

SIMPSON CIRCUIT COURT
DIVISION I

CIVIL ACTION NO. 16-CI-00109

FRANKLIN BANK AND TRUST COMPANY

PLAINTIFF

vs.

NOTICE OF SALE

THE UNKNOWN PERSONAL REPRESENTATIVES
OF BARBARA ANN KINNEY, DECEASED, IF ANY;
THE UNKNOWN HEIRS AT LAW, AND THEIR SPOUSES,
IF ANY, AND THE UNKNOWN DEVISEES AND THEIR
SPOUSES, IF ANY, OF BARBARA ANN KINNEY, DECEASED;
AND THE UNKNOWN SPOUSE OF BARBARA ANN KINNEY, IF ANY;
NANCY ANN FLEMING,
AND THE UNKNOWN SPOUSE OF NANCY ANN FLEMING, IF ANY;
REGINA ELAINE LAMONT
AND THE UNKNOWN SPOUSE OF REGINA ELAINE LAMONT, IF ANY;
AND

MRC RECEIVABLES CORPORATION

DEFENDANTS

Pursuant to a Judgment and Order of Sale entered in Simpson Circuit Court on July 19, 2016, in Civil Action No. 16-CI-00109, Franklin Bank and Trust Company, plaintiff, versus, The unknown personal representatives of Barbara Ann Kinney, deceased, if any; the unknown heirs at law, and their spouses, if any, and the unknown devisees and their spouses, if any, of Barbara Ann Kinney, deceased; and the unknown spouse of Barbara Ann Kinney, if any; Nancy Ann Fleming, and the unknown spouse of Nancy Ann Fleming, if any; Regina Elaine Lamont and the unknown spouse of Regina Elaine Lamont, if any; and MRC Receivables Corporation, defendants, I shall sell to the highest bidder at public auction on Friday, August 12, 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 601 Kerry Court, Franklin, Simpson County, Kentucky 42134, to-wit:

Being Lot No. 58 in the Woodland Village Subdivision according to revised map of same of record in Plat Book 2, Page 63 A-B, Simpson County Clerk's Office.

Being the same property conveyed by the Secretary of Housing and Urban Development to Steve Shifflett and Barbara Shifflett by deed dated December 29, 2003, of record in Deed Book 248, Page 510, Simpson County Clerk's Office, and the same property in and to which Steven L. Shifflett, the same person as Steve Shifflett, unmarried, conveyed his undivided one-half interest in and to Barbara Ann Kinney, the same person formerly known as Barbara Shifflett, by that certain deed dated August 14, 2006, of record in Deed Book 272, page 606, Simpson County Clerk's Office. The said Barbara Ann Kinney died on September 11, 2015.

The property valuation administrator's map number for the subject property is as follows:
010-00-11-055.00.

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 rem judgments:


(A) An in rem judgment in favor of Franklin Bank and Trust Company, in the amount of \$41,846.47, with interest from and after February 29, 2016, at the rate of 6.25% per annum, plus attorney fees and Court costs; and,

(B) An in rem judgment in favor of Franklin Bank and Trust Company, in the amount of \$1,056.33 , with interest from and after February 29, 2016, at the rate of 5.15% 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 20 day of July, 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:

David Cummins, Esq.
P. O. Box 425
Franklin, Kentucky 42135-0425


Nancy Ann Fleming
3334 Lakeside Place
Hermitage, Tennessee 37076

Regina Elaine Lamont
404-B Yokley Street
Franklin, Kentucky 42134

MRC Receivables Corporation
8875 Aero Drive, Suite 200
San Diego, California 92123

MRC Receivables Corporation
c/o Fenton & McGarvey
Attn. File No. 07106213
2401 Stanley Gault Parkway
Louisville, Kentucky 40223

This 20 day of July, 2016.


ROBERT YOUNG LINK
Master Commissioner
Simpson Circuit Court