

SIMPSON CIRCUIT COURT
DIVISION I

CIVIL ACTION NO. 17-CI-00115

J. P. MORGAN MORTGAGE ACQUISITION CORP.

PLAINTIFF

vs.

NOTICE OF SALE

GABRIEL MAY, aka GABE MAY,
aka GABRIEL WAYNE MAY;
DISCOVER BANK;
THE MEDICAL CENTER AT FRANKLIN, INC.;;
and THE MEDICAL CENTER AT BOWLING GREEN

DEFENDANTS

Pursuant to a Judgment and Order of Sale entered in Simpson Circuit Court on January 11, 2018, as supplemented by Order entered on April 16, 2018, in Civil Action No. 17-CI-00115, J. P. Morgan Mortgage Acquisition Corp., plaintiff, versus, Gabriel May, aka Gabe May, aka Gabriel Wayne May; Discover Bank; The Medical Center at Franklin, Inc.; and The Medical Center at Bowling Green; defendants, I shall sell to the highest bidder at public auction on Friday, May 11, 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 82 Oliver Road, Franklin, Simpson County, Kentucky 42134, to-wit:

Beginning at a pin and cap in the east right-of-way line (30' R/W) of Martha Oliver Road, a corner to Jerry Grace (DB 208 Pg 127); thence with the line of Grace S 81° 45' 13" E 412.23 feet to a pin and cap, a corner to same in the line of Joel Cook (DB 133, pg 198); thence with the line of Cook S 05° 34' 00" W 111.82 feet to a pin and cap in the line of same, a new corner to Shirley Stewart (DB 199, pg 603); thence on a new line with Stewart N 80° 06' 17" W 412.02 feet to a pin and cap, a new corner to same, in the east right-of-way line of Martha Oliver Road; thence with aforesaid right-of-way line two (2) calls: (1) N 05° 06' 27" E 72.77 feet, (2) N 04° 48' 44" E 27.23 feet to the point of beginning, containing 1.00 acre, being Lot 1 according to July 21, 1997, survey by Robert G. May, Kentucky Registered Land Surveyor No. 2142.

Being the same property conveyed to Gabriel May, unmarried by Walter E. York and Debbie W. York, husband and wife, by deed dated May 8, 2009, of record in Deed Book 282, Page 494, in the Simpson County Clerk's Office.

The property valuation administrator's map number for the subject property is as follows:
061-00-00-003.02.

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 personam judgment in favor of the plaintiff, in the amount of \$69,708.01, with interest from and after August 1, 2016, at the rate of 5.25% 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 5.25% 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 17 day of April, 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:

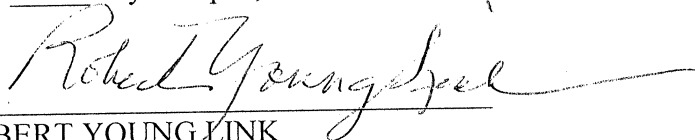
Michael R. Brinkman, Esq.
Reisenfeld & Associates, LPA LLC
3962 Red Bank Road
Cincinnati, OH 45227

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

Scott Burns, Esq.
Lloyd & McDaniels, PLC
P. O. Box 23200
Louisville, KY 40223

Gabriel May
82 Oliver Road
Franklin, KY 42134

This 17 day of April, 2018.



ROBERT YOUNG LINK
Master Commissioner
Simpson Circuit Court