

SIMPSON CIRCUIT COURT
DIVISION I

CIVIL ACTION NO. 18-CI-00340

JPMC SPECIALTY MORTGAGE LLC
fka WM SPECIALTY MORTGAGE, LLC

PLAINTIFF

vs.

NOTICE OF SALE

BRENDA A. ADAMS aka BRENDA ALLEYNE ADAMS
aka BRANDA A. ADAMS
GARY L. ADAMS aka GARY LANE ADAMS
U.S. BANK NATIONAL ASSOCIATION, as Trustee for
TERWIN MORTGAGE TRUST 2005-35L,
ASSET-BACKED CERTIFICATES, TMTS SERIES 2005-35L

DEFENDANTS

Pursuant to a Judgment and Order of Sale entered in Simpson Circuit Court entered on January 10, 2019, in Civil Action No. 18-CI-00340, JPMC Specialty Mortgage LLC fka WM Specialty Mortgage, LLC; plaintiff, versus, Brenda A. Adams aka Brenda Alleyne Adams aka Branda A. Adams, Gary L. Adams aka Gary Lane Adams, U.S. Bank National Association, as Trustee for Terwin Mortgage Trust 2005-35L, Asset-Backed Certificates, TMTS Series 2005-35L; defendants, I shall sell to the highest bidder at public auction on Friday, February 1, 2019, 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 1008 West Madison Street, Franklin, Simpson County, Kentucky 42134, to-wit:

A certain lot located in Franklin, Kentucky, situated on the northwest side of Madison Street, and further described from a survey dated April 17, 1990, by Gary Sloan, Ky. Reg. #2081, as follows:

Beginning at an iron pin in the northwest right of way line of Madison Street (60'), a corner to Cecil Durard Jr., thence with Durard's line N. 39 deg. 16' W. 210.00 ft., to a post, a corner to same; thence severing the lands of Schmucker, S. 48 deg. 44' W. 221.49 ft. to an iron pin and S. 49 deg. 27' E. 227.36 ft. to an iron pin in the right of way line of Madison Street, a new corner to Schmucker; thence with said right of way line, N. 41 deg. 10' E. 82.56 ft. to an iron pin and N. 46 deg. 15' E 100.09 ft. to the beginning. containing 1.00 acre.

Being the same property conveyed to Brenda A. Adams and Gary L. Adams, wife and husband, from John Bolerjack and Heather Bolerjack, husband and wife, by deed dated November 16, 2004 and recorded November 22, 2004 in Deed Book 254, Page 411, of the records of the Simpson County Clerk's office.

The property valuation administrator's map number for the subject property is as follows:
012-00-06-011.00.

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 2019 City and 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 \$85,544.67, with interest from and after December 3, 2018, at the rate of \$12.43 per diem (6.050% per annum), plus attorney fees in the amount of \$2,430.00 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 6.050% 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 2019 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 11 day of January, 2019.



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:


Amanda B. Romanello, Esq.
c/o Lerner, Sampson & Rothfuss
P. O. Box 5480
Cincinnati, OH 45201-5480

Brenda A. Adams
823 Hatter Road, Apt B
Franklin, KY 42134

Gary L. Adams
823 Hatter Road, Apt B
Franklin, KY 42134

U.S. Bank National Association, as Trustee for
Terwin Mortgage Trust 2005-35L, Asset-Backed
Certificates, TMTS Series 2005-35L
Serve: Any Officer or Managing Agent
425 Walnut Street
Cincinnati, OH 45202

This 11 day of January, 2019.


ROBERT YOUNG LINK
Master Commissioner
Simpson Circuit Court