

SIMPSON CIRCUIT COURT
DIVISION I

CIVIL ACTION NO. 19-CI-00021

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

PLAINTIFF

vs.

NOTICE OF SALE

ERVIN L. GRACE, JR. aka ERVIN L. GRACE
and TINA K. GRACE

DEFENDANTS

Pursuant to a Judgment and Order of Sale entered in Simpson Circuit Court entered on July 24, 2019, in Civil Action No. 19-CI-00021, JPMorgan Chase Bank, National Association, plaintiff, versus, Ervin L. Grace, Jr. aka Ervin L. Grace and Tina K. Grace, defendants, I shall sell to the highest bidder at public auction on Friday, August 16, 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 108 Filter Plant Road, Franklin, Simpson County, Kentucky 42134, to-wit:

Tract I:

Beginning at a stake in the east right of way line of Filter Plant Road, a corner to Mickey Deweese; thence with the line of Deweese S 68 deg. 54' E 127.5 feet to a stake a corner to same in the line of City of Franklin; thence with the city property S 14 deg. 12' W 100.7 feet to a stake in said line a corner to Deweese; thence with the line of Deweese N 68 deg. 54' W 137.6 feet to a stake a corner to same in the east right of way of Filter Plant Road; thence with aforesaid right of way line N 21 deg. 06' E 100.0 feet to the point of beginning, containing 0.304 acres, according to survey of Robert G. May, dated September 1, 1986, Kentucky Registered Land Surveyor No, 2142.

Tract II:

Beginning at an iron pin in the east right of way line of Filter Plant Road, the northwest corner to Craig Mayeur and the southwest corner to Clay Stinson; thence with the line of Mayeur, S 68 deg. 54' 00" E 127.50 feet to the northeast corner to same, on the line of the City of Franklin property; thence with the City property, N 14 deg. 12' 00" E 5.5 feet to a pin in said line a new corner to Clay Stinson; thence on a new line with Stinson, N 71 deg. 21' 54" W 126.96 feet to the beginning point, containing 348.09 square feet, more or less, according to survey dated March 5, 1996 made under the supervision of Robert G. May, Kentucky Registered Land Surveyor No. 2142.

Being the same property conveyed to Ervin L. Grace and wife, Tina K. Grace from Robert Dillard and wife, Phalba Dillard, by deed dated February 14, 2012 and recorded February 24, 2012, in Deed Book 296 Page 606, Simpson County Clerk's office.

The property valuation administrator's map number for the subject property is as follows: 015-00-07-003.00.

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:

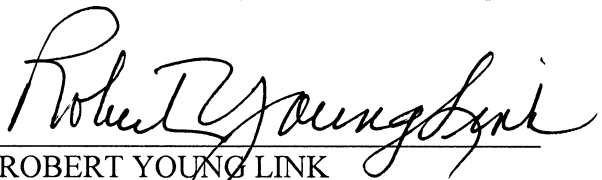
1. Easements, restrictions, and covenants of record;
2. Any state of facts that constitute an objection to title that might be disclosed by an accurate survey;
3. Lien of 2019 City and State and County property taxes, not yet due and payable.

Said property shall be sold for the purpose of collecting an in personam judgment in favor of the plaintiff, in the amount of \$88,222.66, with interest from and after June 18, 2019, at the daily rate of \$8.31, attorney fees in the amount of \$1,530.00, 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 3.6250% 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 24 day of July, 2019.


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

CERTIFICATE OF SERVICE

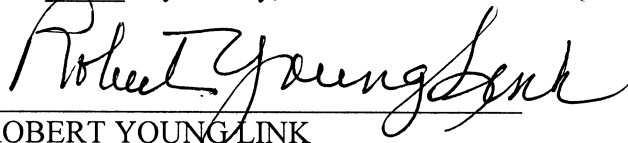
A true copy of the foregoing was on this date mailed to the following:

Lori R. Leach, Esq.
c/o Lerner, Sampson & Rothfuss
P.O. Box 5480
Cincinnati, Ohio 45201-5480

Ervin L. Grace, Jr.
aka Ervin L. Grace
108 Filter Plant Road
Franklin, Kentucky 42134

Tina K. Grace
108 Filter Plant Road
Franklin, Kentucky 42134

This 24 day of July, 2019.



ROBERT YOUNGLINK
Master Commissioner
Simpson Circuit Court