

SIMPSON CIRCUIT COURT  
DIVISION I

CIVIL ACTION NO. 18-CI-00169

THE BANK OF NEW YORK MELLON TRUST  
COMPANY, NATIONAL ASSOCIATION  
f/k/a The Bank of New York Trust Company,  
National Association, as successor in interest to  
JPMorgan Chase Bank, National Association f/k/a  
JPMorgan Chase Bank, as successor to Bank One,  
National Association, as Trustee for ACE Securities  
Corp. Home Equity Loan Trust, Series 2002-HE2,  
Asset Backed Pass-Through Certificates

PLAINTIFF

vs.

NOTICE OF SALE

Unknown heirs, devisees, legatees, beneficiaries of  
JEAN EDNA JOHNSON and their unknown creditors;  
The unknown executor, administrator, or personal  
representative of the Estate of JEAN EDNA JOHNSON;  
THE MEDICAL CENTER AT BOWLING GREEN;  
THE MEDICAL CENTER AT FRANKLIN, INC.;  
GRAVES-GILBERT CLINIC; SIMPSON COUNTY, KENTUCKY;  
COMMONWEALTH OF KENTUCKY, FINANCE AND ADMINISTRATION  
CABINET, DEPARTMENT OF REVENUE  
Unknown Spouse (if any) of VIRGIE J. BURRUS;  
KAVIN JOHNSON, heir to the estate of JEAN EDNA JOHNSON;  
FELITA HOLDER, Administrator to the estate of  
JEAN EDNA JOHNSON;  
FELITA HOLDER, heir to the estate of  
JEAN EDNA JOHNSON;  
GLORIA EDMONDS, a/k/a GLORIA YVETTE JOHNSON,  
possible heir to the estate of JEAN EDNA JOHNSON;  
CHRISTIE FINN, a/k/a CHRISTIE JOHNSON FINN,  
possible heir to the estate of JEAN EDNA JOHNSON;  
DON JOHNSON, as possible heir to the estate of  
JEAN EDNA JOHNSON;  
MARIA JOHNSON, as spouse of KAVIN JOHNSON;  
DOUGLAS HOLDER, as spouse of FELITA HOLDER;  
LINDSEY EDMONDS, as spouse of GLORIA EDMONDS;  
AVIS JOHNSON, as spouse of DON JOHNSON; and  
TOMMY FINN, as spouse of CHRISTIE FINN

DEFENDANTS

Pursuant to a Judgment and Order of Sale entered in Simpson Circuit Court entered on January 22, 2020, in Civil Action No. 18-CI-00169, The Bank of New York Mellon Trust Company, National Association f/k/a The Bank of New York Trust Company, National Association, as successor in interest to JPMorgan Chase Bank, National Association f/k/a JPMorgan Chase Bank, as successor to Bank One, National Association, as Trustee for ACE Securities Corp. Home Equity Loan Trust, Series 2002-HE2, Asset Backed Pass-Through Certificates, plaintiff, versus, Unknown heirs, devisees, legatees, beneficiaries of Jean Edna Johnson and their unknown creditors; The unknown executor, administrator, or personal representative of the Estate of Jean Edna Johnson; The Medical Center at Bowling Green; The Medical Center at Franklin, Inc.; Graves-Gilbert Clinic; Simpson County, Kentucky; Commonwealth of Kentucky, Finance and Administration Cabinet, Department of Revenue; Unknown Spouse (if any) of Virgie J. Burrus; Kavin Johnson, heir to the estate of Jean Edna Johnson; Felita Holder, Administrator to the estate of Jean Edna Johnson; Felita Holder, heir to the estate of Jean Edna Johnson; Gloria Edmonds, a/k/a Gloria Yvette Johnson, possible heir to the estate of Jean Edna Johnson; Christie Finn, a/k/a Christie Johnson Finn, possible heir to the estate of Jean Edna Johnson; Don Johnson, as possible heir to the estate of Jean Edna Johnson; Maria Johnson, as spouse of Kavin Johnson; Douglas Holder, as spouse of Felita Holder; Lindsey Edmonds, as spouse of Gloria Edmonds; Avis Johnson, as spouse of Don Johnson; and Tommy Finn, as spouse of Christie Finn, 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 401 Jefferson Street, Franklin, Simpson County, Kentucky 42134, to-wit:

