

SIMPSON CIRCUIT COURT
DIVISION I

CIVIL ACTION NO. 15-CI-00114

BAYVIEW LOAN SERVICING, LLC

PLAINTIFF

vs.

NOTICE OF SALE

MELISSA FARMER;
PAUL FARMER;
BEN FARMER; and
MARY EVELYN FARMER, spouse of BEN FARMER

DEFENDANTS

Pursuant to a Judgment and Order of Sale entered in Simpson Circuit Court on February 4, 2016, in Civil Action No. 15-CI-00114, Bayview Loan Servicing, LLC, plaintiff, versus Melissa Farmer; Paul Farmer; Ben Farmer; and Mary Evelyn Farmer, spouse of Ben Farmer; defendants, I shall sell to the highest bidder at public auction on Friday, March 11, 2016, 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 617 Brevard Street, Franklin, Kentucky 42134, to-wit:

Being Lot No. 3 in the Brevard Street Section of Elliott Subdivision according to plat of record in Plat Book 1, page 21, Simpson County Clerk's office.

Being the same property conveyed to Margaret Farmer by Paul Farmer and Melissa Farmer, husband and wife, by deed dated May 21, 2007, of record in Deed Book 271, Page 346, Simpson County Clerk's Office. The said Margaret Farmer died on March 27, 2009, and left surviving as her only heirs-at-law, Ben Farmer and Paul Farmer. See Affidavit of Descent of record in Deed Book 285, page 613, in the Office aforesaid.

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:

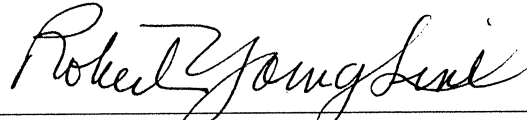
1. Easements, restrictions, and covenants of record;
2. Any state of facts that constitute an objection to title that might be disclosed by an accurate survey;
3. Lien of 2016 City and State and County property taxes, not yet due and payable.

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 \$110,857.95, with interest from and after May 15, 2015, at the daily rate of \$14.13, plus attorney fees and Court costs in the amount of \$2,250.00.

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 twelve percent (12%) 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 2016 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 12 day of February, 2016.



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:

Lori R. Leach, Esq.,
c/o Lerner, Sampson & Rothfuss
P. O. Box 5480
Cincinnati, OH 45201-5480

Ben Farmer and Mary Evelyn Farmer
517 Longview Drive
Franklin, KY 42134

Robert E. Harrison, Esq.
c/o Harrison and Goin Law Firm
P. O. Box 475
Scottsville, KY 42164
Attorney for Melissa Farmer, Paul Farmer, Ben Farmer, and Mary Evelyn Farmer

This 12 day of February, 2016.



ROBERT YOUNG LINK
Master Commissioner
Simpson Circuit Court