

SIMPSON CIRCUIT COURT
DIVISION II

CIVIL ACTION NO. 15-CI-00327

VANESSA PULLEY

PETITIONER

vs.

NOTICE OF SALE

TOM PULLEY;
JAMES MORGAN;
JENNIFER KINGREY;
CHRIS KINGREY;
LEE WILLIAMS;
TOMMY HOWELL;
LINDSEY HOWELL
AMERICREDIT FINANCIAL SERVICES;
and DCM SERVICES, LLC

RESPONDENTS

Pursuant to a Judgment and Order of Sale entered in Simpson Circuit Court on May 6, 2016, in Civil Action No. 15-CI-00327, Vanessa Pulley, petitioner, versus, Tom Pulley; James Morgan; Jennifer Kingrey; Chris Kingrey; Lee Williams; Tommy Howell; Lindsey Howell; Americredit Financial Services; and DCM Services, LLC, respondents, I shall sell to the highest bidder at public auction on Friday, May 27, 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 200 Fairview Avenue, Franklin, Simpson County, Kentucky 42134, to-wit:

Being the north 100 feet of Lot Nos. 10, 11, 12, 13, 14, 15, and 16 of the east 10 feet of the north 100 feet of Lot No. 9, all of Section "3" of J. Lee Moore Subdivision, according to map or plat thereof of record in Deed Book 64, Page 629, Simpson County Clerk's Office.

Being the same property conveyed to John C. McGill and wife Dora A. McGill as joint tenants with right of survivorship, by Donnie Briggs, unmarried, by deed dated August 17, 2000, of record in Deed Book 225, Page 671, Simpson County Clerk's Office. John C. McGill died intestate on October 10, 2013, thereby vesting fee simple title in the subject property in Dora A. McGill. See also Affidavit of Intestate Succession of Dora A. McGill of record in Deed Book 318, Page 24, Simpson County Clerk's Office.

The property valuation administrator's map number for the subject property is as follows:
012-00-03-003.00.

NOTE: Sold free and clear of any and all judgment liens of the parties listed herein.

THIS IS NOT A FORECLOSURE ACTION. This is an action for the partition and sale of real property. There is no mortgage debt on the subject property.


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.

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 4 day of May, 2016.


ROBERT YOUNGLINK
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:

Timothy D. Mefford, Esq.
303 North College Street
Franklin, KY 42134

Timothy J. Crocker, Esq.
PO Box 305
Franklin, KY 42135-0305

Tom Pulley
520 Greenridge Drive
Bowling Green, KY 42101

Tommy Howell
1603 Trammel Road
Scottsville, KY 42164

Lindsey Howell
1603 Trammel Road
Scottsville, KY 42164

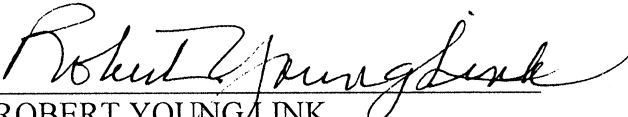
Jennifer Kingrey
200 Fairview Avenue
Franklin, KY 42134

Chris Kingrey
200 Fairview Avenue
Franklin, KY 42134

Americredit Financial Services
c/o CSC - Lawyers Incorporating Service Company, RA
421 W. Main Street
Frankfort, KY 40601

DCM Services, LLC
c/o CSC - Lawyers Incorporating Service Company, RA
421 W. Main Street
Frankfort, KY 40601

This 6 day of May, 2016.


ROBERT YOUNG LINK
Master Commissioner
Simpson Circuit Court