

SIMPSON CIRCUIT COURT
DIVISION I

CIVIL ACTION NO. 16-CI-00040

BMO HARRIS BANK, N.A.,
SUCCESSOR BY MERGER TO M&I BANK FSB

PLAINTIFF

vs.

NOTICE OF SALE

UNKNOWN ADMINISTRATOR,
UNKNOWN SPOUSE, FIDUCIARY,
HEIRS, DEVISEES, LEGATEES AND
THEIR SPOUSES, IF ANY OF
JAMES MELVIN BROWN, DECEASED,
THE MEDICAL CENTER AT BOWLING GREEN,
THE MEDICAL CENTER AT FRANKLIN,
ANESTHESIA AND PAIN SPECIALISTS OF BOWLING GREEN,
BLUEGRASS RADIOLOGY SERVICES,
FRANKLIN ER PHYSICIANS,
MARK S. ALLEN, M.D.,
PARK STREET PARTNERS,
BOWLING GREEN ASSOCIATED PATHOLOGISTS,
BOWLING GREEN WOMEN'S CLINIC,
CACH LLC OF COLORADO,
COUNTY OF SIMPSON, and
UNKNOWN OCCUPANT/TENANT, IF ANY
152 Groves Lane
Franklin, KY 42134

DEFENDANTS

Pursuant to a Judgment and Order of Sale entered in Simpson Circuit Court on March 14, 2017, in Civil Action No. 16-CI-00040, BMO Harris Bank, N.A., successor by merger to M&I Bank FSB, plaintiff, versus, Unknown Administrator, Unknown Spouse, Fiduciary, Heirs, Devisees, Legatees and their spouses, if any of James Melvin Brown, deceased, The Medical Center at Bowling Green, The Medical Center at Franklin, Anesthesia and Pain Specialists of Bowling Green, Bluegrass Radiology Services, Franklin ER Physicians, Mark S. Allen, M.D., Park Street Partners, Bowling Green Associated Pathologists, Bowling Green Women's Clinic, Cach LLC of Colorado, County of Simpson, and Unknown Occupant/Tenant, if any 152 Groves Lane, Franklin, KY 42134, defendants, I shall sell to the highest bidder at public auction on Friday, April 7, 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 152 Groves Lane, Franklin, Simpson County, Kentucky 42134, to-wit:

Beginning as a point in the west line of an unnamed gravel road, which road intersects the west right-of-way line of U.S. Highway 31-W South, and proceeds westwardly for a distance of approximately 635 feet and then corners turning toward the south. Said beginning point lies 660 feet west of the west right-of-way line of U.S. Highway 31-W South, at that point on the west right-of-way line of said unnamed gravel road as would be intersected by an extension of the south right-of-way line of that part of said unnamed gravel road which runs westwardly from U.S. Highway 31-W. From said beginning point, running thence southwardly with the west right-of-way line of that part of said unnamed gravel road which runs southwardly, 100 feet to a stake or stone, a new corner to Groves; thence with a new line of Groves, westwardly 132 feet to a stake or stone, a new corner to Groves in the east right-of-way line of a gravel road known as Rogers Road; thence northwardly and with the east right-of-way line of Rogers Road 100 feet to a stake or stone, a new corner to Groves; thence with a new line of Groves, eastwardly 132 feet to the point of beginning.

Being the same property conveyed to James Melvin Brown, single, by Deed dated February 4, 2000 and recorded February 8, 2000, of record in Deed Book 222, Page 870, in the Office of the Clerk of Simpson County, Kentucky.

The property valuation administrator's map number for the subject property is as follows: 038-29-00-016.00.

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 plaintiff, in the amount of \$60,544.35, with interest from and after March 10, 2017, at the rate of 5.80% per annum, plus 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 15 day of March, 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:

David W. Cliffe, Esq.
WELTMAN, WEINBERG & REIS CO., L.P.A.
525 Vine Street, Suite 800
Cincinnati, OH 45202

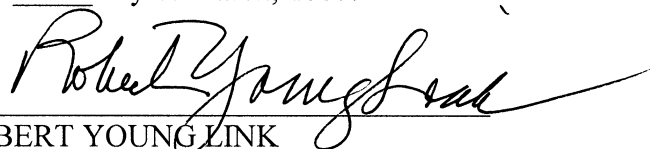
Cach LLC of Colorado
Serve: Any Officer or Managing Agent
4340 South Monaco Street
Denver, CO 80237

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

Unknown Administrator, Spouse, Heirs,
and Devisees of James Melvin Brown
152 Groves Lane
Franklin, KY 42134

Unknown Occupant/Tenant, if any
152 Groves Lane
Franklin, KY 42134

This 15 day of March, 2017.

A handwritten signature in cursive script that reads "Robert Young Link". The signature is written in black ink and is positioned above a horizontal line.

ROBERT YOUNG LINK
Master Commissioner
Simpson Circuit Court