

SIMPSON CIRCUIT COURT
DIVISION I

CIVIL ACTION NO. 16-CI-00275

CARRINGTON MORTGAGE SERVICES, LLC

PLAINTIFF

vs.

NOTICE OF SALE

ERIN LYNN STEWART, a/k/a ERIN L. STEWART;
and CITIZENS FIRST BANK, INC., d/b/a CITIZENS FIRST BANK

DEFENDANTS

Pursuant to a Judgment and Order of Sale entered in Simpson Circuit Court on September 21, 2017, in Civil Action No. 16-CI-00275, Carrington Mortgage Services, LLC, plaintiff, versus, Erin Lynn Stewart, a/k/a Erin L. Stewart; and Citizens First Bank, Inc., d/b/a Citizens First Bank; defendants, I shall sell to the highest bidder at public auction on Friday, October 13, 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 987 Salmons-Blackjack Road, Franklin, Simpson County, Kentucky 42134, to-wit:

Beginning at an iron pipe, corner to Lewis in a line 20 min. 00 sec. South of the centerline of Kentucky Hwy. 1434, being the northeast corner of described parcel; thence with the lines and corner to Lewis S 20 deg. 57 min. W 264.13 feet to a 10 inch hickory; thence S 86 deg. 41 min. W 167.50 feet to a 6 inch hickory a new corner to David Bradley; thence with a new line to David Bradley N 10 deg. 45 min. E 303.48 feet to an iron pipe a new corner to David Bradley in a line 20 min. 00 sec. South of the centerline of Kentucky Hwy. 1434; thence with the line 20 deg. 00 min. south of the centerline of Kentucky Hwy. 1434, S 74 deg, 59 min E 57.00 feet; S 79 deg 47 min. E 152.41 feet. to the point of beginning, containing 1.18 acres, less any easements or right of ways of record, according to the survey dated September 3, 1991, by Charles E. White, Ky, Reg, Land Surveyor No. 906.

Subject to and together with all easements, restrictions and legal highways, if any, of record.

Being the same property conveyed to Erin Lynn Stewart. unmarried, by Deed dated June 28, 2008, recorded on June 30, 2008, in Deed Book 277, Page 549, of the Clerk's Office of Simpson County, Kentucky.

The property valuation administrator's map number for the subject property is as follows:
030-00-01-001.01.

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:

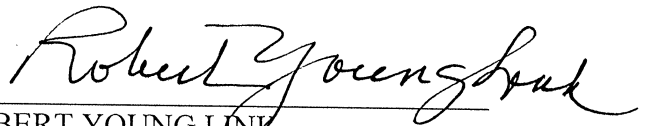
1. Easements, restrictions, and covenants of record;
2. Any state of facts that constitute an objection to title that might be disclosed by an accurate survey;
3. Lien of 2017 State and County property taxes, not yet due and payable.

Said property shall be sold for the purpose of collecting an in personam judgment in favor of the plaintiff, in the amount of \$83,723.40, with interest from and after December 31, 2016, at the rate of 6.75% per annum (\$14.73 per day), 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 three-fourths percent (6.75%) 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:


Matthew A. Taulbee, Esq.
c/o Gerner & Kearns Co., LPA
7900 Tanners Gate Lane
Florence, Kentucky 41042

Mark Esterle, Esq.
1700 Destiny Lane
Bowling Green, Kentucky 42104

Ashley D. Gerughty, Esq.
P. O. Box 9457
Bowling Green, Kentucky 42102

Erin L. Stewart
987 Salmons-Blackjack Road
Franklin, Kentucky 42134

This 21st day of September, 2017.


ROBERT YOUNG LINK
Master Commissioner
Simpson Circuit Court