

SIMPSON CIRCUIT COURT
DIVISION I

CIVIL ACTION NO. 21-CI-00126

MORTGAGE SOLUTIONS OF COLORADO, LLC

PLAINTIFF

vs.

NOTICE OF SALE

JOSHUA RICHARD CABLE,
unknown spouse of JOSHUA RICHARD CABLE,
COMMONWEALTH OF KENTUCKY,
and COUNTY OF SIMPSON

DEFENDANTS

Pursuant to a Judgment and Order of Sale entered in Simpson Circuit Court on August 18, 2021, in Civil Action No. 21-CI-00126, Mortgage Solutions of Colorado, LLC, plaintiff, versus, Joshua Richard Cable, unknown spouse of Joshua Richard Cable, Commonwealth of Kentucky, and County of Simpson, defendants, I shall sell to the highest bidder at public auction on Friday, September 10, 2021, 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 504 Willow Lane, Franklin, Kentucky 42134, to-wit:

Being in the City of Franklin, Simpson County, Kentucky and being more particularly described as follows:

Being Lot No. 8 of Willow Lane Subdivision on the east side of Portland Avenue, south of North Street, in Franklin, Kentucky, according to plat of record in Plat Book 4, page 115, Simpson County Clerk's Office.

Being the same property conveyed to Joshua Richard Cable by deed dated June 7, 2018, of record in Deed Book 336, page 286, Simpson County Clerk's Office

The property valuation administrator's map number for the subject property is as follows: 010-00-10-003.00.

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 2021 City and State and County taxes, not yet due and payable.

Said property shall be sold for the purpose of collecting the following judgment debt: An in rem judgment in favor of the plaintiff, in the amount of \$130,098.94, with interest on \$122,833.11 from and after July 2, 2021, 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 5.25% 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 2021 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 18 day of August, 2021.


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:

Victoria M. Kadreva Holmes, Esq.
Millsap & Singer, LLC
10200 Forest Green Blvd, Suite 405
Louisville, KY 40223

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

Joshua Richard Cable
731 Murphy Road
Maryville, TN 37801

Unknown Spouse of Joshua Richard Cable
504 Willow Lane
Franklin, KY 42134

Unknown Spouse of Joshua Richard Cable
731 Murphy Road
Maryville, TN 37801

This August 18, 2021.



ROBERT YOUNG LINK
Master Commissioner
Simpson Circuit Court