

SIMPSON CIRCUIT COURT  
DIVISION I

CIVIL ACTION NO. 21-CI-00002

CARRINGTON MORTGAGE SERVICES, LLC

PLAINTIFF

vs.

NOTICE OF SALE

ELLEN THREADGILL and  
UNKNOWN OCCUPANT, if any

DEFENDANTS

Pursuant to a Judgment and Order of Sale in Simpson Circuit Court entered on March 3, 2022, as supplemented by Order entered July 19, 2022, in Civil Action No. 21-CI-00002, Carrington Mortgage Services, LLC, plaintiff, versus, Ellen Threadgill, and unknown occupant, if any, defendants, I shall sell to the highest bidder at public auction on Friday, August 12, 2022, 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 1101 West Madison Street, Franklin, Kentucky 42134, to-wit:

A certain lot of land with a dwelling thereon located in Franklin, Simpson County Kentucky, on the south side of Franklin-Springfield Road, more particularly described as follows:

Beginning at a stake in the south right-of-way of the Franklin-Springfield Road at a point 100 feet east along said highway from the northeast corner of the property belonging to Howard C. McDowell; running thence southwardly 130 feet with a new line of Seng to a stake, a new corner to Seng; thence eastwardly with another new line of Seng 100 feet to a stake, another new corner to Seng; thence northwardly with another new line of Seng 130 feet to a stake in the south property line of said Franklin-Springfield Road, another new corner to Seng; thence westwardly 100 feet with the property line of said highway to the beginning.

Being the same property conveyed to Ellen Threadgill, unmarried, from Kevin Campbell and wife, Lisa Campbell, by deed dated January 23, 2014, recorded February 4, 2014, of record in Deed Book 307, page 789, Simpson County Clerk's office.

The property valuation administrator's map number for the subject property is as follows: 012-00-10-001.00.

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 2022 City and 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 \$82,154.54, with interest from and after November 1, 2019, at the rate of 4.875% per annum.

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 4.875% 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 2022 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<sup>th</sup> day of July, 2022.

  
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:

Michael R. Brinkman, Esq. (07618)  
David W. Cliffe, Esq. (95861)  
Reisenfeld & Associates, LLC  
3962 Red Bank Road  
Cincinnati, OH 45227

Ellen Threadgill  
146 Blackberry Drive  
Franklin, KY 42134

Unknown Occupant, if any  
1101 West Madison Street  
Franklin, KY 42134

This 20 day of July, 2022.

  
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ROBERT YOUNG LINK  
Master Commissioner  
Simpson Circuit Court