

SIMPSON CIRCUIT COURT  
DIVISION I

CIVIL ACTION NO. 18-CI-00010

PENNYMAC LOAN SERVICES, LLC

PLAINTIFF

vs.

NOTICE OF SALE

JASON CAREY MOSS aka JASON C. MOSS  
aka JASON MOSS;  
LAURA MICHELLE MOSS aka LAURA M. MOSS  
aka LAURA MOSS aka LAURA M. MANN;  
and THE MEDICAL CENTER AT FRANKLIN

DEFENDANTS

Pursuant to a Judgment and Order of Sale entered in Simpson Circuit Court entered on September 20, 2018, in Civil Action No. 18-CI-00010, PennyMac Loan Services, LLC, plaintiff, versus, Jason Carey Moss aka Jason C. Moss aka Jason Moss; Laura Michelle Moss aka Laura M. Moss aka Laura Moss aka Laura M. Mann; and The Medical Center at Franklin; 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 2965 Springfield Road, Franklin, Simpson County, Kentucky 42134, to-wit:

Beginning at an iron pin on the south line of right-of-way of Kentucky Highway 383 (Springfield Road) (50' right-of-way), said point 200 feet west of the northeast corner of the parent tract; thence leaving the line of right-of-way of Kentucky Highway 383 with a new line of Wade Farms, Inc. S 20° 59' 27" W 655.00 feet to an iron pin; thence N 69° 00' 33" W 333.20 feet to an iron pin; thence N 20° 59' 27" E 655.70 feet to an iron pin on the south line of right-of-way of Kentucky highway 383; thence with the line of right-of-way S 68° 53' 18" E 333.20 feet to the beginning corner, containing 5.01 acres, more or less, according to March, 1999, survey of Barry W. Claypool, Kentucky Registered Land Surveyor No. 2314, and being Tract 1 of the Patricia Robinson Minor Subdivision of record in Minor Subdivision Plat book 1, Page 10, Simpson County Clerk's Office.

Being the same property conveyed to Jason C. Moss and wife, Laura Moss, from Patricia Robinson, unmarried, by deed dated July 9, 2015 and recorded at Deed Book 315, Page 587 in the records of the Simpson County Clerk.

The property valuation administrator's map number for the subject property is as follows:  
029-00-00-055.01.

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 \$210,916.23, with interest from and after February 14, 2018, at the rate of 3.50% per annum (\$19.42 per diem), 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 3.50% 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 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

The Medical Center at Franklin  
John A. Chaney, Registered Agent  
Commonwealth Health Corporation  
800 Park Street  
Bowling Green, KY 42101

Jason Carey Moss  
2965 Springfield Road  
Franklin, KY 42134

Laura Michelle Moss  
2965 Springfield Road  
Franklin, KY 42134

This 20 day of September, 2018.

  
ROBERT YOUNG LINK  
Master Commissioner  
Simpson Circuit Court