

SIMPSON CIRCUIT COURT
DIVISION I

CIVIL ACTION NO. 16-CI-00029

REVERSE MORTGAGE SOLUTIONS, INC.

PLAINTIFF

vs.

NOTICE OF SALE

RANDALL LILLARD,
as Executor of the Estate of BEVY MAE LILLARD;
RANDALL LILLARD,
as heir of BEVY MAE LILLARD;
unknown spouse of RANDALL LILLARD;
unknown spouse of BEVY MAE LILLARD;
and UNITED STATES OF AMERICA-SECRETARY
OF HOUSING AND URBAN DEVELOPMENT

DEFENDANTS

Pursuant to a Judgment and Order of Sale entered in Simpson Circuit Court on May 11, 2017, in Civil Action No. 16-CI-00029, Reverse Mortgage Solutions, Inc., plaintiff, versus, Randall Lillard, as Executor of the Estate of Bevy Mae Lillard; Randall Lillard, as heir of Bevy Mae Lillard; unknown spouse of Randall Lillard; unknown spouse of Bevy Mae Lillard; and United States of America-Secretary of Housing and Urban Development, defendants, I shall sell to the highest bidder at public auction on Friday, June 16, 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 130 Lillard Road, Bowling Green, Simpson County, Kentucky 42104, to-wit:

Land situated in the County of Simpson in the State of Kentucky:

Beginning at a stake in the right of way of the S. S. Cassetty Road at a point 620 feet from the center line of the intersection of the S. S. Cassetty Road and the Old Drake-Temperance Road; thence to the right S 14 deg. 30 min. E 417.42 ft. with Herbert Lillard's line, to another stake; thence again to the right and S 74 deg. 00 min. W 208.71 ft. with Herbert Lillard's line to another stake; thence again to the right and N 14 deg. 30 min. W 417.42 ft. with the line of Charles Motley to another stake in the right of way of the S. S. Cassetty Road, and thence to the right and N 74 deg. 00 min. E 208.71 ft. with the right of way of the S. S. Cassetty Road, to the stake, the point of the beginning, containing 2.00 acres. This is an accord with a survey by J. P. Davis, State of Kentucky, Registered Land Surveyor #1983, dated March 1973.

LESS AND EXCEPT: That part of the above described property conveyed by Herbert Lillard, Jr., and wife, Bevy Mae Lillard to Charles Leonard Motley by deed dated September 13, 2010, and recorded September 13, 2010, in Deed Book 289, Pages 463-465, Simpson County Clerk's Office.

Being part of the same property conveyed to Herbert Lillard, Jr., and Bevy Mae Lillard, husband and wife, by Deed dated April 14, 1978, and being filed of record in Deed Book 128, Page 456, in the Office of the Clerk of Simpson County, Kentucky. Herbert Lillard, Jr., died on November 5, 2014, and Bevy Mae Lillard acquired sole title to the real property by virtue of the survivorship clause contained in the aforementioned Deed. Bevy Mae Lillard died on February 10, 2015, and pursuant to her Last Will and Testament, which is filed of record in Will Book 26, Page 254, in the Office of the Simpson County Clerk, Randall Lillard acquired sole title to the real property.

The property valuation administrator's map number for the subject property is as follows:
057-00-00-038.00.

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 State and County property taxes, not yet due and payable.

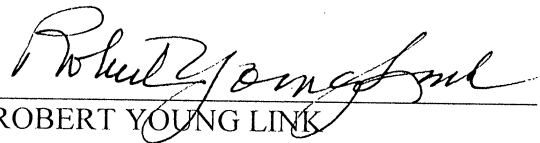
Said property shall be sold for the purpose of collecting an in rem judgment in favor of the plaintiff, in the amount of \$97,083.13, with interest from and after February 10, 2015, at the rate of 5.06%, per annum, plus attorney fees and Court costs.

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 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 15 day of May, 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.
Stow, OH 44224

Randall Lillard, as Executor of the Estate
of Bevy Mae Lillard
600 Old Drake Temperance Road
Bowling Green, KY 42107

Randall Lillard, as Heir of Bevy Mae Lillard
600 Old Drake Temperance Road
Bowling Green, KY 42107

This 15 day of May, 2017.



ROBERT YOUNG LINK
Master Commissioner
Simpson Circuit Court