

SIMPSON CIRCUIT COURT
DIVISION I

CIVIL ACTION NO. 13-CI-00366

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

PLAINTIFF

vs.

NOTICE OF SALE

JON PAUL BRAY;
SHANNON BRAY;
ANESTHESIA AND PAIN SPECIALISTS OF
BOWLING GREEN, P.L.C.;
THE MEDICAL CENTER AT FRANKLIN, INC.;
THE MEDICAL CENTER AT BOWLING GREEN;
SIMPSON COUNTY, KENTUCKY;
CITY OF FRANKLIN, KENTUCKY;
GILBERT GRAVES CLINIC; and
THE MEDICAL CENTER ER PHYSICIANS

DEFENDANTS

Pursuant to a Judgment and Order of Sale entered in Simpson Circuit Court on July 24, 2014, as supplemented by Order entered on May 18, 2016, in Civil Action No. 13-CI-00366, JPMorgan Chase Bank, National Association, plaintiff, versus, Jon Paul Bray; Shannon Bray; Anesthesia and Pain Specialists of Bowling Green, P.L.C.; The Medical Center at Franklin, Inc.; The Medical Center at Bowling Green; Simpson County, Kentucky; City of Franklin, Kentucky; Gilbert Graves Clinic; The Medical Center ER Physicians, defendants, I shall sell to the highest bidder at public auction on Friday, June 10, 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 508 East Washington Street, Franklin, Kentucky 42134, to-wit:

Beginning at a stake on the south side of East Washington Street, corner to James; thence with line of James south 180 feet to a stake, corner to James; thence with line of James east 96 feet to a stake, corner to James; thence with line of James north 180 feet to a stake on East Washington Street, corner to James; thence with East Washington Street, west 100 feet to the place of beginning.

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

Being the same property conveyed to Jon Paul Bray and Shannon Bray, husband and wife, by Jones Builders, LLC, by deed dated April 28, 2009, of record in Deed Book 282, Page 418, Simpson County Clerk's Office.

The property valuation administrator's map number for the subject property is as follows:
014-00-07-003.00.

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 the following judgment debt: An in personam judgment in favor of the plaintiff in the amount of \$75,035.61, with interest from and after February 28, 2014, at the rate of 5.25% 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 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 May, 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:

Philip S. George, III, Esq.
c/o Nielson & Sherry, PSC
639 Washington Avenue
Newport, KY 41071

Hoy Hodges, Esq.
319 East 10th Avenue
Bowling Green, KY 42101

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

W. Scott Crabtree, Esq.
P. O. Box 615
Franklin, KY 42135


Charles W. Adams, Esq.
P. O. Box 1865
Bowling Green, KY 42102-1865

The Medical Center ER Physicians
800 Park Street
Bowling Green, KY 42102

Jon Paul Bray
806 West 9th Street
Russellville, KY 42276

Shannon Bray
400 Howlett Road
Auburn, KY 42206

This 30 day of May, 2016.


ROBERT YOUNG LINK
Master Commissioner
Simpson Circuit Court