

SIMPSON CIRCUIT COURT
DIVISION I

CIVIL ACTION NO. 12-CI-00001

TAX EASE LIEN SERVICING, LLC

PLAINTIFF

vs.

NOTICE OF SALE

VIRGINIA DEATON;
unknown spouse of VIRGINIA DEATON;
WILLIAM JASON DEATON;
unknown spouse of WILLIAM JASON DEATON;
SHANNON LEE DEATON;
unknown spouse OF SHANNON LEE DEATON;
CITY OF FRANKLIN; and
COMMONWEALTH OF KENTUCKY,
COUNTY OF SIMPSON

DEFENDANTS

Pursuant to a Judgment and Order of Sale entered in Simpson Circuit Court on June 13, 2016, in Civil Action No. 12-CI-00001, Tax Ease Lien Servicing, LLC, plaintiff, versus, Virginia Deaton; unknown spouse of Virginia Deaton; William Jason Deaton; unknown spouse of William Jason Deaton; Shannon Lee Deaton; unknown spouse of Shannon Lee Deaton; City of Franklin; and Commonwealth of Kentucky, County of Simpson, defendants, I shall sell to the highest bidder at public auction on Friday, July 22, 2016, 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 1001 Seng Avenue, Franklin, Simpson County, Kentucky 42134, to-wit:

A house and lot located in Franklin, Simpson County, Kentucky, being Lot No. 2 of the Seng Subdivision, plat of which is recorded in Plat Book 1, Page 61, Simpson County Clerk's Office, and more particularly described as follows:

Beginning at an iron pipe located at the intersection of the, East right of way line of Red Bud Drive and the South right of way line of Seng Avenue; thence S 4 W degrees W 162.90 feet with West right of way line of Red Bud Drive to an iron pipe, corner to George Seng; thence N 63 deg. W 168.33 feet with Seng's line to an iron pipe, corner to Tom Miller; thence N 27 deg. E 150.00 feet with Miller's line to an iron pipe in the South right of way line of Seng Avenue; thence S 63 deg. E 105.25 feet with the South right of way line of Seng Avenue, to the point of beginning, according to survey of C. E. White, L.S. #.906, December 4, 1967.

Being the same property conveyed to Virginia Deaton by William Jason Deaton and Shannon Lee Deaton, by deed dated June 8, 1995, of record in Deed Book 196, Page 569, Simpson County Court Clerk's Office. Said Virginia Deaton assigned a life estate for and during her life, and upon her death, the remainder being reserved to said William Jason Deaton and Shannon Lee Deaton.

The property valuation administrator's map number for the subject property is as follows:
019-00-01-007.00.

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 2016 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 \$6,614.74, with interest from and after May 31, 2016, at the rate of 12% 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 twelve percent (12%) 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 2016 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 30 day of June, 2016.


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:

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

Virginia L. Lawson & Associates, PSC
PO Box 23800
Lexington, KY 40523-3800

W. Scott Crabtree, Esq.
PO Box 615
Franklin, KY 42135-0615

Virginia Deaton
PO Box 454
Greenbriar, TN 37073-0454

Unknown Spouse of Virginia Deaton
PO Box 454
Greenbriar, TN 37073-0454

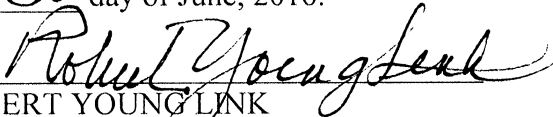
Shannon Lee Deaton
1001 Seng Avenue
Franklin, KY 42134

Unknown Spouse of Shannon Lee Deaton
1001 Seng Avenue
Franklin, KY 42134

William Jason Deaton
308 Pepper Street, Lot 1
Franklin, KY 42134

Unknown Spouse of William Jason Deaton
308 Pepper Street, Lot 1
Franklin, KY 42134

This 30 day of June, 2016.


ROBERT YOUNG LINK
Master Commissioner
Simpson Circuit Court