

ALLEN CIRCUIT COURT
DIVISION I

CIVIL ACTION NO. 21-CI-00061

21ST MORTGAGE CORPORATION

PLAINTIFF

vs.

AMENDED NOTICE OF SALE

JOSEPH MICHAEL VALENZUELA,
ROBBIE N. VALENZUELA, and
DANNY STINSON

DEFENDANTS

Pursuant to a Judgment and Order of Sale in Allen Circuit Court dated August 27, 2021, in Civil Action No. 21-CI-00061, 21st Mortgage Corporation, plaintiff, versus, Joseph Michael Valenzuela, Robbie N. Valenzuela, and Danny Stinson, defendants, I shall sell to the highest bidder at public auction on Friday, October 29, 2021, at the hour of 1:00 p.m., at the front door of the Allen County, Kentucky, Justice Center, located at 200 West Main Street, Scottsville, Kentucky 42164, the following-described property having as its mailing address 1588 JW York Road, Scottsville, Kentucky 42164, to-wit:

REAL ESTATE:

Beginning at a set ½" rebar with cap on the right of way of J.W. York Road (50' right of way width). (Being located S 64 deg. 53 min. 17 sec. W 41.79 feet from a corner fence post, a parent tract corner), a corner with Robin Scott York and Rita York (Being a portion of Parcel #2, Tract #2, of Deed Book 287, Page 429, and Deed Book 315, Page 625); thence with new lines of Robin Scott York and Rita York S 41 deg. 55 min. 36 sec. E 380.90 feet to a set ½" rebar with cap; thence S 41 deg. 55 min. 36 sec. E 221.40 feet to a set ½" rebar with cap; thence S 34 deg. 41 min. 50 sec. E 176.63 feet to a set ½" rebar with cap, an agreed corner with Robin Scott York, Rita York, Jan S. Centers (Parcel #2, Tract #1, and Tract #3), and Robin Scott York and Rita York, (Being a portion of Parcel #2, Tract #1, of Deed Book 287, Page 429, and Deed Book 315, Page 625); thence with the line of Robin Scott York and Rita York S 63 deg. 28 min. 49 sec. W 193.90 feet to a set ½" rebar with cap, a corner with Robin Scott York and Rita York (being a portion of Parcel #2, Tract #2, of Deed Book 287, Page 429, and Deed Book 315, Page 625); thence with new lines of Robin Scott York, N 35 deg. 39 min. 27 sec. W 372.07 feet to a set ½" rebar with cap; thence N 56 deg. 25 min. 23 sec. E 129.91 feet to a set ½" rebar with cap; thence N 41 deg. 55 min. 36 sec. W 387.85 feet to a set ½" rebar with cap on the right of way of J.W. York Road, (50' right of way width). (Being located approximately 954 feet from Cedar Hill Road), corner with Robin Scott York and Rita York; thence with the right of way of J.W. York Road, N 65 deg. 50 min. 36 sec. E 41.99 feet to the point of beginning and containing 2.00 acres, more or less, according to survey by Richard Wood, PLS #3609, Price Land Surveying, Inc., dated March 18, 2020.

Being the same property conveyed to Robbie Valenzuela (aka Robbie N. Valenzuela) and Joseph Valenzuela (aka Joseph M. Valenzuela and Joseph Michael Valenzuela), her husband, from Robin Scott York and Rita York, his wife, by Deed dated March 26, 2020, of record in Deed Book 330, Page 183, in the Office of the Allen County Clerk.

MOBILE HOME INCLUDED:

There is located on the subject real estate a 2020 Cavalier double wide (32' x 64') VIN no. CCV080453ALAB, which is also sold as a part of the Master Commissioner's sale.

The property valuation administrator's map number for the subject property is as follows: 65-8.

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 State and County taxes, not yet due but now 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 \$139,041.10, with interest from and after July 1, 2021, at the rate of 9.5% 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 9.5% 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 Allen Circuit Court.

5. All announcements made on day of sale will take precedence over previous advertising.

This 6th day of October, 2021.


ROBERT YOUNG LINK
Special Master Commissioner
P. O. Box 474
Franklin, KY 42135
270-586-3283
email: robert@robertlinklaw.com

CERTIFICATE OF SERVICE

A true copy of the foregoing was on this date mailed to the following:

G. Michael Cain, Esq.
c/o Kirkland, Cain & Horn, PLLC
P. O. Box 1100
Frankfort, Kentucky 40602-1100

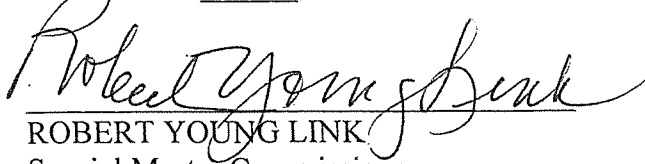
Todd Farmer, Esq.
4975 Alben Barkley Drive, Suite 1
Paducah, Kentucky 42002

Joseph Michael Valenzuela
1588 JW York Road
Scottsville, Kentucky 42164

Robbie N. Valenzuela
1588 JW York Road
Scottsville, Kentucky 42164

Danny Stinson
P. O. Box 102
Scottsville, Kentucky 42164

This October 6th, 2021.


ROBERT YOUNG LINK
Special Master Commissioner
Allen Circuit Court