

SIMPSON CIRCUIT COURT
DIVISION I

CIVIL ACTION NO. 15-CI-00290

SOUTH CENTRAL BANK, INC.

PLAINTIFF

vs.

NOTICE OF SALE

KELLY BRADY;
DENITA BRADY;
SIMPSON COUNTY, KENTUCKY;
STATE FARM BANK FSB;
DH CAPITAL MANAGEMENT, INC.;
and UNIFUND CCR PARTNERS

DEFENDANTS

Pursuant to a Judgment and Order of Sale entered in Simpson Circuit Court on March 29, 2016, in Civil Action No. 15-CI-00290, South Central Bank, Inc., plaintiff, versus, Kelly Brady; Denita Brady; Simpson County, Kentucky; State Farm Bank FSB; DH Capital Management, Inc.; and Unifund CCR Partners, defendants, I shall sell to the highest bidder at public auction on Friday, April 29, 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 506 North High Street, Franklin, Simpson County, Kentucky 42134, to-wit:

Beginning at an existing nail on the east edge of the curve that runs along the east side of North High Street, a corner to Ruby Eldridge (Deed Book 68, Page 325) and located N 89 deg. 30 min. 49 sec. E 25.02 feet from a pin and cap (witness monument) and N 02 deg. 31 min. 37 sec. W 49.08 feet from an existing 1/2" rebar, which is the northwest corner to Joanna Kahn (Deed Book 196, Page 468) and the southwest corner to Ruby Eldridge. Said nail is also located 11.91 feet east of the existing center line of North High Street; thence along the east side of North High Street N 00 deg. 10 min. 41 sec. E 50.38 feet to an existing 3/4" iron pipe, the southwest corner to Ronnie Holman and Peggy Farley (Deed Book 191, Page 583) located 14.49 feet east of the center line of North High Street and S 03 deg. 46 min. 32 sec. E 112.39 feet from an existing 1/2" iron pipe; thence with the line of Holman and Farley N 88 deg. 49 min. 39 sec. E 193.99 feet to a pin and cap, a corner to same, located 9.22 feet west of the center line of an alley (Deed Book 21, Page 219) and N 85 deg. 54 min. 08 sec. W 15.02 feet from a pin and cap (witness monument) and N 02 deg. 10 min. 33 sec. W 58.43 feet from an existing iron post, the southeast corner to Ruby Eldridge and the northeast corner to Joanna Kahn; thence running 9.22 feet west of and parallel to the center of said alley S 03 deg. 13 min. 04 sec. E 50.0 feet to an existing utility pole, a corner to Ruby Eldridge; thence with the line of Eldridge

running 0.77 feet south of the southeast corner of the garage on the subject property, S 88 deg. 42 min. 41 sec. W 196.97 feet to the point of beginning, containing 0.225 acre, more or less, according to 07-14-99 survey by Robert G. May, Kentucky Registered Land Surveyor No. 2142.

Subject to any and all easements, restrictions, conditions, and legal highways of record and/or in existence.

Being the same property conveyed to Kelly Brady, by deed dated July 29, 1999, of record in Deed Book 220, Page 74, Simpson County Clerk's Office.

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 against Kelly Brady in favor of the plaintiff, in the amount of \$65,329.25, with interest from and after February 17, 2016, at the rate of 6.75% per annum; with a per diem rate of \$9.52 on a portion of the judgment from and after February 17, 2016, and with interest at the rate of 12% per annum on \$13,447.26 from and after the date of judgment, 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 5 day of April, 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:

Douglas T. Logsdon, Esq.
c/o McBrayer, McGinnis, Leslie & Kirkland
201 East Main Street, Suite 900
Lexington, KY 40507

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

Unifund CCR Partners
10625 Techwoods Circle
Cincinnati, OH 45242

State Farm Bank, FSB
c/o Edna Jenelle Coulter, Esq.
Mapother & Mapother PSC
815 W. Market St., Suite 500
Louisville, KY 40202-2654

State Farm Bank, FSB
One State Farm Plaza E-6
Bloomington, IL 61710

DH Capital Management, Inc.
c/o C. F. Haunz, Registered Agent
8512 Brookside East
Pewee Valley, KY 40056

Kelly Brady
506 North High Street
Franklin, KY 42134

Denita Brady
512 Fairbrook Street
Franklin, KY 42134

This 2 day of April, 2016.

A handwritten signature in cursive script that reads "Robert Young Link". The signature is written in black ink and is positioned above a horizontal line.

ROBERT YOUNG LINK
Master Commissioner
Simpson Circuit Court