

SIMPSON CIRCUIT COURT  
DIVISION I

CIVIL ACTION NO. 17-CI-00056

U.S. BANK TRUST, N.A., AS TRUSTEE FOR  
LSF9 MASTER PARTICIPATION TRUST

PLAINTIFF

vs.

NOTICE OF SALE

PENNIE GREGORY,  
aka PENNIE RUTH GREGORY

DEFENDANT

Pursuant to a Judgment and Order of Sale entered in Simpson Circuit Court on June 9, 2017, in Civil Action No. 17-CI-00056, U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust, plaintiff, versus, Pennie Gregory, aka Pennie Ruth Gregory, defendant, I shall sell to the highest bidder at public auction on Friday, June 30, 2017, 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 1205 Derek Drive, Simpson County, Franklin, Kentucky 42134, to-wit:

Being Lot No. 75 of Briarwood Subdivision, on the south side of Derek Drive, in Simpson County, Kentucky, according to plat of record in Plat Book 4, page 173, Slide 187, Simpson County Clerk's office.

Subject to all easements, streets, and restrictive covenants shown and set for on the aforementioned plat.

Being the same property conveyed to Pennie Gregory, from Betty Carolyn Rowland, aka Carolyn Rowland, and Michael W. Rowland, wife and husband, by deed dated July 28, 1995, of record in Deed Book 197, page 415, Simpson County Clerk's Office.

The property valuation administrator's map number for the subject property is as follows:  
019-00-11-026.00.

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:

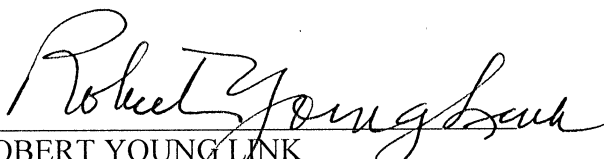
1. Easements, restrictions, and covenants of record;
2. Any state of facts that constitute an objection to title that might be disclosed by an accurate survey;
3. Lien of 2017 City and State and County property taxes, not yet due and payable.

Said property shall be sold for the purpose of collecting an in personam judgment in favor of the plaintiff, in the amount of \$63,953.53, with interest from and after April 1, 2017, at the daily rate of \$11.62, plus attorney fees in the amount of \$2,430.00, 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 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 2017 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 9 day of June, 2017.

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

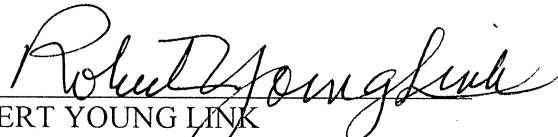
CERTIFICATE OF SERVICE

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

Pennie Gregory  
1205 Derek Drive  
Franklin, KY 42134

This 9 day of June, 2017.

  
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ROBERT YOUNG LINK  
Master Commissioner  
Simpson Circuit Court