

SIMPSON CIRCUIT COURT
DIVISION I

CIVIL ACTION NO. 19-CI-00373

FIRST GUARANTY MORTGAGE CORPORATION

PLAINTIFF

vs.

NOTICE OF SALE

TERRY BILBREY, aka TERRY LEE BILBREY,
PEGGY BILBREY, aka PEGGY JEAN BILBREY,
and THE MEDICAL CENTER AT FRANKLIN, INC.

DEFENDANTS

Pursuant to a Judgment and Order of Sale entered in Simpson Circuit Court entered on January 22, 2020, in Civil Action No. 19-CI-00373, First Guaranty Mortgage Corporation, plaintiff, versus, Terry Bilbrey, aka Terry Lee Bilbrey, Peggy Bilbrey, aka Peggy Jean Bilbrey, and The Medical Center at Franklin, Inc., defendants, I shall sell to the highest bidder at public auction on Friday, February 14, 2020, 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 706 Darrell Avenue, Franklin, Simpson County, Kentucky 42134, to-wit:

Certain real property located at 706 Darrell Avenue in Franklin, Simpson County, Kentucky, and more particularly described as follows, to-wit:

Beginning at an iron pipe in south right of way of Darrell Avenue, corner to R. Redmond, said pipe located S 76 deg. E. 150 feet from the Roark line and said pipe being N. 76 deg. W 777.44 feet from the west right-of-way of Robey Street; thence S. 76 deg. E. 110 feet with south right-of-way of Darrell Avenue to an iron pipe, corner to T. Miller; thence S. 05 1/2 deg. West 100 feet with the Miller line, to an iron pipe, corner to Miller in the James lines; thence N. 76 deg. W. 110 feet with James line to an iron pipe, corner to Redmond; thence N. 05 1/2 deg. E. 100 feet with the Redmond line to the point of beginning, according to September 4, 1976 survey by Charles E. White, Kentucky Registered Land Surveyor, and subject to all restrictions, conditions and covenants and to all legal highways and easements.

Being the same property conveyed to Terry Bilbrey by Jeremy K. Estep, unmarried, and Lee Ross Dinwiddie, unmarried, by deed dated October 2, 2014, of record in Deed Book 312, Page 06, Simpson County Clerk's Office.

The property valuation administrator's map number for the subject property is as follows:
015-00-02-002.00.

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 2020 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 \$66,609.10, with interest from and after October 31, 2019, at the daily rate of \$7.53, plus 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 4.25% 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 2020 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 22nd day of January, 2020.


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.
Lerner, Sampson & Rothfuss
P.O. Box 5480
Cincinnati, OH 45201-5480

Terry Bilbrey aka Terry Lee Bilbrey
706 Darrell Avenue
Franklin, KY 42134

Peggy Bilbrey aka Peggy Jean Bilbrey
706 Darrell Avenue
Franklin, KY 42134

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

This 23rd day of January, 2020.



ROBERT YOUNG LINK
Master Commissioner
Simpson Circuit Court