

SIMPSON CIRCUIT COURT
DIVISION I

CIVIL ACTION NO. 18-CI-00023

U.S. BANK NATIONAL ASSOCIATION, as Trustee,
successor in interest to BANK OF AMERICA NATIONAL
ASSOCIATION, as Trustee, successor by merger to
LASALLE BANK NATIONAL ASSOCIATION, as
Trustee for RESIDENTIAL ASSET MORTGAGE
PRODUCTS, INC., MORTGAGE ASSET-BACKED
PASS-THROUGH CERTIFICATES, SERIES 2007-RP1,

PLAINTIFF

vs.

NOTICE OF SALE

DENNIS M. PATTERSON,
SUETTA PATTERSON,
BENEFICIAL KENTUCKY INC., dba
BENEFICIAL MORTGAGE CO. OF KENTUCKY,
THE MEDICAL CENTER AT FRANKLIN, INC.,
THE MEDICAL CENTER AT BOWLING GREEN, and
SUETTA PATTERSON, as Guardian of
DENNIS M. PATTERSON

DEFENDANTS

Pursuant to a Judgment and Order of Sale entered in Simpson Circuit Court entered on July 2, 2019, in Civil Action No. 18-CI-00023, U.S. Bank National Association, as Trustee, successor in interest to Bank of America National Association, as Trustee, successor by merger to Lasalle Bank National Association, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2007-RP1, plaintiff, versus, Dennis M. Patterson, Suetta Patterson, Beneficial Kentucky Inc., dba Beneficial Mortgage Co. of Kentucky, The Medical Center at Franklin, Inc., The Medical Center at Bowling Green, and Suetta Patterson, as guardian of Dennis M. Patterson, 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 410 Macedonia Road, Franklin, Simpson County, Kentucky 42134, to-wit:

Certain real property located in Simpson County, Kentucky, to-wit:

Beginning at a stake in the Macedonia Road, corner to beginning; thence running west with Denning's line 420 feet to a stake, corner to Denning; thence south 100 feet to a stake in Russell's line; thence east and parallel with the first line 420 feet to a stake in Macedonia Road, corner to Russell; thence north 100 feet to the place of beginning.

No building shall be constructed closer than 60 feet to the front property line. No residence shall be constructed that consists of less than 1000 square feet of floor space, exclusive of garages or car storage. No business or commercial building shall be built thereon.

Being the same property conveyed to Dennis M. Patterson and wife, Suetta Patterson, for their joint lifetimes with remainder in fee simple to the survivor of them, by deed dated November 19, 1999, and being of record in Deed Book 222, Page 42, in the Office of the Clerk of Simpson County, Kentucky.

The property valuation administrator's map number for the subject property is as follows: 014-00-13-028.00.

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 \$63,544.06, with interest from and after January 29, 2018, at the rate of 7% 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 7% 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:

Laura C. Infante, Esq.
c/o Clunk, Hoose Co., LPA
4500 Courthouse Blvd.
Stow, OH 44224

Beneficial Kentucky Inc.,
dba Beneficial Mortgage Co. of KY
c/o CT Corporation System
306 W. Main Street, Suite 512
Frankfort, KY 40601

The Medical Center at Franklin, Inc.
c/o John A. Chaney, Agent
Commonwealth Health Corporation
800 Park Street
Bowling Green, KY 42101

The Medical Center at Bowling Green
1101 College Street
Bowling Green, KY 42102

Dennis M. Patterson
408 Yokley Drive
Franklin, KY 42134

Suetta Patterson
408 Yokley Drive
Franklin, KY 42134

Suetta Patterson
as Guardian of Dennis M. Patterson
408 Yokley Drive
Franklin, KY 42134

This 2nd day of July, 2019.


ROBERT YOUNG LINK
Master Commissioner
Simpson Circuit Court