

SIMPSON CIRCUIT COURT
DIVISION I

CIVIL ACTION NO. 19-CI-00299

U.S. BANK NATIONAL ASSOCIATION

PLAINTIFF

vs.

NOTICE OF SALE

LAURA PRITCHETT,
Unknown Spouse (if any) of LAURA PRITCHETT,
THE MEDICAL CENTER AT FRANKLIN, INC.,
COMMONWEALTH OF KENTUCKY, DEPARTMENT
OF REVENUE, DIVISION OF COLLECTIONS,
and COMMONWEALTH OF KENTUCKY, DIVISION
OF UNEMPLOYMENT INSURANCE

DEFENDANTS

Pursuant to a Judgment and Order of Sale entered in Simpson Circuit Court February 7, 2020, in Civil Action No. 19-CI-00299, U.S. Bank National Association, plaintiff, versus, Laura Pritchett, Unknown Spouse (if any) of Laura Pritchett, The Medical Center at Franklin, Inc., Commonwealth of Kentucky, Department of Revenue, Division of Collections, and Commonwealth of Kentucky, Division of Unemployment Insurance, defendants, I shall sell to the highest bidder at public auction on Friday, March 6, 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 1324 Autumn Oaks Drive, Franklin, Kentucky 42134, to-wit:

Being Lot No. 18 of Westwood Subdivision, Phase II, as shown on the plat thereof of record in Plat Book 4, Page 262, Slide 131, Simpson County Clerk's Office.

Subject to easements, streets, set back lines, and other matters shown on the recorded plat of record in Plat Book 4, page 262, slide 131, in the Office aforesaid, and subject to the restrictive and protective covenants of Westwood Subdivision, Phase II, of record in Plat Book 4, page 281, slide 131, in the Office aforesaid.

Being the same property conveyed to Laura Pritchett who acquired title by virtue of a deed from Bridgette M. Hughes, formerly Bridgette M. Cassady, and Jonathan Hughes, wife and husband, dated October 7, 2010, recorded October 11, 2010, at Deed Book 290, Page 30, Simpson County, Kentucky records.

The property valuation administrator's map number for the subject property is as follows:
012-00-18-028.00.

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 taxes, not yet due and payable.

Said property shall be sold for the purpose of collecting the following judgment debts: An in personam judgment in favor of the plaintiff, in the amount of \$97,045.85, with interest from and after February 1, 2019, at the rate of 4.75% 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 4.75% 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 10 day of February, 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:

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

Charles W. Adams, Esq.
319 E. 10th Avenue
P.O. Box 1865
Bowling Green, KY 42102

R. Campbell Connell, Esq.
Department of Revenue
Division of Collections
P.O. Box 5222
Frankfort, KY 40602

Laura Pritchett
1324 Autumn Oaks Drive
Franklin, KY 42134

Unknown Spouse (if any) of Laura Pritchett
1324 Autumn Oaks Drive
Franklin, KY 42134

This February 10, 2020.



ROBERT YOUNG LINK
Master Commissioner
Simpson Circuit Court