

SIMPSON CIRCUIT COURT
DIVISION I

CIVIL ACTION NO. 14-CI-00248

BANK OF AMERICA, N.A.

PLAINTIFF

vs.

NOTICE OF SALE

STEPHEN RAY PIERCE;
DEANNA PIERCE;
unknown spouse (if any) of STEPHEN RAY PIERCE;
and unknown spouse (if any) of DEANNA PIERCE

DEFENDANTS

Pursuant to a Judgment and Order of Sale entered in Simpson Circuit Court on February 25, 2016, in Civil Action No. 14-CI-00248, Selene Finance, LP, plaintiff, versus, Stephen Ray Pierce; Deanna Pierce; unknown spouse (if any) of Stephen Ray Pierce; and unknown spouse (if any) of Deanna Pierce, 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 1213 Derek Drive, Franklin, Simpson County, Kentucky 42134, to-wit:

Situated in Simpson County, Kentucky, and being more particularly described as follows, to wit:

Being Lot No. 71 of Section B (erroneously referred to as Section A in the current deed) of Briarwood Village Subdivision in Franklin, Simpson County, Kentucky, according to plat of record in Plat Book 4, pages 173 and 174, Simpson County Clerk's office.

Being the same property conveyed to Stephen Ray Pierce and Deanna Pierce, husband and wife by Wildcat Enterprises, Inc., by deed dated March 13, 2008, of record in Deed Book 276, page 65, 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 \$77,009.01, with interest at the rate of 6.25% per annum from January 1, 2014, 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:

Melissa J. Whalen, Esq.
c/o Manley Deas Kochalski LLC
P.O. Box 165028
Columbus, Ohio 43216-5028

Stephen Ray Pierce
109 Dogwood Avenue
Glasgow, Kentucky 42141

Deanna Pierce
109 Dogwood Avenue
Glasgow, Kentucky 42141

Unknown spouse (if any) of Stephen Ray Pierce
109 Dogwood Avenue
Glasgow, Kentucky 42141

Unknown spouse (if any) of Deanna Pierce
109 Dogwood Avenue
Glasgow, Kentucky 42141

This 27 day of February, 2016.

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

ROBERT YOUNG LINK
Master Commissioner
Simpson Circuit Court