

SIMPSON CIRCUIT COURT
DIVISION I

CIVIL ACTION NO. 18-CI-00311

FEDERAL HOME LOAN MORTGAGE CORPORATION

PLAINTIFF

vs.

NOTICE OF SALE

CHARLES BARTON DEDMAN

a/k/a BART DEDMAN;

JAMIE ELIZABETH DEDMAN

a/k/a JAMIE DEDMAN;

SOUTH CENTRAL BANK, INC.;

and SIMPSON COUNTY, KENTUCKY

DEFENDANTS

Pursuant to a Judgment and Order of Sale entered in Simpson Circuit Court entered on February 8, 2019, in Civil Action No. 18-CI-00311, Federal Home Loan Mortgage Corporation; plaintiff, versus, Charles Barton Dedman a/k/a Bart Dedman; Jamie Elizabeth Dedman a/k/a Jamie Dedman; South Central Bank, Inc.; and Simpson County, Kentucky; defendants, I shall sell to the highest bidder at public auction on Friday, March 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 312 North Street, Franklin, Simpson County, Kentucky 42134, to-wit:

Beginning at an iron pin in the south right-of-way line of North Street in Franklin, Kentucky, a corner with Don Dunn located N 86 deg. 50 min. E 12 ft. from Bill Perdue's corner, and running S 2 deg. 10 min. E 153.5 ft. with Don Dunn's line and parallel to Perdue's line to an iron pin, thence N 86 deg. 50 min. E 164.50 ft. on a new division line with Don Dunn to an iron pin in a fence by a post; thence N 1 deg. 48 min. W 153.51 ft. with said fence on a new division line with Don Dunn to an iron pin by a post in the south right-of-way line of North Street; thence S 86 deg. 50 min. W 165.5 ft. with said right-of-way line to the point of beginning, according to November 24, 1984 survey by land surveyor no. 2189.

Being the same property conveyed to Bart Dedman and Jamie Dedman, husband and wife, by JP Morgan Chase Bank, as Trustee, by deed dated October 11, 2006, of record in Deed Book 267, Page 595, Simpson County Clerk's Office.

The property valuation administrator's map number for the subject property is as follows:
010-00-02-004.00.

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 rem judgment in favor of the plaintiff, in the amount of \$20,740.67, with interest from and after January 8, 2019, at the rate of 5.875% 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 5.875% 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 8th 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:

Douglas T. Logsdon, Esq.
McBrayer McGinnis Leslie & Kirkland, PLLC
201 E. Main Street, Suite 900
Lexington, KY 40507


Christopher L. Whitfield, Esq.
South Central Bank, Inc.
501 South L. Rogers Wells Blvd.
P.O. Box 2367
Glasgow, KY 42141

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

Charles Barton Dedman
a/k/a Bart Dedman
312 North Street
Franklin, KY 42134-1106

Jamie Elizabeth Dedman
a/k/a Jamie Dedman
312 North Street
Franklin, KY 42134-1106

This 8th day of February, 2019.


ROBERT YOUNG LINK
Master Commissioner
Simpson Circuit Court