

SIMPSON CIRCUIT COURT
DIVISION I

CIVIL ACTION NO. 18-CI-00159

VANDERBILT MORTGAGE AND FINANCE, INC.

PLAINTIFF

vs.

NOTICE OF SALE

ESTATE OF CLARA B. SHIELDS;
UNKNOWN HEIRS OF CLARA B. SHIELDS;
ATLANTIC CREDIT AND FINANCE, INC.;;
and SIMPSON COUNTY, KENTUCKY

DEFENDANTS

Pursuant to a Judgment and Order of Sale entered in Simpson Circuit Court on August 24, 2018, in Civil Action No. 18-CI-00159, Vanderbilt Mortgage and Finance, Inc., plaintiff, versus, Estate of Clara B. Shields; Unknown heirs of Clara B. Shields; Atlantic Credit and Finance, Inc.; 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 225 Brown Road (aka Westfield Lane) Lot 59, Franklin, Simpson County, Kentucky 42134, to-wit:

Being Lot Nos. 59 and 60, with a frontage on Whitton Street of 150 feet and a depth of 100 feet, in North Franklin Mobile Home Estates according to plat recorded in Plat Book 2, Page 58-A, Simpson County Clerk's Office.

Subject to all restrictions, easements, streets, and protective covenants shown and set out in detail on said plat.

There is included herein a 1998 Oakwood Freedom Mobile Home, Serial No. HONC03314608.

Being the same property conveyed to Clara B. Shields, single from Jerd B. Johnson, single, by deed dated October 19, 1981, and recorded in Deed Book 138, Page 106 in the office of the Simpson County Court Clerk. The said Clara B. Shields died intestate, a resident of Simpson County, Kentucky, on August 11, 2017. The heirs-at-law of the said Clara B. Shields are unknown. The Simpson County Sheriff, Jere Dee Hopson, was appointed as public administrator of said decedent's estate by Order of the Court dated February 27, 2018, of record in Simpson District Court Case No. 18-P-00015.

The property valuation administrator's map number for the subject property is as follows:
35-6-NFMH-48.

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 rem judgment in favor of the plaintiff, in the amount of \$12,002.62, with interest from and after July 26, 2018, at the rate of 11.5% 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 11.5% 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:

Zachary A. Horn, Esq.
c/o McBrayer, McGinnis, Leslie & Kirkland
P.O. Box 1100
Frankfort, Kentucky 40602-1100


Sam R. Phillips, Esq.
Simpson County Attorney
303 N. College Street
Franklin, KY 42134

Atlantic Credit and Finance, Inc.
Lexis Document Services Inc.
421 W. Main Street
Frankfort, KY 40601

Estate of Clara B. Shields
c/o Jere Hopson, Public Administrator
P.O. Box 434
Franklin, KY 42135-0434

Unknown Heirs of Clara B. Shields
Broderson Trailer Park
225 Brown Rd. Lot 59
Franklin, KY 42134

This 24 day of August, 2018.



ROBERT YOUNG LINK
Master Commissioner
Simpson Circuit Court