

SIMPSON CIRCUIT COURT
DIVISION I

CIVIL ACTION NO. 15-CI-00352

CARRINGTON MORTGAGE SERVICES, LLC

PLAINTIFF

vs.

NOTICE OF SALE

NATHAN JOHNSON
and TONYA JOHNSON

DEFENDANTS

Pursuant to a Judgment and Order of Sale entered in Simpson Circuit Court on March 14, 2017, in Civil Action No. 15-CI-00352, Carrington Mortgage Services, LLC, plaintiff, versus, Nathan Johnson and Tonya Johnson, 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 1001 Rose Avenue, Franklin, Simpson County, Kentucky 42134, to-wit:

That certain real property located at 1001 Rose Avenue, Franklin, Simpson County, Kentucky, and being more particularly described as follows:

Being a lot of land located on the south side of Rose Avenue at its intersection with the west side of Redbud Drive in the Seng Subdivision, in Franklin, Simpson County, Kentucky, and more particularly described as follows, to-wit:

Beginning at an iron pin in the West right-of-way of Redbud Drive at the Northeast corner of W.D. Draper; thence South 79 deg. West 80 feet with Draper's line to a stake corner to Cook; thence North 11 deg. West 125 feet with Cook's line to a stake in the South right of way of Rose Avenue; thence North 79 deg. East 118 feet with the South right of way of Rose Avenue to an iron pin at the west right of way of Redbud Drive; thence South 6 deg. East 130 feet with the West line of Redbud Drive to the point of beginning.

Subject to all easements, conditions, covenants, reservations, and restrictions of record, if any, and to all legal highways and right-of-ways.

Being the same property conveyed to Nathan Johnson and wife, Tonya Johnson, for their joint lives and with the remainder unto the survivor thereof, from Katherine Workman, widow, by Deed dated November 8, 2007, and recorded on November 15, 2007, in Deed Book 274, Page 290, of the Simpson County Clerk's Records.

The property valuation administrator's map number for the subject property is as follows:
019-00-05-007.00.

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:

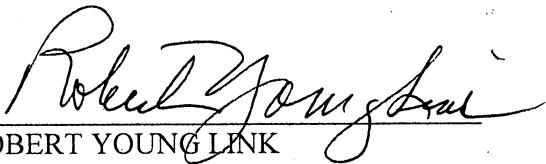
1. Easements, restrictions, and covenants of record;
2. Any state of facts that constitute an objection to title that might be disclosed by an accurate survey;
3. Lien of 2017 City and State and County property taxes, not yet due and payable.

Said property shall be sold for the purpose of collecting an in rem judgment in favor of the plaintiff, in the amount of \$68,057.23, with interest from and after April 1, 2015, at the rate of 6.75%, 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 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:


Michael R. Brinkman, Esq.
c/o Reisenfeld & Associates, LPA LLC
3962 Redbank Road
Cincinnati, Ohio 45227

Alicia C. Johnson, Esq.
P. O. Box 1654
Russellville, Kentucky 42276

Tonya Johnson
P. O. Box 1024
Franklin, Kentucky 42135

Nathan Johnson
1001 Rose Avenue
Franklin, Kentucky 42134

This 15 day of March, 2017.


ROBERT YOUNG LINK
Master Commissioner
Simpson Circuit Court