52" E 182.70 feet to a set iron pin, a corner to James Vaughn in the Hobdy line; thence with the lines and corner to James Vaughn S 83° 22' 22" E 68.50 feet to a set iron pin; thence N 07° 30' E 7.10 feet to a set iron pin, a new corner to Mrs. R.S. Vaughn in the James Vaughn line; thence with a new division line to Mrs. R.S. Vaughn S 83° 22' 22" E 70.01 feet to a set iron pin, a new corner to Mrs. R.S. Vaughn in the line of Ernest Logan; thence with the line of Logan S 07° 30' 00" W 189.80 feet to a set railroad spike, corner to Ernest Logan at the edge of a concrete walk, the north right-of-way line of Kentucky Avenue; thence with aforesaid north right-of-way line along the north edge of a concrete walk N 83° 22' 22" W 138.08 feet to the point of beginning, containing 0.591 acres, less any easements or rights of way of record, according to February 21, 1997, survey of Charles E. White, Kentucky Registered Land Surveyor No. 906.

Being the same property conveyed to Randolph L. Ring, Sr., and wife, Donna Ring, by Judy R. Chandler, Executrix of the Estate of Eva R. Finn, by deed dated June 30, 2014, of record in Deed Book 310, Page 350, 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:

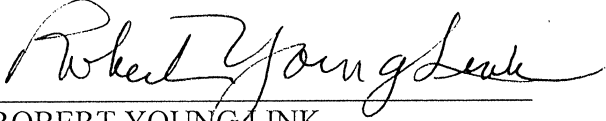
1. Easements, restrictions, and covenants of record;
2. Any state of facts that constitute an objection to title that might be disclosed by an accurate survey;
3. Lien of 2016 City and State and County property taxes, not yet due and payable.

Said property shall be sold for the purpose of collecting an in rem judgment in favor of the plaintiff, in the amount of \$16,703.89, with interest from and after August 26, 2015, at the rate of 5% per annum, plus delinquent taxes and homeowner's insurance in the amount of \$2,228.39, with interest from the date of judgment at the rate of 12% per annum.

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 5 day of April, 2016.

  
ROBERT YOUNGLINK  
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 Cummins, Esq.  
P. O. Box 425  
Franklin, KY 42135

Midland Funding, LLC  
c/o Corporation Service Co.  
421 West Main Street  
Frankfort, KY 40601

Capital One Bank (USA), N.A.  
c/o Managing Agent  
4851 Cox Road  
Glen Allen, VA 23060

Capital One Bank (USA), N.A.  
c/o Morgan & Pottinger, PSC  
2401 Stanley Gault Parkway  
Louisville, KY 40203

Randolph L. Ring, Sr.  
408 West Kentucky Avenue  
Franklin, KY 42134

Donna Ring  
408 West Kentucky Avenue  
Franklin, KY 42134

This 5 day of April, 2016.

  
ROBERT YOUNG LINK  
Master Commissioner  
Simpson Circuit Court