

SIMPSON CIRCUIT COURT
DIVISION I

CIVIL ACTION NO. 17-CI-00263

JPMORGAN CHASE BANK, N.A.

PLAINTIFF

vs.

NOTICE OF SALE

ODESSA LEE MARTIN, aka ODESSA L. MARTIN,
aka ODESSA LYNN LEE;
and KENTUCKY HOUSING CORPORATION

DEFENDANTS

Pursuant to a Judgment and Order of Sale entered in Simpson Circuit Court on December 8, 2017, as supplemented by Order dated February 19, 2018, in Civil Action No. 17-CI-00263, JPMorgan Chase Bank, N.A., plaintiff, versus, Odessa Lee Martin, aka Odessa L. Martin, aka Odessa Lynn Lee; and Kentucky Housing Corporation; defendants, I shall sell to the highest bidder at public auction on Friday, March 16, 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 362 Cassetty Road, Woodburn, Kentucky 42170, to-wit:

Beginning at a set iron pin in the north right of way line (25' from center) of Cassidy Road, a new corner to Rick Dutton, and located along said right of way line 344.34 feet west of the common corner to Dutton and Jerry Farmer; thence on new lines with Dutton (5) calls: (1) N 01 deg. 22' 53" E 100.00 feet to a set iron pin; (2) N 88 deg 37' 07" W 28.97 feet to a set iron pin; (3) N 00 deg 46' 03" W 40.38 feet to a set iron pin; (4) N 84 deg 21' 54" W 125.58 feet to a set iron pin; (5) S 00 deg 46' 03" E 155.40 feet to a set iron pin, a new corner to same, in the north right of way line of Cassidy Road; thence with aforesaid right of way line N 89 deg 13' 57" E 150.0 feet to the beginning point containing 0.488 acre, according to February 27, 1998, survey of Robert G. May, Kentucky Registered Land Surveyor No. 2142.

Subject to any and all easements, restrictions, conditions, and legal highways of record and/or in existence.

Being the same property conveyed to Odessa Lynn Lee by Darrell R. Dutton and Lori Rogers Dutton, husband and wife, by deed dated April 17, 1998, of record in Deed Book 213, Page 82, Simpson County Clerk's office. See also quit claim deed from Rodney C. Martin, unmarried, to Odessa Lee Martin, unmarried, by deed dated January 23, 2009, of record in Deed Book 281, Page 125, in the Office aforesaid. .

The property valuation administrator's map number for the subject property is as follows:
039-00-00-002.05.

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 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 \$52,459.86, with interest from and after September 30, 2017, at the rate of 3.25% 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 3.25% 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 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 21 day of February, 2018.



ROBERT YOUNG LINK

Master Commissioner

P. O. Box 474

Franklin, KY 42135

270-586-3283

CERTIFICATE OF SERVICE

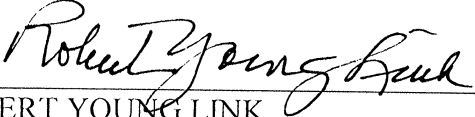
A true copy of the foregoing was on this date mailed to the following:

Philip S. George, III, Esq.
Reimer Law Co.
639 Washington Ave
Newport, KY 41071

Stephen R. Solomon, Esq.
9301 Dayflower Street
Prospect, KY 40059

Odessa Lee Martin
362 Cassetty Road
Woodburn, KY 42170

This 21 day of February, 2018.


ROBERT YOUNG LINK
Master Commissioner
Simpson Circuit Court