

SIMPSON CIRCUIT COURT
DIVISION I

CIVIL ACTION NO. 23-CI-00212

CONSOLIDATED PAPER GROUP, INC.

PLAINTIFF

vs.

NOTICE OF SALE
Electronically Filed

MICHAEL SHANE CHASTAIN,
MARY ANN CHASTAIN,
BOWLING GREEN-WARREN COUNTY
COMMUNITY HOSPITAL CORP.,
THE MEDICAL CENTER AT FRANKLIN, INC.,
and COMMONWEALTH PAIN ASSOCIATES, PLLC

DEFENDANTS

Pursuant to a Judgment and Order of Sale in Simpson Circuit Court dated April 2, 2024, in Civil Action No. 23-CI-00212, Consolidated Paper Group, Inc., plaintiff, versus, Michael Shane Chastain, Mary Ann Chastain, Bowling Green-Warren County Community Hospital Corp., The Medical Center at Franklin, Inc., and Commonwealth Pain Associates, PLLC, defendants, I shall sell to the highest bidder at public auction on Friday, April 26, 2024, 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 211 Liberty Street, Franklin, Kentucky 42134, to-wit:

Beginning at a found iron pin where the south side of the curb that parallels Franklin Avenue intersects the east side of the sidewalk that parallels Liberty Street, the northwest corner of this lot; thence running along the south side of the curb that parallels Franklin Avenue S 84° 47' 34" E 114.7 feet to a found iron pin, a corner to the property sold to Alvin D. Meador et ux; thence with the line of Meador S 05° 19' 09" W 58.44 feet to a found iron pin, a new corner to same in the line of Mode Phillips; thence with the line of Phillips N 85° 56' 27" W 115.4 feet to a found iron pin, a corner to same at the east edge of the sidewalk that parallels Liberty Street; thence running along the east side of said sidewalk N 05° 57' 17" E 60.73 feet to the point of beginning, containing 0.157 acres, more or less, according to 3-22-97 survey by Robert G. May, Kentucky Registered Land Surveyor No. 2142.

Being the same property conveyed to Michael Shane Chastain and Mary Ann Chastain, husband and wife, by Consolidated Paper Group, Inc., by deed dated March 14, 2016, of record in Deed Book 320, page 10, Simpson County Clerk's office.

The property valuation administrator's map number for the subject property is 013-00-20-001.00.

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 2024 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 personam judgment in favor of the plaintiff, in the amount \$120,618.29, with interest on \$109,072.22 from and after April 1, 2024, at the rate of 8% 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 8% 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 2024 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 April 4, 2024.

BY: /s/ ROBERT YOUNG LINK
Master Commissioner
Simpson Circuit Court

CERTIFICATE OF SERVICE

A true copy of the foregoing was on this date delivered by electronic service to the following:

Dandridge Bailey Walton, Esq.
Walton Law, PLLC
PO Box 128
Bowling Green, KY 42102-0128

Hoy P. Hodges, Esq.
P. O. Box 1865
Bowling Green, KY 42102-1898

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

Michael Shane Chastain
117 Coates Road
Franklin, KY 42134

Mary Ann Chastain
117 Coates Road
Franklin, KY 42134

This April 4, 2024.

BY: /s/ ROBERT YOUNG LINK

Master Commissioner
Simpson Circuit Court