

SIMPSON CIRCUIT COURT
DIVISION I

CIVIL ACTION NO. 18-CI-00060

CLEARVUE CAPITAL CORPORATION

PLAINTIFF

vs.

NOTICE OF SALE

ALVIN DEWAYNE MANNING, aka ALVIN MANNING,
BONNIE MANNING, and
THE MEDICAL CENTER AT BOWLING GREEN

DEFENDANTS

Pursuant to a Judgment and Order of Sale entered in Simpson Circuit Court April 6, 2020, in Civil Action No. 18-CI-00060, Clearvue Capital Corporation, plaintiff, versus, Alvin Dewayne Manning, aka Alvin Manning, Bonnie Manning, and The Medical Center at Bowling Green, defendants, I shall sell to the highest bidder at public auction on Friday, July 10, 2020, 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 152 Stone Road, Woodburn, Simpson County, Kentucky 42170, to-wit:

Beginning at a post in the east right-of-way line of McKinnis Road, and running S 70° 15' E 307 feet with a fence and Mose Rust, Jr. line to a stake; thence S 14° 15' W 170 feet with Dorris Womack's line to a stake; thence N 69° 10' W 202.1 feet with said line to a post; thence S 60° 30' W 62 feet with said line to a stake; thence S 23° W 50' feet with said line to a post; thence N 68° 15' W 98.5 feet with said line to a stake in the east right-of-way line of McKinnis Road; thence N 24° 17' E 260 feet with said right-of-way line to the beginning, containing 1.47 acres, more or less, according to a survey by John N. Tinsley, Registered Land Surveyor, License #2189, as surveyed on April 26, 1977.

Being the same property conveyed to Alvin Dewayne Manning and Bonnie Manning, husband and wife, by Tammy Vaughn, unmarried, by deed dated February 28, 1997, of record in Deed Book 206, Page 402, Simpson County Clerk's Office.

The property valuation administrator's map number for the subject property is as follows:
017-00-00-041.00.

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 2020 State and County taxes, not yet due and payable.

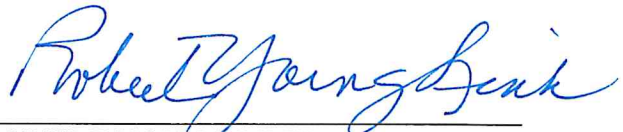
Said property shall be sold for the purpose of collecting the following judgment debts: An in rem judgment in favor of the plaintiff, in the amount of \$30,320.47, with interest from and after June 1, 2017, at the rate of 9.00% per annum (\$5.64 per diem), plus attorney fees and Court costs.

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 9.00% 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 2020 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.

**SPECIAL NOTICE CONCERNING COVID-19 RULES:
HEALTH AND SAFETY MEASURES MANDATED BY THE KENTUCKY SUPREME
COURT WILL REQUIRE ALL PERSONS AT MASTER COMMISSIONER SALES TO
OBSERVE SOCIAL DISTANCING, AND THE USE OF FACIAL COVERINGS OVER THE
NOSE AND MOUTH WILL BE REQUIRED AT MASTER COMMISSIONER SALES.**

This 11th day of June, 2020.



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:

Crystal L. Saresky, Esq.
Wood & Lamping, LLP
600 Vine Street, Suite 2500
Cincinnati, Ohio 45202

Alvin Dewayne Manning
152 Stone Road
Woodburn, Kentucky 42170

Bonnie Manning
152 Stone Road
Woodburn, Kentucky 42170

This 11 day of June, 2020.



ROBERT YOUNG LINK
Master Commissioner
Simpson Circuit Court