

SIMPSON CIRCUIT COURT
DIVISION II

CIVIL ACTION NO. 09-CI-00428

TLI TRUST

CROSS-PLAINTIFF

vs.

NOTICE OF SALE

ESTATE OF MARGARET E. COSBY;
Unknown heirs, devisees and/or legatees, if any, of
MARGARET E. COSBY;
Unknown spouse of MARGARET E. COSBY;
FARMERS HOME ADMINISTRATION, UNITED STATES
DEPARTMENT OF AGRICULTURE;
TLI TRUST;
US BANK, NATIONAL ASSOCIATION as successor in interest
to Wachovia Custodian for SASS Muni V DTR;
COMMONWEALTH OF KENTUCKY, COUNTY OF SIMPSON,
by and on relation of JOHN FARRIS, SECRETARY OF
FINANCE AND ADMINISTRATION CABINET;
FRED FORTE;
MARILYN FORTE;
SHANE COSBY;
PAMELA COSBY;
JOHNNIE WRIGHT;
Unknown spouse of JOHNNIE WRIGHT;
BILLIE SPENCER;
Unknown spouse of BILLIE SPENCER;
BOWLING GREEN-WARREN COUNTY COMMUNITY
HOSPITAL CORPORATION, a/k/a THE MEDICAL
CENTER AT BOWLING GREEN;
COMMONWEALTH HEALTH CORPORATION, INC.,
a/k/a BLUEGRASS RADIOLOGY SERVICES;
THE MEDICAL CENTER AT FRANKLIN, INC.;
FRANKLIN ER PHYSICIANS;
UNITED CREDIT MANAGEMENT CORP.;
ANESTHESIA AND PAIN SPECIALISTS OF BOWLING
GREEN, PLC;
and SOUTHERN TAX SERVICES, LLC

DEFENDANTS

Pursuant to a Judgment and Order of Sale entered in Simpson Circuit Court on January 19, 2017, in Civil Action No. 09-CI-00428, TLI Trust, cross-plaintiff, versus, Estate of Margaret E. Cosby; Unknown heirs, devisees and/or legatees, if any, of Margaret E. Cosby; Unknown spouse of Margaret E. Cosby; Farmers Home Administration, United States Department of

Agriculture; TLI Trust; US Bank, National Association as successor in interest to Wachovia Custodian for SASS Muni V DTR; Commonwealth of Kentucky, County of Simpson, by and on relation of John Farris, Secretary of Finance and Administration Cabinet; Fred Forte; Marilyn Forte; Shane Cosby; Pamela Cosby; Johnnie Wright; Unknown spouse of Johnnie Wright; Billie Spencer; Unknown spouse of Billie Spencer; Bowling Green-Warren County Community Hospital Corporation, a/k/a The Medical Center at Bowling Green; Commonwealth Health Corporation, Inc., a/k/a Bluegrass Radiology Services; The Medical Center at Franklin, Inc.; Franklin ER Physicians; United Credit Management Corp.; Anesthesia and Pain Specialists of Bowling Green, PLC; and Southern Tax Services, LLC, defendants, I shall sell to the highest bidder at public auction on Friday, February 17, 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 208 Clark Avenue, Franklin, Simpson County, Kentucky 42134, to-wit:

Being Lot 13, in Block B of Sherwood Terrace Subdivision, on the south side of Clark Avenue, north of the City of Franklin, Kentucky, according to plat of record in Plat Book 4, Page 47, Simpson County Clerk's Office.

Subject to the dedication of streets and restrictions of record in Deed Book 74, Page 539, in the Office aforesaid.

Being the same property conveyed to Margaret E. Cosby by Taylorcraft Development Corporation, Inc., by deed dated December 16, 1981, of record in Deed Book 138, Page 456, in the Office aforesaid. The said Margaret E. Cosby died on July 4, 2002.

The property valuation administrator's map number for the subject property is as follows: 035-06-01-009.00.

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 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 cross-plaintiff, in the amount of \$5,129.89, with interest from the date of judgment at the rate of 12% per annum, plus attorney fees and Court costs.

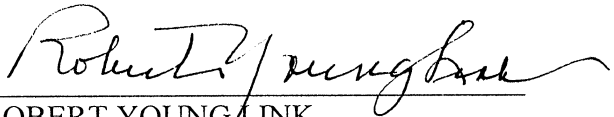
TERMS OF SALE:

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 26 day of January, 2017.


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:

Erik R. Albrektson, Esq.
Chris C. Wakild, Esq.
Albrektson & Wakild
P. O. Box 648
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U.S. Attorney
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Louisville, KY 40202

William F. Campbell, Esq.
Assistant U.S. Attorney
717 West Broadway
Louisville, KY 40202

William Miles Arvin, Jr., Esq.
108 W. Maple Street
Nicholasville, KY 40356
Registered agent for Southern Tax Services, LLC

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101 College Street
Bowling Green, KY 42101
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Keith Norman, Esq.
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Counsel for United Credit Management Corp.

Sam Phillips, Esq.
303 North College Street
Franklin, KY 42134

Tim Crocker, Esq.
P.O. Box 305
Franklin, KY 42135

Estate Of Margaret E. Cosby;
Unknown Heirs, Devisees, Legatees,
If Any, of Margaret E. Cosby; et al
208 Clark Avenue
Franklin, KY 42134

Pamela Cosby
120 Carrington Road
Hendersonville, TN 37075

Shane Cosby
120 Carrington Road
Hendersonville, TN 37075

Marilyn Forte
572 Lincoln Drive
Gallatin, TN 37066

Fred Forte
572 Lincoln Drive
Gallatin, TN 37066

Johnnie Wright
542 W. Washington
Franklin, KY 42134

Unknown spouse of Johnnie Wright
542 W. Washington
Franklin, KY 42134

Billie Spencer
208 Clark Street
Franklin, KY 42134

Unknown spouse of Billie Spencer
208 Clark Street
Franklin, KY 42134

This 26 day of January, 2017.



ROBERT YOUNG LINK
Master Commissioner
Simpson Circuit Court