

SIMPSON CIRCUIT COURT
DIVISION I

CIVIL ACTION NO. 19-CI-00129

FIRST GUARANTY MORTGAGE CORPORATION

PLAINTIFF

vs.

NOTICE OF SALE

TABITHA D. BAKER, and
Unknown spouse of TABITHA D. BAKER

DEFENDANTS

Pursuant to a Judgment and Order of Sale entered in Simpson Circuit Court entered on October 18, 2019, in Civil Action No. 19-CI-00129, First Guaranty Mortgage Corporation, plaintiff, versus, Tabitha D. Baker, and unknown spouse of Tabitha D. Baker, defendants, I shall sell to the highest bidder at public auction on Friday, November 22, 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 702 Simpson Street, Franklin, Simpson County, Kentucky 42134, to-wit:

Being Lot No. 29 of Grainger Village, according to map or plat thereof, of record in Plat Book 1, Page 22, Simpson County Court Clerk's Office.

Being the same property conveyed to Tabitha D. Baker, unmarried by deed dated January 13, 2017 and being of record in Deed Book 325, Page 354 in the Office of the Clerk of Simpson County, Kentucky.

The property valuation administrator's map number for the subject property is as follows:
008-00-08-007.00.

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:

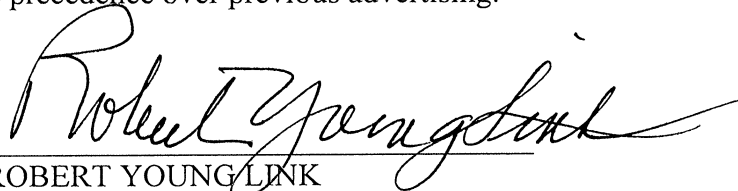
1. Easements, restrictions, and covenants of record;
2. Any state of facts that constitute an objection to title that might be disclosed by an accurate survey;
3. Lien of 2019 City and State and County property taxes, not yet due but now payable.

Said property shall be sold for the purpose of collecting an in rem judgment in favor of the plaintiff, in the amount of \$82,694.73, with interest from and after May 10, 2019, at the rate of 5% per annum, plus attorney fees in the amount of \$2,700.00 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 5% 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 18 day of October, 2019.



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

CERTIFICATE OF SERVICE

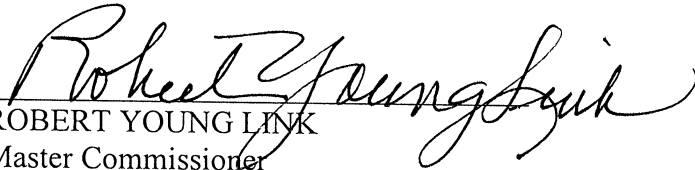
A true copy of the foregoing was on this date mailed to the following:

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

Tabitha D. Baker
702 Simpson Street
Franklin, KY 42134

Unknown Spouse (if any) of Tabitha D. Baker
702 Simpson Street
Franklin, KY 42134

This 18 day of October, 2019.


ROBERT YOUNG LINK
Master Commissioner
Simpson Circuit Court