

SIMPSON CIRCUIT COURT
DIVISION I

CIVIL ACTION NO. 18-CI-00164

REGIONS BANK successor by merger to
UNION PLANTERS BANK N.A.
fka SIMPSON COUNTY BANK

PLAINTIFF

vs.

NOTICE OF SALE

JONATHAN S. ROBEY,
Unknown Spouse of JOHNNY W. ROBEY,
Unknown Executor or Administrator of the Estate
of JOHNNY W. ROBEY,
Unknown Heirs, Devisees, Legatees, and their Spouses
if any, of JOHNNY W. ROBEY,
ELIZABETH ROBEY,
BLUEGRASS RADIOLOGY SERVICES,
DR. JOHN VINCENT ADAMS, and
WILLIAM F. M. DANIEL, M. D., FACS, PLLC

DEFENDANTS

Pursuant to a Judgment and Order of Sale entered in Simpson Circuit Court entered on March 7, 2019, in Civil Action No. 18-CI-00164, Regions Bank successor by merger to Union Planters Bank N.A. fka Simpson County Bank, plaintiff, versus, Jonathan S. Robey, Unknown Spouse of Johnny W. Robey, Unknown Executor or Administrator of the Estate of Johnny W. Robey, Unknown Heirs, Devisees, Legatees, and their Spouses if any, of Johnny W. Robey, Elizabeth Robey, Bluegrass Radiology Services, Dr. John Vincent Adams, and William F. M. Daniel, M. D., FACS, PLLC, defendants, I shall sell to the highest bidder at public auction on Friday, April 12, 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 401 Kings Avenue, Franklin, Simpson County, Kentucky 42134, to-wit:

Situated in the County of Simpson and Commonwealth of Kentucky, the following real property:

A certain parcel of land situated in Franklin, Simpson County, Kentucky, more particularly described as being Lot No. 30 of Paradise Estates Subdivision of record in Plat Book 1, Page 118-130 and Plat Book 2, Page 59A-B, Office of the Clerk of the County Court of Simpson County, Kentucky to which reference is made for a more detailed description, subject to all restrictions, easements, streets and protective covenants shown and set out in detail on said plat, which are made a part of this instrument the same as if incorporated herein in full.

Subject to and together with all easements, restrictions and legal highways, if any, of record.

Being the same property conveyed to Johnny W. Robey and Barbara L. Robey, husband and wife, by survivorship Deed, dated April 18, 1975 and recorded on July 2, 1975 at Deed Book 118, Page 385 of the Simpson County Clerk's Office. Upon the Death of Barbara L. Robey on or about December 23, 2016, all right, title, and interest in the subject real property vested solely in Johnny W. Robey pursuant to the survivorship clause of their Deed. When Johnny W. Robey died on or about February 13, 2017, all right, title, and interest in the subject real property vested in his heirs.

The property valuation administrator's map number for the subject property is as follows: 008-00-09-010.00.

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 2019 City and State and County property taxes, not yet due and payable.

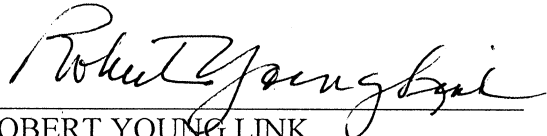
Said property shall be sold for the purpose of collecting an in rem judgment in favor of the plaintiff, in the amount of \$23,400.69, with interest from and after October 17, 2018, at the rate of 4% per annum, plus attorney fees and Court costs.

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 4% 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 21st day of March, 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:

Mark N. Dierks, Esq.
Gerner & Kearns Co., L.P.A.
7900 Tanners Gate Lane
Florence, KY 41042

Charles W. Adams, Esq.
P.O. Box 1865
Bowling Green, KY 42102-1865

Jonathan S. Robey
618 Dennis Way
Bowling Green, KY 42101

Unknown Executor of Johnny W. Robey
c/o Jonathan S. Robey
618 Dennis Way
Bowling Green, KY 42101

Elizabeth Robey
618 Dennis Way
Bowling Green, KY 42101

This 21st day of March, 2019.


ROBERT YOUNG LINK
Master Commissioner
Simpson Circuit Court