

SIMPSON CIRCUIT COURT
DIVISION I

CIVIL ACTION NO. 17-CI-00110

CHARTER GROUP, LLC

PLAINTIFF

vs.

AMENDED NOTICE OF SALE

PHILLIP PATRICK;
UNKNOWN SPOUSE, if any, of
PHILLIP PATRICK;
REGIONS BANK, successor in interest
to FIRST FEDERAL SAVINGS AND
LOAN ASSOCIATION OF BOWLING
GREEN, KENTUCKY;
ALLIED CREDIT CORPORATION #51;
COMMONWEALTH CD FUND, LLC;
COUNTY OF SIMPSON; and
CITY OF FRANKLIN

DEFENDANTS

Pursuant to a Judgment and Order of Sale entered in Simpson Circuit Court on February 19, 2018, in Civil Action No. 17-CI-00110, Charter Group, LLC, plaintiff, versus, Phillip Patrick; unknown spouse, if any, of Phillip Patrick; Regions Bank, successor in interest to First Federal Savings and Loan Association of Bowling Green, Kentucky; Allied Credit Corporation #51; Commonwealth CD Fund, LLC; County of Simpson; and City of Franklin; 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 518 Fairbrook Street, Franklin, Simpson County, Kentucky 42134, to-wit:

Being Lot No. 26 of Millwood Estates, Subdivision on the north side of Fairbrook Street in Franklin, Simpson County, Kentucky, according to plat of record in Plat Book 4, page 118, Simpson County Clerk's Office.

Subject to all easements, building setback lines, streets and restrictive covenants shown and set forth on said plat, and subject to all restrictive covenants of record in Plat Book 4, page 133, in the Office aforesaid.

Being the same property conveyed to Phillip Patrick and wife, Betty Patrick, by deed dated June 7, 1989, of record in Deed Book 166, Page 407, in the Office aforesaid. Betty Patrick died on April 27, 1996, and by virtue of the survivorship clause contained in the aforementioned deed, fee simple title vested in Phillip Patrick. Betty Patrick also bequeathed her interest in said property to Phillip Patrick, her surviving spouse, as shown in the Last Will and Testament of Betty Patrick of record in Will

Book 16, Page 185, in the Office aforesaid. See also Simpson District Probate Case No. 96-P-00063.

The property valuation administrator's map number for the subject property is as follows: 012-00-14-010.00.

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:

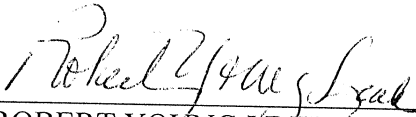
1. Easements, restrictions, and covenants of record;
2. Any state of facts that constitute an objection to title that might be disclosed by an accurate survey;
3. Lien of 2018 City and State and County property taxes, not yet due and payable.

Said property shall be sold for the purpose of collecting an rem judgment in favor of Charter Group, LLC, in the amount of \$4,513.34, with interest on \$600.80 from and after August 6, 2013, until date of judgment, at the rate of 12% per annum, and with interest on said amount at the rate of 6% per annum from and after the date of judgment.

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 6% 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 27 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:

Erik R. Albrektson, Esq.
Albrektson & Wakild
P. O. Box 648
Crestwood, Kentucky 40014
Counsel for Plaintiff

Joshua M. Bilz, Esq.
Bilz & Associates, P.S.C.
4135 Alexandria Pike, Suite 105
Cold Spring Kentucky 41076
Counsel for Commonwealth CD Fund, LLC

Sam R. Phillips, Esq.
303 North College Street
Franklin, Kentucky 42134
Counsel for County of Simpson

W. Scott Crabtree, Esq.
212 South College Street
Franklin, Kentucky 42134
Counsel for City of Franklin

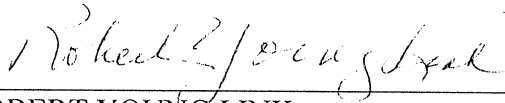
Regions Bank
c/o Any Officer or Managing Agent
1900 Fifth Avenue North
Birmingham, Alabama 35203

Allied Credit Corporation #51
c/o Any Officer or Managing Agent
P.O Box 534
Madison, Tennessee 37115

Phillip Patrick
c/o Robin Patrick Eaton
3019 Blackjack Road
Franklin, Kentucky 42134

Unknown Spouse, if any, of Phillip Patrick
c/o Robin Patrick Eaton
3019 Blackjack Road
Franklin, Kentucky 42134

This 27 day of February, 2018.



ROBERT YOUNG LINK

Master Commissioner
Simpson Circuit Court