

SIMPSON CIRCUIT COURT
DIVISION I

CIVIL ACTION NO. 19-CI-00202

PNC BANK, NATIONAL ASSOCIATION

vs.

NOTICE OF SALE

Kumi Stam
FILED IN OFFICE
2019 OCT 21 P 1:04
SIMPSON COUNTY
CLERK DIST COURT

PLAINTIFF

STEVEN MARLIN,
THERESA MARLIN

Unknown Spouse (if any) of STEVEN MARLIN,
Unknown Spouse (if any) of THERESA MARLIN,
THE MEDICAL CENTER AT FRANKLIN,
THE MEDICAL CENTER AT BOWLING GREEN,
and FRANKLIN-SIMPSON CO. AMBULANCE SERVICE

DEFENDANTS

Pursuant to a Judgment and Order of Sale entered in Simpson Circuit Court entered on October 16, 2019, in Civil Action No. 19-CI-00202, PNC Bank, National Association, plaintiff, versus, Steven Marlin, Theresa Marlin, Unknown Spouse (if any) of Steven Marlin, Unknown Spouse (if any) of Theresa Marlin, The Medical Center at Franklin, The Medical Center at Bowling Green, and Franklin-Simpson Co. Ambulance Service, 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 414 North Railroad Street, Franklin, Simpson County, Kentucky 42134, to-wit:

Certain real property located in Franklin, Simpson County, Kentucky, and being more particularly described as follows, to-wit:

Beginning at a rebar located at the intersection of the line approximately 20 feet south of the center line of Finn Street and the east right of way line of Railroad Street, said east line being 63.0 feet east of the center line of the CSX Railroad; thence with the aforesaid east right of way line S 03° 46' E 85.0 feet to a found pin, corner to Lewis Brawner; thence with the line of Brawner S 85° 29' E 85.00 feet to a found steel pin, corner to Brawner in the line of Ballew; thence with the line of Ballew N 03° 36' E 93.30 feet to a rebar, corner to Ballew in the line approximately 20.0 feet south of the center line of Finn Street; thence with the beginning, containing 0.1738 acres, more or less, according to 12-7-95 survey by Charles W. White, Kentucky Registered Land Surveyor No. 906.

Being the same property conveyed to Steven Marlin and wife, Theresa Marlin, as joint tenants with right of survivorship, by Howard Ronald Spears and wife, Wanda L. Spears, dated July 21, 2006, recorded July 25, 2006, of record in Deed Book 266, Page 173, Simpson County Clerk's office. The said Steven Marlin died on September 21, 2016.

The property valuation administrator's map number for the subject property is as follows:
010-00-04-001.00.

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 \$25,544.64, with interest from and after November 1, 2018, at the rate of 7.5% 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 7.5% 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 YOUNGLINK
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:

John R. Cummins, Esq.
Manley Deas Kochalski LLC
P.O. Box 165028
Columbus OH 43216-5028

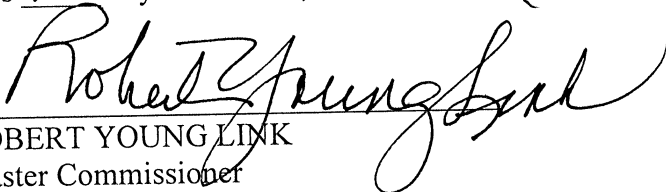
Hoy P. Hodges, Esq.
P.O. Box 1865
Bowling Green, KY 42102-1865
*Attorney for The Medical Center at Franklin,
The Medical Center at Bowling Green, and
Franklin-Simpson Co. Ambulance Service*

Theresa Marlin
414 North Railroad Street
Franklin, KY 42134

Unknown Spouse (if any) of Steven Marlin
414 North Railroad Street
Franklin, KY 42134

Unknown Spouse (if any) of Theresa Marlin
414 North Railroad Street
Franklin, KY 42134

This 18 day of October, 2019.


ROBERT YOUNG LINK
Master Commissioner
Simpson Circuit Court