

SIMPSON CIRCUIT COURT  
DIVISION I

CIVIL ACTION NO. 17-CI-00159

DEUTSCHE BANK TRUST COMPANY AMERICAS  
AS INDENTURE TRUSTEE FOR THE REGISTERED  
HOLDERS OF SAXON ASSET SECURITIES TRUST  
2005-1 MORTGAGE LOAN ASSET BACKED NOTES,  
SERIES 2005-1

PLAINTIFF

vs.

NOTICE OF SALE

DOROTHY A. HUNTER,  
unknown spouse, if any, of DOROTHY A. HUNTER,  
unknown heirs of HAROLD HUNTER, and  
unknown administrator of the estate of HAROLD HUNTER

DEFENDANTS

Pursuant to a Judgment and Order of Sale entered in Simpson Circuit Court on November 9, 2017, in Civil Action No. 17-CI-00159, Deutsche Bank Trust Company Americas as Indenture Trustee for the registered holders of Saxon Asset Securities Trust 2005-1 Mortgage Loan Asset Backed Notes, Series 2005-1, plaintiff, versus, Dorothy A. Hunter, unknown spouse, if any, of Dorothy A. Hunter, unknown heirs of Harold Hunter, and unknown administrator of the estate of Harold Hunter; defendants, I shall sell to the highest bidder at public auction on Friday, December 1, 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 315 McGoodwin Avenue, Franklin, Simpson County, Kentucky 42134, to-wit:

Beginning at a point in the north right of way line of McGoodwin Avenue, the beginning corner; thence S 86 deg. 30 min. E 144 feet to a point; thence leaving the right of way line of McGoodwin Avenue, N 2 deg. 45 min. E 192.4 feet to a point; thence N 88 deg. 45 min. W 139 feet to a point; thence S 4 deg. W 186.8 feet to the point in the beginning, according to the survey by John L. Cady, Kentucky Registered Land Surveyor No. 1722, dated March 6, 1979.

Being the same property conveyed to Dorothy A. Hunter and husband, Harold Hunter by quit claim deed dated June 3, 2004 and being of record in Deed Book 254, Page 116 in the office of the clerk of Simpson County, Kentucky.

The property valuation administrator's map number for the subject property is as follows:  
010-00-06-016.00.

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, now due and payable.

Said property shall be sold for the purpose of collecting an in rem judgment, in favor of the plaintiff, in the amount of \$91,427.55, with interest from and after May 16, 2017, at the rate of 5% per annum, plus attorney fees in the amount of \$2,700.00, 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 five percent (5%) 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 10 day of November, 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:

Jason A. Whitacre, Esq.  
Clunk, Paisley, Hoose Co., LPA  
4500 Courthouse Blvd., Suite 400  
Stow, OH 44224

Dorothy A. Hunter  
P. O. Box 1554  
White House, TN 37188

This 10 day of November, 2017.

A handwritten signature in black ink that reads "Robert Young Link". The signature is written in a cursive style and is positioned above a horizontal line.

ROBERT YOUNG LINK  
Master Commissioner  
Simpson Circuit Court