

SIMPSON CIRCUIT COURT
DIVISION I

CIVIL ACTION NO. 18-CI-00362

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

PLAINTIFF

vs.

NOTICE OF SALE

JAMES CARNES aka

JAMES PATRICK CARNES,

MICHELLE CARNES aka

MICHELLE LEE KIRKPATRICK

DEFENDANTS

Pursuant to a Judgment and Order of Sale entered in Simpson Circuit Court entered on July 1, 2019, in Civil Action No. 18-CI-00362, JPMorgan Chase Bank, National Association, plaintiff, versus, James Carnes aka James Patrick Carnes, and Michelle Carnes aka Michelle Lee Kirkpatrick, defendants, I shall sell to the highest bidder at public auction on Friday, July 26, 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 111 Coates Road, Franklin, Simpson County, Kentucky 42134, to-wit:

Being Lot No. 9 on B & W Drive in Country Estates Subdivision, just off the Coates-Hatter Road in Simpson County, Kentucky, map or plat of which is of record in Plat Book 2, Page 89A, revised Plat of record in Plat Book 3, Page 36, Simpson County Clerk's Office.

This property is conveyed subject to all restrictions and easements set out in detail on the map or plat of said subdivision which is of record in Plat Book 2, Page 89A, Simpson County Court Clerk's Office, which are made a part of this instrument the same as if fully incorporated herein.

Being the same property conveyed to James Carnes and Michelle Carnes, husband and wife, by Stacy D. Hunt and Michelle L. Hunt, husband and wife, by deed dated April 19, 2010, and of record in Deed Book 287, page 464, Office of the Simpson County Clerk.

The property valuation administrator's map number for the subject property is as follows: 029-18-00-064.00.

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;

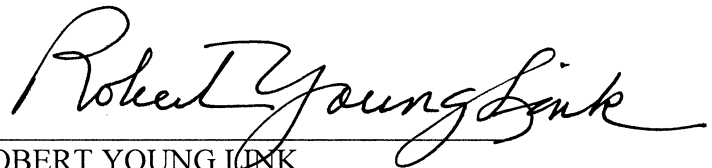
2. Any state of facts that constitute an objection to title that might be disclosed by an accurate survey;
3. Lien of 2019 State and County property taxes, not yet due and payable.

Said property shall be sold for the purpose of collecting an in rem judgment in favor of the plaintiff, in the amount of \$73,069.37, plus interest at the daily rate of \$10.58 from and after December 18, 2018, until paid, plus Court costs and attorney fees in the amount of \$1,530.00.

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 5.50% 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 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 2nd day of July, 2019.



ROBERT YOUNG LINK
Master Commissioner
P. O. Box 474
Franklin, KY 42135
270-586-3283

CERTIFICATE OF SERVICE

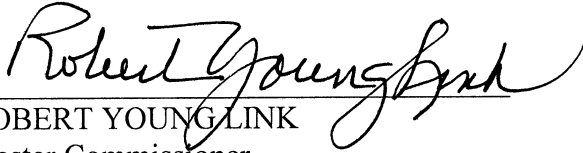
A true copy of the foregoing was on this date mailed to the following:

David E. Johnson, Esq.
c/o Lerner, Sampson & Rothfuss
P.O. Box 5480
Cincinnati, OH 45201-5480

James Carnes
111 Coates Road
Franklin, KY 42134

Michelle Carnes
111 Coates Road
Franklin, KY 42134

This 2nd day of July, 2019.



ROBERT YOUNGLINK
Master Commissioner
Simpson Circuit Court