Fronting on the South Side of Jefferson Street 107 feet and running back in a Southwardly direction 144 feet, and being the North half of Lot No. 29 in Margery Belle Addition to the Town of Franklin, Kentucky, and bounded on the North by Jefferson Street, on the East by the Elevated Church Lot, on the South by Amanda Rowland and Dr. Burrus and on the West by Tobe Tannehill Lot.

Subject to all restrictions, conditions and covenants and to all legal highways and easements.

Being the same property conveyed to John J. Johnson and Jean Edna Johnson by Virgie J. Burrus, by deed dated November 19, 1986, of record in Deed Book 156, Page 401, Simpson County Clerk's office. The said John J. Johnson and Courtrina Johnson, husband and wife, conveyed their interest in and to the subject property to Jean Edna Johnson by deed dated November 29, 1986, of record in Deed Book 156, Page 403, Simpson County Clerk's office. The said Jean Edna Johnson died on January 4, 2016.

The property valuation administrator's map number for the subject property is as follows: 009-00-25-005.00.

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 rem judgment in favor of the plaintiff, in the amount of \$24,482.07, with interest from and after November 1, 2017, at the rate of 7.875% 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 7.875% 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 23<sup>rd</sup> 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:

Ryan F. Hemmerle, Esq.  
Manley Deas Kochalski LLC  
P.O. Box 165028  
Columbus OH 43216-5028

Sam R. Phillips, Esq.  
303 North College Street  
Franklin, KY 42134

The Medical Center at Bowling Green  
Service upon any Officer or Managing Agent  
1101 College Street  
Bowling Green, KY 42102

The Medical Center at Franklin, Inc.  
Service upon and Officer or Managing Agent  
800 Park Street  
Bowling Green, KY 42102

Graves-Gilbert Clinic  
Service upon any Officer or Managing Agent  
201 Park Street  
Bowling Green, KY 42102

Unknown heirs, devisees, legatees, beneficiaries of  
Jean Edna Johnson, et al  
c/o Felita Holder, Administratrix  
P. O. Box 494  
Franklin, KY 42135

Unknown Spouse (if any) of Virgie J. Burrus  
401 Jefferson Street  
Franklin, KY 42134

Kavin Johnson  
1803 Iroquois Court  
Murfreesboro, TN 37127

Maria Johnson  
1803 Iroquois Court  
Murfreesboro, TN 37127

Felita Holder, Administratrix of the  
Estate of Jean Edna Johnson  
P. O. Box 494  
Franklin, KY 42135

Felita Holder  
P. O. Box 494  
Franklin, KY 42135

Douglas Holder  
P. O. Box 494  
Franklin, KY 42135

Gloria Edmonds  
AKA Gloria Yvette Johnson  
337 Wren Road  
Bowling Green, KY 42101

Lindsey Edmonds  
337 Wren Road  
Bowling Green, KY 42101

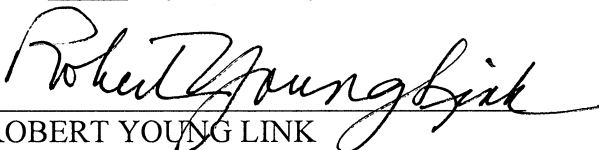
Christie Finn  
AKA Christie Johnson Finn,  
122 North Fairway Road  
Franklin, KY 42134

Tommy Finn  
122 North Fairway Road  
Franklin, KY 42134

Don Johnson  
7402 Crabtree Drive  
Louisville, KY 40228

Avis Johnson  
7402 Crabtree Drive  
Louisville, KY 40228

This 23<sup>rd</sup> day of January, 2020.

  
ROBERT YOUNG LINK  
Master Commissioner  
Simpson Circuit Court