

SIMPSON CIRCUIT COURT
DIVISION I

CIVIL ACTION NO. 19-CI-00439

CITIMORTGAGE, INC.

PLAINTIFF

vs.

NOTICE OF SALE

VICKI J. BARNETT

DEFENDANT

Pursuant to a Judgment and Order of Sale entered in Simpson Circuit Court on February 7, 2020, as supplemented by Order entered on November 6, 2020, in Civil Action No. 19-CI-00439, Citimortgage, Inc., plaintiff, versus, Vicki J. Barnett, defendant, I shall sell to the highest bidder at public auction on Friday, December 4, 2020, at the hour of 2:00 p.m., at the Historic Courthouse, second floor courtroom, 100 Courthouse Square, Franklin, Kentucky, the following-described property having as its mailing address 408 Bell Street, Franklin, Kentucky 42134, to-wit:

Beginning at an iron pin in the east right-of-way line of Bell Street, said iron pin being approximately 244 feet north of the north right-of-way line of Jefferson Street, in Franklin, Simpson County, Kentucky; thence with the east right-of-way line of Bell Street N 06° 49' 15" E 90.51 feet to an iron pin; thence leaving said right-of-way line S 84° 47' 59" E 97.31 feet to an iron pin near a fence; thence with said fence 06° 17' 19" W 90.84 feet to an iron pin; thence leaving said fence N 84° 35' 31" W 98.15 feet to an iron pin, point of beginning. Said tract contains 8859.70 square feet or 0.21 acres, as surveyed by Ralph Anderson, Jr., LS 1838 dated September 3, 1981.

Subject to any and all easements, restrictions, conditions, and legal highways of record and/or in existence.

Being the same property conveyed from Jerry Jones and Jewell Jones, husband and wife, to Vicki J. Barnett, unmarried, in fee simple by virtue of a deed dated April 28, 2005 and recorded July 7, 2005 at Deed Book 258, Page 727 of the Simpson County, Kentucky real estate records.

The property valuation administrator's map number for the subject property is as follows: 009-00-40-035.00.

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 City and 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 personam judgment in favor of the plaintiff, in the amount of \$39,172.15, with interest from and after December 24, 2019, at the rate of 7.85% 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 7.85% 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 19 day of November, 2020.



ROBERT YOUNG LINK
Master Commissioner
P. O. Box 474
Franklin, KY 42135
270-586-3283

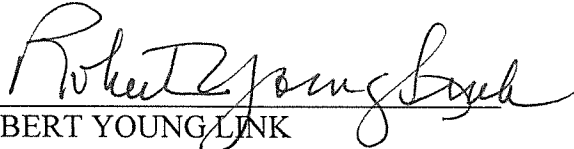
CERTIFICATE OF SERVICE

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

Philip S. George, III, Esq.
Reimer Law Co.
639 Washington Ave
Newport, KY 41072-1638

Vicki J. Barnett
301 West Kentucky Ave, Apt. B
Franklin, KY 42134

This November 19, 2020.


ROBERT YOUNG LINK
Master Commissioner
Simpson Circuit Court