

SIMPSON CIRCUIT COURT
DIVISION I

CIVIL ACTION NO. 17-CI-00298

WELLS FARGO BANK, N.A.

PLAINTIFF

vs.

NOTICE OF SALE

NELSON COX;

PATRICIA COX, aka PATRICIA G. BROWN-COX,

aka PATRICIA GAIL BROWN-COX,

aka PATRICIA GAIL BROWN,

aka PATRICIA PENNY BROWN, aka PENNY BROWN,

aka PAT COWLES, aka PATRICIA COWLES,

aka PATRICIA GAIL COWLES, aka PENNY COWLES;

BOWLING GREEN NEUROSURGICAL ASSOCIATES;

INTERVENTIONAL PAIN SPECIALISTS OF BOWLING GREEN;

WESTERN KENTUCKY HEART & LUNG ASSOCIATES, LLC; and

THE MEDICAL CENTER AT FRANKLIN, INC.

DEFENDANTS

Pursuant to a Judgment and Order of Sale entered in Simpson Circuit Court on May 24, 2018, as supplemented by Order entered September 20, 2018, in Civil Action No. 17-CI-00298, Wells Fargo Bank, N.A., plaintiff, versus, Nelson Cox; Patricia Cox, aka Patricia G. Brown-Cox, aka Patricia Gail Brown-Cox, aka Patricia Gail Brown, aka Patricia Penny Brown, aka Penny Brown, aka Pat Cowles, aka Patricia Cowles, aka Patricia Gail Cowles, aka Penny Cowles; Bowling Green Neurosurgical Associates; Interventional Pain Specialists of Bowling Green; Western Kentucky Heart & Lung Associates, LLC; and The Medical Center at Franklin, Inc., defendants, I shall sell to the highest bidder at public auction on Friday, October 12, 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 808 West Cedar Street, Simpson County, Franklin, Kentucky 42134, to-wit:

Certain real property located on West Cedar Street in Franklin, -in Simpson County, Kentucky, to-wit:

Beginning at a point in the north right of way line of West Cedar Street, a corner to Mattie Lou Riggins and the southeast corner to this tract; thence with aforesaid right of way line N 86° 45' 00" W 100.00 feet to a point in said line, a corner to Ronnie Dawson; thence with the line of Dawson N 01° 25' 02" E 98.44 feet to a steel post and continuing with same N 01 25' 02" E 51.56 feet to a steel post, a corner to same, in the line of Riggins; thence with the lines of Riggins two calls: (1) S 86° 45' 00" E 100.00 feet, (2) S 01° 25' 02" W 150.00 feet to the beginning point, containing 0.344 acre, according to October 15, 1998 survey of Robert G. May, Kentucky Registered Land Surveyor No. 2142.

Being the same property conveyed to Nelson Cox and wife, Patricia Cox, by James E. Goodman and wife, Wanda K. Goodman, by deed dated September 29, 2015, of record in Deed Book 317, Page 199, Simpson County Clerk's Office.

The property valuation administrator's map number for the subject property is as follows:
008-00-04-010.00.

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 \$114,186.06, with interest from and after October 4, 2017, at the daily rate of \$13.53, 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 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 20 day of September, 2018.



ROBERT YOUNGLINK
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:

Stephanie A. Maguire, Esq.
c/o Lerner, Sampson & Rothfuss
P.O. Box 5480
Cincinnati, OH 45201-5480

Hoy P. Hodges, Esq.
319 E. 10th Avenue
Bowling Green, KY 42102

Nelson Cox
230 R. L. Stuart Road
Russellville, KY 42276-9244

Patricia Cox
322 N High St
Franklin, KY 42134

This 20 day of September, 2018.


ROBERT YOUNG LINK
Master Commissioner
Simpson Circuit Court