

SIMPSON CIRCUIT COURT  
DIVISION I

CIVIL ACTION NO. 18-CI-00368

QUICKEN LOANS INC.

PLAINTIFF

vs.

NOTICE OF SALE

ROBERT CAMERATA, individually, and as Executor  
of the ESTATE OF CLARENCE W. BAKER, JR.,  
COMMONWEALTH OF KENTUCKY,  
COUNTY OF SIMPSON,

Unknown Heirs/Beneficiaries/Legatees/Devisees of  
CHERYL BAKER aka CHERYL A. BAKER  
aka CHERYL ANN BAKER,

Unknown Heirs/Beneficiaries/Legatees/Devisees of  
CLARENCE W. BAKER, JR.,

and Unknown Spouse of ROBERT CAMERATA

DEFENDANTS

Pursuant to a Judgment and Order of Sale entered in Simpson Circuit Court entered on February 20, 2019, in Civil Action No. 18-CI-00368, Quicken Loans Inc., plaintiff, versus, Robert Camerata, individually, and as Executor of the Estate of Clarence W. Baker, Jr., Commonwealth of Kentucky, County of Simpson, Unknown Heirs/Beneficiaries/Legatees/Devisees of Cheryl Baker aka Cheryl A. Baker aka Cheryl Ann Baker, Unknown Heirs/Beneficiaries/Legatees/Devisees of Clarence W. Baker, Jr., and Unknown Spouse of Robert Camerata, defendants, I shall sell to the highest bidder at public auction on Friday, March 15, 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 536 Broadway Avenue, Franklin, Simpson County, Kentucky 42134, to-wit:

Being Lot No. 2, Section 2, of Kendall Heights Subdivision, according to map or plat thereof, of record in Plat Book 1, Page 48, Simpson County Clerk's Office.

LESS the east 10 feet of said Lot No. 2. also the east 10 feet of Lot No. 1, of said Kendall Heights, according to map or plat above referred to. said lot fronts Kendall access road 125 feet, is 217-1/2 feet on east side and 100 feet on south side, and 197 feet on west side.

Being the same property conveyed to Clarence W. Baker, Jr. and wife, Cheryl Baker, as joint tenants with right of survivorship, by deed dated May 16, 2005 of record in Deed Book 257, Page 702, Simpson County Clerk's Office. The said Cheryl Baker died on August 13, 2017, and left the said Clarence W. Baker, Jr., surviving her. The

said Clarence W. Baker, Jr., died testate, a resident of Simpson County, Kentucky, on May 1, 2018, and under the terms of his Last Will And Testament, probated on May 15, 2018, of record in Will Book 28, Page 76, in the Office aforesaid, he granted "Life Usage" of his residence to his wife's parents, Albert Pound And Ruth Pound, with the remainder to his wife's son, Robert [Camerata]. The said Albert Pound and Ruth Pound predeceased the said Clarence W. Baker, Jr., the said Albert Pound having died in 1983, and the said Ruth Pound having died in 1991. Therefore, any life estate conveyed to the said Albert Pound and Ruth Pound was ineffective because of their having predeceased Clarence W. Baker, Jr.

The property valuation administrator's map number for the subject property is as follows:  
041-03-00-068.00.

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 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 \$83,402.91, with interest from and after July 1, 2018, at the rate of 3.5% 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 3.5% 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 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 25 day of February, 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:

Victoria M. Kadreva Holmes, Esq.  
c/o Millsap & Singer, LLC  
10200 Forest Green Blvd, Suite 405  
Louisville, KY 40223

Sam R. Phillips, Esq.  
303 North College Street  
Franklin, KY 42134

Robert Camerata  
18621 Winter Haven Rd.  
Fort Myers, FL 33967

Unknown Heirs/Beneficiaries/Legatees/Devises  
of Cheryl Baker  
536 Broadway Ave  
Franklin, KY 42134

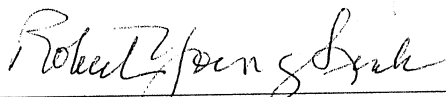
Unknown Heirs/Beneficiaries/Legatees/Devises  
of Cheryl Baker  
c/o Robert Camerata  
18621 Winter Haven Rd  
Fort Myers, FL 33967

Unknown Heirs/Beneficiaries/Legatees/Devises  
of Clarence W. Baker, Jr.  
536 Broadway Ave  
Franklin, KY 42134

Unknown Heirs/Beneficiaries/Legatees/Devises  
of Clarence W. Baker, Jr.  
c/o Robert Camerata  
18621 Winter Haven Rd  
Fort Myers, FL 33967

Unknown Spouse of Robert Camerata  
18621 Winter Haven Rd  
Fort Myers, FL 33967

This 25 day of February, 2019.



---

ROBERT YOUNG LINK  
Master Commissioner  
Simpson Circuit Court