

SIMPSON CIRCUIT COURT
DIVISION I

CIVIL ACTION NO. 15-CI-00253

BANK OF AMERICA, N.A.

PLAINTIFF

vs.

NOTICE OF SALE

TOMMY W. MAYES;
unknown spouse (if any) of TOMMY W. MAYES;
and CALVARY SPV I, LLC

DEFENDANTS

Pursuant to a Judgment and Order of Sale entered in Simpson Circuit Court on February 25, 2016, in Civil Action No. 15-CI-00253, Bank of America, N.A., plaintiff, versus, Tommy W. Mayes; unknown spouse (if any) of Tommy W. Mayes; and Calvary SPV I, 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 506 Sunset Circle, Franklin, Simpson County, Kentucky 42134, to-wit:

The following-described property located in Simpson County, Kentucky, to wit:

Beginning at a concrete marker located in the east right of way line of Sunset Circle, said concrete marker located S 15 1/2 deg. E 201.0 feet from the east right of way line of Sunset Circle and the south right of way line of Sunset Circle; thence S 15 1/2 deg. E 101.00 feet with the east right of way line of Sunset Circle to an iron pipe, corner to Inez Ashworth; thence N 63 deg. E 206.0 feet with the line of Inez Ashworth to an iron pipe, corner to Inez Ashworth in the line of a drainage ditch; thence N 15 1/2 deg. W 92.00 feet with the line of a drainage ditch to an iron pipe, corner to Dick James; thence S 65 deg. W 203.0 feet with the line of Dick James to the point of beginning.

Being the same property conveyed to Tommy W. Mayes, by Jackie R. Forshee and wife, Jane Forshee and James R. Forshee and wife, Mika Anne Forshee, by deed dated February 23, 2009, of record in Deed Book 281, Page 183, Simpson County Clerk's Office.

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 rem judgment in favor of the plaintiff, in the amount of \$121,653.72, with interest at the rate of 4.25% per annum from September 1, 2012, 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 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 27 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:

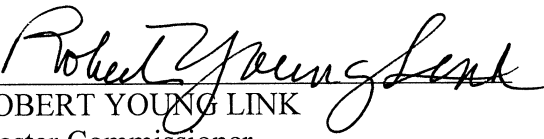
Nicholas M. Smith, Esq.
c/o Manley Deas Kochalski LLC
P.O. Box 165028
Columbus, Ohio 43216-5028

Tommy W. Mayes
506 Sunset Circle
Franklin, Kentucky 42134

Unknown spouse (if any) of Tommy W. Mayes
506 Sunset Circle
Franklin, Kentucky 42134

Calvary SPV I, LLC
Serve: CT Corporation System
306 West Main Street, Suite 512
Frankfort, Kentucky 40601

This 27 day of February, 2016.


ROBERT YOUNG LINK
Master Commissioner
Simpson Circuit Court