

SIMPSON CIRCUIT COURT
DIVISION I

CIVIL ACTION NO. 16-CI-00030

PROF-2013-S3 LEGAL TITLE TRUST II

PLAINTIFF

vs.

NOTICE OF SALE

JAMES W. HARRIS;
unknown spouse, if any, of JAMES W. HARRIS;
LARISSA M. HARRIS;
unknown spouse, if any, of LARISSA M. HARRIS;
JANIE M. HARRIS; and
unknown spouse, if any, of JANIE M. HARRIS

DEFENDANTS

Pursuant to a Judgment and Order of Sale entered in Simpson Circuit Court on September 21, 2017, in Civil Action No. 16-CI-00030, PROF-2013-S3 Legal Title Trust II, plaintiff, versus, James W. Harris; unknown spouse, if any, of James W. Harris; Larissa M. Harris; unknown spouse, if any, of Larissa M. Harris; Janie M. Harris; and unknown spouse, if any, of Janie M. Harris; defendants, I shall sell to the highest bidder at public auction on Friday, October 20, 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 318 Montague Street, Franklin, Simpson County, Kentucky 42134, to-wit:

A certain parcel of land located on the North side of Montague Street, Franklin, Simpson County, Kentucky, more particularly described by a survey made May 6, 1994, by Charles E. White, Registered Land Surveyor, No. 906, as follows:

Beginning at an iron pipe on the north edge of a concrete walk that parallels Montague Street, corner to Virginia Bradley West, said pipe located N 83 deg. 00' W 59.10' from the southwest corner of Billy Jennett; thence with the line of Virginia Bradley West N 08 deg. 03' E 86.00' to a pin corner to West in the line of Alexander; thence with the line of Alexander N 80 deg. 54' W 63.41' to a pin corner to C. Mayberry; thence with the line of Mayberry S 06 deg. 29' W 88.30' to an iron pipe, corner to Mayberry on the north edge of a concrete walk that parallels Montague Street; thence along the north side of aforesaid concrete walk S 83 deg. 00' E 61.00' to the point of beginning, containing 0.124 acres less any easements or right of ways of record.

Being the same property conveyed to Mary Helen Harris by Michelle Lynn Carey, unmarried, by deed dated May 26, 1994, of record in Deed Book 191, page 26, Simpson County Clerk's Office. The said Mary Helen Harris, later Mary Helen Martin, died intestate a resident of Simpson County, Kentucky, on March 18, 2006, and left surviving her as her only heirs-at-law Larissa M. Harris, Janie M. Harris, and

James W. Harris. See Affidavit of Descent of record in Deed Book 268, Page 740, in the Office aforesaid.

The property valuation administrator's map number for the subject property is as follows:
013-00-20-016.00.

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:

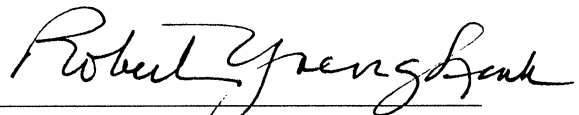
1. Easements, restrictions, and covenants of record;
2. Any state of facts that constitute an objection to title that might be disclosed by an accurate survey;
3. Lien of 2017 City and State and County property taxes, not yet due and payable.

Said property shall be sold for the purpose of collecting an in personam judgment against James W. Harris and an in rem judgment against Larissa M. Harris and Janie M. Harris, and the unknown spouses of James W. Harris, Larissa M. Harris, and Janie M. Harris, in favor of the plaintiff, in the amount of \$31,326.45, with interest from and after May 1, 2015, at the rate of 6.5% 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 six and one half percent (6.5%) 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 21 day of September, 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:

Melissa J. Whalen, Esq.
c/o Manley Deas Kochalski LLC
P. O. Box 165028
Columbus, Ohio 43216-5028

James W. Harris, Esq.
113 Coates Road
Franklin, Kentucky 42134

Larissa M. Harris
113 Coates Road
Franklin, Kentucky 42134

Janie M. Harris
113 Coates Road
Franklin, Kentucky 42134

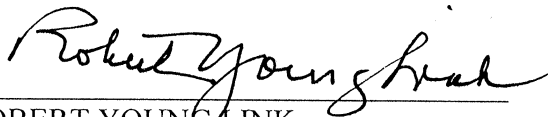
Unknown spouse of Larissa M. Harris
113 Coates Road
Franklin, Kentucky 42134

Unknown spouse of James W. Harris
2047 Salisbury Drive, Apt. B
Bowling Green, Kentucky 42101

Unknown spouse of Janie M. Harris
113 Coates Road
Franklin, Kentucky 42134

Janie M. Harris
9502 Crown Court
Henrico, Virginia 23294

This 21 day of September, 2017.



ROBERT YOUNGLINK
Master Commissioner
Simpson Circuit Court