

SIMPSON CIRCUIT COURT
DIVISION I

CIVIL ACTION NO. 15-CI-00371

NATIONSTAR MORTGAGE, LLC

PLAINTIFF

vs.

NOTICE OF SALE

LAUREN R. MARTIN
and unknown spouse, if any, of LAUREN R. MARTIN

DEFENDANTS

Pursuant to a Judgment and Order of Sale entered in Simpson Circuit Court on May 18, 2016, in Civil Action No. 15-CI-00371, Nationstar Mortgage, LLC, plaintiff, versus, Lauren R. Martin and unknown spouse, if any, of Lauren R. Martin, defendants, I shall sell to the highest bidder at public auction on Friday, June 10, 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 308 Franklin Avenue, Franklin, Simpson County, Kentucky 42134, to-wit:

A certain house and lot of land situated on the north side of Franklin Avenue in Franklin, Kentucky, and more particularly described as follows:

Beginning at a stake or stone on the north side of Franklin Avenue, a corner of the property of Mrs. Sallie Ann Gillespie; thence northwardly with the Gillespie line 165 feet, more or less, to a stake or stone in the line of Lewis Birdwhistle; thence westwardly with the line of Birdwhistle and the line of Mrs. W. A. Suell 135 feet, more or less, to a stake or stone, a corner of the property of Mrs. Flora Gregory and Mrs. Lillie Crocker; thence southwardly with the Gregory and Crocker line 68' 3" more or less, to a stake or stone, another corner of the Gregory and Crocker property; thence eastwardly with another line of the Gregory and Crocker Property 36' 6", more or less, to another corner of the Gregory and Crocker property; thence southwardly with another line of the Gregory and Crocker property 96' 9", more or less, to a stake or stone on the north side of Franklin Avenue; thence eastwardly with Franklin Avenue 99' 6", more or less, to the point of beginning.

Less a strip of land conveyed by Charles W. Kennard et ux to Mrs. Flora Gregory and Mrs. Lillie Crocker by deed dated July 19, 1958, of record in Deed Book 77, Page 68, Simpson County Clerk's Office and described as follows:

Beginning at a stake or stone, a present corner of the property of Mrs. Flora Gregory and Mrs. Lillie Crocker, which is approximately 96' 9" north from the north side of Franklin Avenue; thence westwardly approximately 36' 6" with a present line of Mrs. Flora Gregory and Mrs. Crocker to a stake or stone, another present corner of Mrs.

Gregory and Mrs. Crocker approximately 68' 3" to a stake or stone, another present corner of Mrs. Gregory and Mrs. Crocker in the line of Mrs. W.A. Suell; thence eastwardly with the line of Mrs. Suell, approximately 36' 6" to a stake or stone, a new corner of Kennard; thence southwardly with a new line of Kennard, approximately 68' 38" to the point of beginning.

Being the same property conveyed to Lauren R. Martin, unmarried, by Sarah J. Smith, unmarried, by deed dated September 05, 2014, of record in Deed Book 311, Page 383, Simpson County Clerk's Office.

The property valuation administrator's map number for the subject property is as follows:
013-00-19-015.00.

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 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 \$118,938.07, with interest from and after December 1, 2014, at the rate of 3.75% 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 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 20 day of May, 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:

Nicholas M. Smith, Esq.
c/o Manley Deas & Kochalski, LLC
P. O. Box 165028
Columbus, Ohio 43216-5028

Lauren R. Martin
1026 Andrews Run, Apt L-107
Henderson, Tennessee 37075

Unknown spouse of Lauren R. Martin
300 Indian Ridge Circle
White House, Tennessee 37188

This 20 day of May, 2016.


ROBERT YOUNG LINK
Master Commissioner
Simpson Circuit Court