

SIMPSON CIRCUIT COURT
DIVISION I

CIVIL ACTION NO. 19-CI-00029

QUICKEN LOANS INC.

PLAINTIFF

vs.

NOTICE OF SALE

KENDA K. ELLINGER,
OKIE ELLINGER, JR., and
COMMONWEALTH OF KENTUCKY,
COUNTY OF SIMPSON

DEFENDANTS

Pursuant to a Judgment and Order of Sale entered in Simpson Circuit Court entered on July 1, 2019, in Civil Action No. 19-CI-00029, Quicken Loans Inc., plaintiff, versus, Kenda K. Ellinger, Okie Ellinger, Jr., and Commonwealth of Kentucky, County of Simpson, 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 414 West Kentucky Avenue, Franklin, Simpson County, Kentucky 42134, to-wit:

Beginning at a point on the north side of Depot Street (now Kentucky Avenue), 80 feet east of the 40 foot street which runs from the Russellville Road north leaving same at a point near D. Hale's former residence; running thence East with north side of Depot Street (now Kentucky Avenue) 80 feet; thence in a Northern direction about 250 feet to Washington Street; thence with Washington Street, West 80 feet to a point 80 feet from said 40-foot street; thence in a Southern direction approximately 250 feet to the beginning.

Being the same property conveyed to Kenda K. Ellinger and Olie Ellinger, husband and wife, by Jerry Wayne Thomas and Angela Marie Thomas, husband and wife, by deed dated October 2, 2017, of record in Deed Book 330, page 361, Simpson County Clerk's Office.

The property valuation administrator's map number for the subject property is as follows:
013-00-13-006.00.

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 \$153,479.29, with interest from and after May 13, 2019, at the rate of 3.99% per annum, plus Court costs and attorney fees.

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 3.99% 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:

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

Kenda K. Ellinger
762 College St
Portland, TN 37148

Okie Ellinger, Jr.
414 W Kentucky Ave
Franklin, KY 42134

Okie Ellinger, Jr.
234 Rosewood Ln SE
Cartersville, GA 30121

This 2nd day of July, 2019.



ROBERT YOUNG LINK
Master Commissioner
Simpson Circuit Court