

SIMPSON CIRCUIT COURT
DIVISION I

CIVIL ACTION NO. 17-CI-00239

PHH MORTGAGE CORPORATION DBA
COLDWELL BANKER MORTGAGE

PLAINTIFF

vs.

NOTICE OF SALE

THE MEDICAL CENTER AT FRANKLIN, INC.;
BOWLING GREEN-WARREN COUNTY
COMMUNITY HOSPITAL CORPORATION
dba THE MEDICAL CENTER AT BOWLING GREEN;
MEDICAL CENTER EMS, LLC;

Unknown Defendants, who are the Heirs or Deviseses

or Legatees of ALVIN C. RHODES aka

ALVIN RHODES & their Spouses and any

Unknown Person who may have an interest in

the Property which is the subject matter of this action

DEFENDANTS

Pursuant to a Judgment and Order of Sale entered in Simpson Circuit Court on January 11, 2018, in Civil Action No. 17-CI-00239, PHH Mortgage Corporation dba Coldwell Banker Mortgage, plaintiff, versus, The Medical Center at Franklin, Inc.; Bowling Green-Warren County Community Hospital Corporation dba The Medical Center at Bowling Green; Medical Center EMS, LLC; Unknown Defendants, who are the Heirs or Deviseses or Legatees of Alvin C. Rhodes aka Alvin Rhodes & their Spouses and any Unknown Person who may have an interest in the Property which is the subject matter of this action; defendants, I shall sell to the highest bidder at public auction on Friday, February 2, 2018, 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 309 West Street, Franklin, Simpson County, Kentucky 42134, to-wit:

Being Lot No. 50 in Paradise Estates Subdivision, plat of which is of record in Plat Book 1, Page 130, and Revised Flat of record in Flat Book 2, Pages 59-A and 59-B, Simpson County Clerk's Office, to which reference is made for a more detailed description.

Subject to all restrictions, casements, streets, and protective covenants as shown and set out in detail on said plat, which are made a part of this instrument the came as if incorporated herein in full.

Being the same property conveyed to Mary C. Rhodes and Alvin C. Rhodes, with rights of survivorship, by deed dated and recorded June 9, 2006, in Deed Book 265, Page 276, Simpson County Clerk's Office. The Mary C. Rhodes aka Mary Rhodes aka Mary Carolyn Shipley died on January 29, 2016, upon her death, all right, title,

and interest in the subject property became vested in Alvin C. Rhodes aka Alvin Rhodes by virtue of the survivorship clause in the above referenced deed. The said Alvin C. Rhodes died on January 8, 2017, upon his death, all right, title and interest in the subject property became vested in his heirs.

The property valuation administrator's map number for the subject property is as follows: 009-00-23-001.00.

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 2018 City and State and County property taxes, not yet due and payable.

Said property shall be sold for the purpose of collecting an rem judgment in favor of the plaintiff, in the amount of \$27,119.88, with interest from and after August 31, 2017, at the rate of 7.933% per annum, plus attorney fees in the amount of \$2,430.00, 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 7.933% 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 2018 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 11 day of January, 2018.


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:

Stephanie A. Maguire, Esq.
c/o Lerner, Sampson & Rothfuss
P.O. Box 5480
Cincinnati, OH 45201-5480

Hoy P. Hodges, Esq.
P. O. Box 1865
Bowling Green, KY 42102

Unknown Heirs, Devisees & Legatees
of Alvin C. Rhodes and their Spouses
309 West Street
Franklin, KY 42134

This 11 day of January, 2018.



ROBERT YOUNG LINK
Master Commissioner
Simpson Circuit Court