

SIMPSON CIRCUIT COURT
DIVISION I

CIVIL ACTION NO. 18-CI-00134

U.S. BANK NATIONAL ASSOCIATION

PLAINTIFF

vs.

NOTICE OF SALE

RHONDA L. BARROW, aka RHONDA LOU BARROW;
and MERRIEL A. BARROW

DEFENDANTS

Pursuant to a Judgment and Order of Sale entered in Simpson Circuit Court on July 19, 2018, in Civil Action No. 18-CI-00134, U.S. Bank National Association, plaintiff, versus, Rhonda L. Barrow, aka Rhonda Lou Barrow; and Merriel A. Barrow, defendants, I shall sell to the highest bidder at public auction on Friday, August 10, 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 207 Hastings Drive, Simpson County, Franklin, Kentucky 42134, to-wit:

Certain real property located in Franklin, Simpson County, Kentucky, and more particularly described as follows, to-wit:

Being Lot no. 64 of Huntington Park, according to plat of record in Plat Book 3, Pages 62 & 63, Simpson County Clerk's Office.

Subject to all restrictive covenants, easements of utilities and building lines show and set forth in detail on the plat of Huntington Park Subdivision.

Being the same property conveyed to Merriel A. Barrow and wife, Rhonda L. Barrow, from Jacqueline Smith, unmarried, by deed dated December 17, 2014, of record in Deed Book 313, Page 66, Simpson County Clerk's Office.

The property valuation administrator's map number for the subject property is as follows:
041-03-00-098.00.

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:

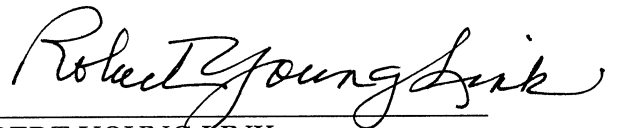
1. Easements, restrictions, and covenants of record;
2. Any state of facts that constitute an objection to title that might be disclosed by an accurate survey; and,
3. Lien of 2018 State and County property taxes, not yet due and payable.

Said property shall be sold for the purpose of collecting an in personam judgment in favor of the plaintiff, in the amount of \$168,115.00, with interest from and after June 2, 2018, at the daily rate of \$19.95 (4.50% 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 4.50% 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 19 day of July, 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:

David E. Johnson, Esq.
c/o Lerner, Sampson & Rothfuss
P. O. Box 5480
Cincinnati, OH 45201-5480

Rhonda L. Barrow aka Rhonda Lou Barrow
207 Hastings Drive
Franklin, KY 42134

Merriel A. Barrow
207 Hastings Drive
Franklin, KY 42134

This 19 day of July, 2018.



ROBERT YOUNG LINK
Master Commissioner
Simpson Circuit Court