

SIMPSON CIRCUIT COURT  
DIVISION I

CIVIL ACTION NO. 17-CI-00280

WILMINGTON SAVINGS FUND SOCIETY, FSB,  
as trustee of Stanwich Mortgage Loan Trust B

PLAINTIFF

vs.

NOTICE OF SALE

ROBERT E. BRADY;  
STELLA L. BRADY;  
Unknown Spouse of ROBERT E. BRADY;  
Unknown Spouse of STELLA L. BRADY;  
THE MEDICAL CENTER AT FRANKLIN, INC.;  
RICHARD L. TOWE, D.M.D.;  
FRANKLIN-SIMPSON CO. AMBULANCE SERVICE;  
INTERVENTIONAL PAIN SPECIALISTS OF  
BOWLING GREEN, PLC; and  
BOWLING GREEN-WARREN COUNTY COMMUNITY  
HOSPITAL CORPORATION dba THE MEDICAL CENTER  
AT BOWLING GREEN

DEFENDANTS

Pursuant to a Judgment and Order of Sale entered in Simpson Circuit Court on May 24, 2018, in Civil Action No. 17-CI-00280, Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust B, plaintiff, versus, Robert E. Brady; Stella L. Brady; Unknown Spouse of Robert E. Brady; Unknown Spouse of Stella L. Brady; The Medical Center at Franklin, Inc.; Richard L. Towe, D.M.D.; Franklin-Simpson Co. Ambulance Service; Interventional Pain Specialists of Bowling Green, PLC; and Bowling Green-Warren County Community Hospital Corporation dba The Medical Center at Bowling Green, defendants, I shall sell to the highest bidder at public auction on Friday, June 15, 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 522 East Madison Street, Simpson County, Franklin, Kentucky 42134, to-wit:

A certain house and lot in Franklin, Simpson County, Kentucky, situated at the southwest intersection of East Madison Street and Macedonia Road and further described as follows:

Beginning at a rock located 6 feet south of the curb of East Madison Street, a corner to Atwood; thence running 6 feet south of and parallel to the curb of East Madison Street, N. 88 degrees 00' E. 147.0 feet to a nail in the pavement of Macedonia Road; thence along the west side of Macedonia Road, S. 04 degrees 18' E. 120.0 feet to a stake a corner to James Bailey; thence with the line of Bailey, S. 87 degrees 19' W.

140.13 feet to an iron pin, a corner to same in the line of Atwood, thence with the line of Atwood, N. 07 degrees 30' W. 122.00 feet to the beginning point, containing 0.399 acres, according to the survey of Robert G. May, Kentucky Registered Land Surveyor No. 2142, dated June 20, 1984.

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

Being the same property conveyed to Robert E. Brady and wife, Stella Brady, by deed dated March 3, 1987, recorded on March 5, 1987 of record in Deed Book 157, Page 430 of the Clerk's Office of Simpson County, Kentucky.

The property valuation administrator's map number for the subject property is as follows: 014-00-09-024.00.

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.

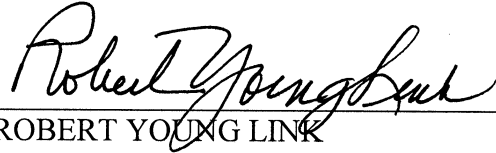
Said property shall be sold for the purpose of collecting an in rem judgment in favor of the plaintiff, in the amount of \$127,185.71, with interest from and after April 15, 2018, at the daily rate of \$27.05, plus attorney fees and Court costs.

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 9.99% 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 24 day of May, 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:

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

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


Robert E. Brady  
P.O. Box 83  
Franklin, KY 42135

Stella L. Brady  
522 E. Madison St.  
Franklin, KY 42134

Unknown Spouse of Robert E. Brady  
522 E. Madison St.  
Franklin, KY 42134

Unknown Spouse of Stella L. Brady  
522 E. Madison St.  
Franklin, KY 42134

This 24 day of May, 2018.

  
ROBERT YOUNG LINK  
Master Commissioner  
Simpson Circuit Court