

SIMPSON CIRCUIT COURT  
DIVISION I

CIVIL ACTION NO. 18-CI-00009

PNC BANK, NATIONAL ASSOCIATION

PLAINTIFF

vs.

NOTICE OF SALE

CHRISTOPHER D. JACKSON,  
a/k/a CHRISTOPHER JACKSON,  
CHRISTOPHER DALE JACKSON;  
SARAH L. JACKSON,  
a/ka/ SARAH JACKSON,  
a/k/a SARAH LETTIE STRAND JACKSON;  
KENTUCKY HOUSING CORPORATION;  
DISCOVER BANK;  
MIDLAND FUNDING, LLC;  
COUNTY OF SIMPSON;  
and CITY OF FRANKLIN

DEFENDANTS

Pursuant to a Judgment and Order of Sale entered in Simpson Circuit Court on May 10, 2018, in Civil Action No. 18-CI-00009, PNC Bank, National Association, plaintiff, versus, Christopher D. Jackson, a/k/a Christopher Jackson, Christopher Dale Jackson; Sarah L. Jackson, a/ka/ Sarah Jackson, a/k/a Sarah Lettie Strand Jackson; Kentucky Housing Corporation; Discover Bank; Midland Funding, LLC; County of Simpson; and City of Franklin; 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 1311 Valley Ridge Road, Franklin, Simpson County, Kentucky 42134, to-wit:

Being Lot No. 6 of Westwood Subdivision, Phase II, as shown on the plat thereof of record in Plat Book 4, Page 262, Slide 131, Simpson County Clerk's office.

Subject to the easements, streets, setback lines, and other matters shown on the recorded plat of record in Plat Book 4, Page 262, Slide 131, said Clerk's office, and subject to restrictions applicable to R-2 Zoning of the Franklin-Simpson Planning and Zoning Commission Regulations.

Being the same property conveyed to Christopher D Jackson and wife, Sarah L Jackson, and to the survivor of them, from Mike Simpson and wife, Toni Simpson by and through her Attorney-in-Fact, Mike Simpson, by Deed dated March 28, 2003, and recorded April 2, 2003, in Deed Book 242, Page 201, of the Simpson County Clerk's Records.

The property valuation administrator's map number for the subject property is as follows:  
012-00-18-040.00.

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 personam judgment against Sarah L. Jackson, and in rem judgment against the defendant Christopher D. Jackson, in the amount of \$61,269.10, with interest from and after March 1, 2018, at the rate of 6% per annum, plus attorney fees in the amount of \$2,025.00, 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 six percent (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 23 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:

Lori Leach, Esq.  
c/o Lerner, Sampson & Rothfuss  
P. O. Box 5480  
Cincinnati, OH 45201-5480

Discover Bank  
c/o CT Corporation System  
306 West Main Street, Suite 512  
Frankfort, KY 40601

Midland Funding, LLC  
c/o Corporation Service Company  
421 West Main Street  
Frankfort, KY 40601

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


W. Scott Crabtree, Esq.  
P. O. Box 615  
Franklin, Kentucky 42135

Samuel R. Phillips, Esq.  
303 North College Street  
Franklin, Kentucky 42134

Sarah L. Jackson  
1311 Valley Ridge Road  
Franklin, KY 42134

Christopher D. Jackson  
313 Rolling Road Drive  
Franklin, KY 42134

This 23 day of May, 2018.

  
ROBERT YOUNG LINK  
Master Commissioner  
Simpson Circuit Court