

SIMPSON CIRCUIT COURT
DIVISION I

CIVIL ACTION NO. 16-CI-00119

NATIONSTAR MORTGAGE, LLC
d/b/a CHAMPION MORTGAGE

PLAINTIFF

vs.

NOTICE OF SALE

ROSALYN WHITE;
Unknown spouse (if any) of ROSALYN WHITE;
FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION
OF BOWLING GREEN;
THE UNITED STATES OF AMERICA, SECRETARY OF
HOUSING AND URBAN DEVELOPMENT
and SIMPSON COUNTY, KENTUCKY

DEFENDANTS

Pursuant to a Judgment and Order of Sale entered in Simpson Circuit Court on August 19, 2016, in Civil Action No. 16-CI-00119, Nationstar Mortgage, LLC d/b/a Champion Mortgage, plaintiff, versus, Rosalyn White; Unknown spouse (if any) of Rosalyn White; First Federal Savings and Loan Association of Bowling Green; The United States of America, Secretary of Housing and Urban Development; and Simpson County, Kentucky, defendants, I shall sell to the highest bidder at public auction on Friday, September 16, 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 210 East Madison Street, Franklin, Simpson County, Kentucky 42134, to-wit:

The following described property located in Franklin, Simpson County, Kentucky, and more particularly described as follows:

Beginning at an iron pipe corner to Ida M. Akin in the South right-of-way of East Madison Street, being the Northwest corner of the described parcel; thence with the South right-of-way of East Madison Street S 83 degrees 00' E 55.00 feet to an iron pipe, corner to Louise Hoy; thence with the line of Louise Hoy S 07 degrees 00' W 300 feet to a pin, corner to Louise Hoy in the North line of an alley; thence with the North line of said alley N 83 degrees 00' W 55.00 feet to a pin, corner to Ida M. Akin; thence with the line of Ida M. Akin N 07 degrees 00' E 300 feet to the point of beginning, containing 0.37 acre, more or less, less any easements or rights-of-way of record, according to 8-3-87 survey by Charles E. White, Kentucky Registered Land Surveyor No. 906.

Being the same property conveyed to George W. N. White and wife, Rosalyn White who acquired title, with rights of survivorship, by virtue of a deed from Louise W. Shugart, unmarried, dated September 21, 1987, recorded September 30, 1987, of

record in Deed Book 160, Page 89, Simpson County, Kentucky records. George W. N. White died December 1, 2002. Pursuant to the survivorship language in the above-mentioned deed, all of his interest passed to Rosalyn White.

The property valuation administrator's map number for the subject property is as follows:
013-00-39-009.00.

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:

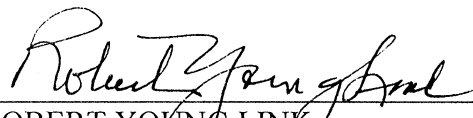
1. Easements, restrictions, and covenants of record;
2. Any state of facts that constitute an objection to title that might be disclosed by an accurate survey;
3. Lien of 2016 City and State and County property taxes, not yet due and payable.

Said property shall be sold for the purpose of collecting an in rem judgment in favor of the plaintiff, in the amount of \$120,467.01, with interest at a variable rate from May 31, 2016 until paid, 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 24 day of August, 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:

Melissa J. Whalen, Esq.
c/o Manley Deas Kochalski LLC
P.O. Box 165028
Columbus OH 43216-5028


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

Rosalyn White
655 Perry Martin Road
Woodburn, KY 42170

Unknown Spouse (if any) of Rosalyn White
655 Perry Martin Road
Woodburn, KY 42170

First Federal Savings and Loan
Association of Bowling Green
c/o Regions Bank
1900 5th Avenue North
Birmingham, AL 35203

This 24 day of August, 2016.


ROBERT YOUNG LINK
Master Commissioner
Simpson Circuit Court