

SIMPSON CIRCUIT COURT
DIVISION I

CIVIL ACTION NO. 17-CI-00158

BRANCH BANKING & TRUST COMPANY

PLAINTIFF

vs.

NOTICE OF SALE

ROBERT A. SMITH; unknown spouse, if any,
of ROBERT A. SMITH; and
unknown occupant of 510 Brooks Avenue, Franklin, KY 42134

DEFENDANTS

Pursuant to a Judgment and Order of Sale entered in Simpson Circuit Court on September 21, 2017, in Civil Action No. 17-CI-00158, Branch Banking & Trust Company, plaintiff, versus, Robert A. Smith; unknown spouse, if any, of Robert A. Smith; and unknown occupant of 510 Brooks Avenue, Franklin, KY 42134; 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 510 Brooks Avenue, Franklin, Simpson County, Kentucky 42134, to-wit:

Being Lot No. 18 of the W.H. Meador Subdivision according to map or plat thereof of record in Plat Book 1, Page 10, Simpson County Clerk's Office.

Being the same property conveyed to Robert A. Smith and wife, Katherine A. Smith, as joint tenants with right of survivorship, from G. William Leach, Jr., Trustee, for the use and benefit of Robert A. Smith and wife, Katherine A. Smith, by Deed dated January 16, 2012, and recorded January 17, 2012, in Deed Book 296, Page 213, of the Simpson County Clerk's Records. The said Katherine A. Smith, unmarried, conveyed all of her right, title, and interest in and to the subject property to Robert A. Smith, by deed dated April 25, 2016, and recorded April 29, 2016, in Deed Book 320, Page 438, of the Simpson County Clerk's Records.

The property valuation administrator's map number for the subject property is as follows:
013-00-05-009.00.

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:

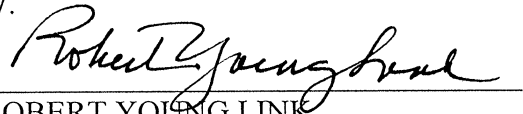
1. Easements, restrictions, and covenants of record;
2. Any state of facts that constitute an objection to title that might be disclosed by an accurate survey;
3. Lien of 2017 City and State and County property taxes, not yet due and payable.

Said property shall be sold for the purpose of collecting an in rem judgment in favor of the plaintiff, in the amount of \$79,719.28, with interest from and after March 1, 2016, at the rate of 4.25% 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 four and one-fourth percent (4.25%) 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 21st 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:


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

Robert A. Smith
3869 Dobbins Pike
Portland, Tennessee 37148

Unknown spouse of Robert A. Smith
3869 Dobbins Pike
Portland, Tennessee 37148

Unknown occupants
510 Brooks Avenue
Franklin, KY 42134

This 21st day of September, 2017.



ROBERT YOUNG LINK
Master Commissioner
Simpson Circuit Court