

SIMPSON CIRCUIT COURT
DIVISION I

CIVIL ACTION NO. 15-CI-00226

U.S. BANK TRUST, N.A., as Trustee for
LSF8 Master Participation Trust

PLAINTIFF

vs.

NOTICE OF SALE

GLORIA BRASSELL, aka GLORIA BRASSELL,
aka GLORIA MORRIS BRASSELL;
BENEFICIAL KENTUCKY INC.,
dba BENEFICIAL MORTGAGE CO. OF KENTUCKY;
LEGAL RECOVERIES, INC.;
THE MEDICAL CENTER AT BOWLING GREEN;
THE MEDICAL CENTER AT FRANKLIN;
DAVIS & ROBERTSON, D.M.D., P.S.C;
ANESTHESIA & PAIN SPECIALISTS OF BOWLING GREEN, P.L.C.;
FRANKLIN ER PHYSICIANS;
HERITAGE RADIOLOGY OF WESTERN KENTUCKY, P.S.C.;
MEDEQUIP;
URGENT CARE FRANKLIN;
PALISADES COLLECTION, LLC;
MIDLAND FUNDING, LLC;
CITY OF FRANKLIN;
COUNTY OF SIMPSON; and
APEX FUND SERVICES CERES TAX RECEIVABLES, LLC

DEFENDANTS

Pursuant to a Judgment and Order of Sale entered in Simpson Circuit Court on February 19, 2016, in Civil Action No. 15-CI-00226, U.S. Bank Trust, N.A., as Trustee for LSF8 Master Participation Trust, plaintiff, versus Gloria Brassell, aka Gloria Brassell, aka Gloria Morris Brassell; Beneficial Kentucky Inc., dba Beneficial Mortgage Co. of Kentucky; Legal Recoveries, Inc.; The Medical Center at Bowling Green; The Medical Center at Franklin; Davis & Robertson, D.M.D., P.S.C; Anesthesia & Pain Specialists of Bowling Green, P.L.C.; Franklin ER Physicians; Heritage Radiology of Western Kentucky, P.S.C.; MedEquip; Urgent Care Franklin; Palisades Collection, LLC; Midland Funding, LLC; City of Franklin; County of Simpson; and Apex Fund Services Ceres Tax Receivables, LLC, defendants, I shall sell to the highest bidder at public auction on Friday, March 18, 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 504 Willow Lane, Franklin, Simpson County, Kentucky 42134, to-wit:

Being in the City of Franklin, Simpson County, Kentucky and being more particularly described as follows:

Being Lot No. 8 of Willow Lane Subdivision on the east side of Portland Avenue, south of North Street, in Franklin, Kentucky, according to plat of record in Plat Book 4, page 115, Simpson County Clerk's Office.

Being the same property conveyed Jay Mark Brassell by Merle Lowe, unmarried, by deed dated November 17, 1994, of record in Deed Book 193, page 606, Simpson County Clerk's Office. Jay Mark Brassell and wife, Gloria J. Brassell, conveyed the subject property to Jay Mark Brassell and Gloria J. Brassell, husband and wife, as joint tenants with right of survivorship, by deed dated April 13, 1998, of record in Deed Book 213, Page 29, in the Office aforesaid. The said Jay Mark Brassell died on December 3, 2006 and left the said Gloria J. Brassell surviving him.

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.

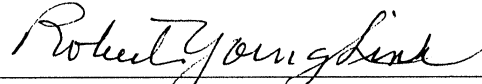
Said property shall be sold for the purpose of collecting an in personam judgment in favor of the plaintiff, in the amount of \$107,372.10, together with interest from and after December 18, 2015, at the daily rate of \$9.52, plus attorney fees in the amount of \$2,550.00, Court costs, etc.

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 23 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:

David E. Johnson, Esq.
c/o Lerner Sampson & Rothfuss
P. O. Box 5480
Cincinnati, OH 45201-5480

Gloria Brassell aka Gloria Morris Brassell
504 Willow Lane
Franklin, KY 42134

Beneficial Kentucky Inc., dba
Beneficial Mortgage Co. of Kentucky
Serve: CT Corporation System-Service Agent
306 W. Main Street, Ste. 513
Frankfort, KY 40601

Legal Recoveries, Inc.
Serve: C.F. Haunz, Registered Agent
8512 Brookside East
Pewee Valley, KY 40056

Palisades Collection, LLC
Serve: CT Corporation System
306 W. Main Street, Suite 512
Frankfort, KY 40601

Midland Funding, LLC
Serve: CSC-Lawyer's Incorporating Service Company
421 W. Main
Frankfort, KY 40601


Hoy P. Hodges, Esq.
P.O. Box 1865
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W. Scott Crabtree, Esq.
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Sam R Phillips, Esq.
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Franklin, KY 42134

Jamie D. Reiter, Esq.
6001 Christmas Drive
Nolensville, TN 37135

This 23 day of February, 2016.



ROBERT YOUNG LINK
Master Commissioner
Simpson Circuit Court