

SIMPSON CIRCUIT COURT  
DIVISION I

CIVIL ACTION NO. 15-CI-00073

CARRINGTON MORTGAGE SERVICES, LLC

PLAINTIFF

vs.

NOTICE OF SALE

ALLANA R. BUTTERFIELD;  
COMMONWEALTH HEALTH CORPORATION, INC.,  
    dba BLUEGRASS RADIOLOGY SERVICES;  
COMMONWEALTH HEALTH CORPORATION, INC.,  
    dba INPATIENT MEDICINE ASSOCIATES;  
and THE MEDICAL CENTER AT FRANKLIN, INC.

DEFENDANTS

Pursuant to a Judgment and Order of Sale entered in Simpson Circuit Court on July 19, 2016, in Civil Action No. 15-CI-00073, Carrington Mortgage Services, LLC, plaintiff, versus, Allana R. Butterfield; Commonwealth Health Corporation, Inc., dba Bluegrass Radiology Services; Commonwealth Health Corporation, Inc., dba Inpatient Medicine Associates; and The Medical Center at Franklin, Inc., defendants, I shall sell to the highest bidder at public auction on Friday, August 12, 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 903 Western Drive, Franklin, Simpson County, Kentucky 42134, to-wit:

A certain lot of land located in Franklin, Simpson County, Kentucky, more particularly described by a survey made October 17, 1988, by Charles, E. White, Ky keg Land Surveyors, No. 906, as follows:

Beginning at a steel pin corner to Edna Harris in the east right of way of Western Drive being the southwest corner of described parcel; thence with the line of Edna Harris N 78 degrees 00' E 150.00 feet to a post corner to Bayles; thence with the line of Bayles N 12 degrees 00' W 100.00 feet to a post corner to H. Gregory; thence with the line of H. Gregory S 78 degrees 00' W 150.00 feet to a steel pin the east right of way of Western Drive; thence with the east right of way of Western Drive S 12 degrees 00' E 100.00 feet to the beginning containing 0.34 acres less any easements or right of ways recorded.

Being the same property conveyed to Allana R. Butterfield, unmarried, by deed dated November 7, 2008, recorded on November 12, 2008, of record in Deed Book 279, Page 698, Simpson County Clerk's Office.

The property valuation administrator's map number for the subject property is as follows:  
019-00-05-014.00.

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 personam judgment in favor of the plaintiff, in the amount of \$103,377.34, with interest from and after September 16, 2015, at the daily rate of \$16.11, 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 July, 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:

Michael R. Brinkman, Esq.  
c/o Gerner & Kearns Co., LPA  
809 Wright's Summit Parkway, Suite 200  
Fort Wright, Kentucky 41011

Charles W. Adams, Esq.  
P. O. Box 1865  
Bowling Green, Kentucky 42102

Allana R. Butterfield  
903 Western Drive  
Franklin, Kentucky 42134

This 20 day of July, 2016.

  
ROBERT YOUNG LINK  
Master Commissioner  
Simpson Circuit Court