

SIMPSON CIRCUIT COURT
DIVISION I

CIVIL ACTION NO. 16-CI-00151

FARM CREDIT MID-AMERICA, FLCA

PLAINTIFF

vs.

NOTICE OF SALE

JEREMY BROWN;
KELLY FAMILY DENTISTRY, PLLC;
CAPITAL ONE BANK (USA), N. A.;
CERES TAX RECEIVABLES, LLC,
a/k/a APEX FUND SERVICES;
and, SIMPSON COUNTY, KENTUCKY

DEFENDANTS

Pursuant to a Judgment and Order of Sale entered in Simpson Circuit Court on October 19, 2017, as supplemented by Order entered on August 24, 2018, in Civil Action No. 16-CI-00151, Farm Credit Mid-America, FLCA, plaintiff, versus, Jeremy Brown; Kelly Family Dentistry, PLLC; Capital One Bank (USA), N. A.; Ceres Tax Receivables, LLC, a/k/a Apex Fund Services; and, Simpson County, Kentucky; defendants, I shall sell to the highest bidder at public auction on Friday, September 21, 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 122 Windy Circle, Franklin, Simpson County, Kentucky 42134, to-wit:

Being Lot No. 12 of North Hills Subdivision, on Windy Circle Drive, north of the City of Franklin, Kentucky, according to plat of record in Plat Book 4, Page 26, Simpson County Clerk's Office, and subject to all restrictions and easements shown and set out in detail on said plat.

Being the same property conveyed to Jeremy Brown by Robert Fuller and Marla Y. Fuller, husband and wife, by deed dated September 14, 2007, of record in Deed Book 273, Page 500, Simpson County Clerk's Office.

The property valuation administrator's map number for the subject property is as follows:
041-03-00-051.00.

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:

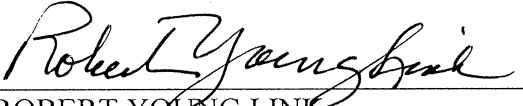
1. Easements, restrictions, and covenants of record;
2. Any state of facts that constitute an objection to title that might be disclosed by an accurate survey;
3. Lien of 2018 State and County property taxes, not yet due and payable.

Said property shall be sold for the purpose of collecting an in personam judgment in favor of the plaintiff, in the amount of \$62,199.07, with interest from and after May 10, 2018, at the rate of 6.7% per annum, attorney fees in the amount of \$3,944.00, and Court costs in the amount of \$502.80.

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 6.7% 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 August, 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:

Joseph H. Mattingly, III, Esq.
c/o Mattingly & Nally-Martin, PLLC
P. O. Box 678
Lebanon, Kentucky 40033
Attorney for plaintiff

Sam R. Phillips, Esq.
303 North College Street
Franklin, KY 42134
Attorney for Simpson County, Kentucky

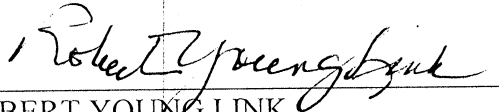
Dr. Ken Kelly
c/o Kelly Family Dentistry, PLLC
201 Pleasant Valley Road
Franklin, Kentucky 42134

Capital One Bank (USA), N. A.
c/o James T. Hart
525 Vine Street, Suite 800
Cincinnati, Ohio 45202

Jamie D. Reiter, Esq.
6001 Christmas Drive
Nolensville, Tennessee 37135
Attorney for Apex Fund Services Ceres Tax Receivables, LLC

Jeremy Brown
122 Windy Circle
Franklin, Kentucky 42134

This 24 day of August, 2018.



ROBERT YOUNG LINK
Master Commissioner
Simpson Circuit Court