

SIMPSON CIRCUIT COURT
DIVISION I

CIVIL ACTION NO. 15-CI-00370

CARRINGTON MORTGAGE SERVICES, LLC

PLAINTIFF

vs.

NOTICE OF SALE

KEVIN M. CREASEY;
KIMBERLY M. CREASEY;
FRANKLIN-SIMPSON CO. AMBULANCE SERVICE,
GRAVES-GILBERT CLINIC MNT., INC.,
THE MEDICAL CENTER AT BOWLING GREEN,
THE MEDICAL CENTER AT FRANKLIN, INC.

DEFENDANTS

Pursuant to a Judgment and Order of Sale entered in Simpson Circuit Court on July 20, 2017, as supplemented by Order entered on March 21, 2018, in Civil Action No. 15-CI-00370, Carrington Mortgage Services, LLC, plaintiff, versus, Kevin M. Creasey; Kimberly M. Creasey; Franklin-Simpson Co. Ambulance Service, Graves-Gilbert Clinic Mnt., Inc., The Medical Center at Bowling Green, The Medical Center at Franklin, Inc.; defendants, I shall sell to the highest bidder at public auction on Friday, April 13, 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 302 Stephens Hill Road, Simpson County, Franklin, Kentucky 42134, to-wit:

The following described real estate situated in Simpson County, Kentucky, and more particularly described as follows:

Being Lot No. 33 of Section III, of Cambridge Trace Subdivision, according to map or plat of which is of record in Plat Book 4, Page 201, Simpson County Clerk's Office, to which reference is made for a more detailed description.

The within property is conveyed subject to building lines, easements, and street rights of ways shown on the aforesaid plat, and subject to restrictive covenants pertaining to Cambridge Trace Subdivision as shown and set forth in plat of record in Plat Book 4, Page 189, Slide 95, in the Office of the aforesaid.

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

Being the same property conveyed to Kevin M. Creasey and Kimberly M. Creasey, husband and wife, for their joint lives and with the remainder unto the survivor thereof, his or her heirs or assigns forever, by deed dated April 15, 2014, recorded on April 17, 2014 in Deed Book 309, Page 113, Simpson County Clerk's Office.

The property valuation administrator's map number for the subject property is as follows:
035-05-03-017.00.

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 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 \$156,073.11, plus interest at the rate of 4.625% per annum (\$17.32 per diem) from May 20, 2017, until paid, 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 4.625% 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 March, 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:

Matthew A. Taulbee, Esq.
c/o Gerner & Kearns Co., L.P.A
7900 Tanners Gate Lane
Florence, KY 41042

Kevin M. Creasey
302 Stephens Hill Road
Franklin, KY 42134

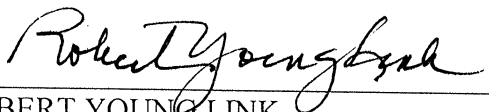
Kimberly M. Creasey
302 Stephens Hill Road
Franklin, KY 42134

Franklin-Simpson Ambulance Serv.,
Graves-Gilbert Clinic
The Medical Center at Bowling Green,
The Medical Center at Franklin, Inc.
201 Park Street
Bowling Green, KY 42101

courtesy copy to:

Charles W. Adams, Esq.
Hodges, Haynes & Adams
P.O. Box 1865
Bowling Green, KY 42102

This 21 day of March, 2018.



ROBERT YOUNG LINK
Master Commissioner
Simpson Circuit Court