

SIMPSON CIRCUIT COURT  
DIVISION I

CIVIL ACTION NO. 17-CI-00252

LAKEVIEW LOAN SERVICING, LLC

PLAINTIFF

vs.

NOTICE OF SALE

JAMES MICHAEL SHELTON, a/k/a JAMES M. SHELTON;  
and Unknown Spouse of JAMES MICHAEL SHELTON,  
a/k/a JAMES M SHELTON

DEFENDANTS

Pursuant to a Judgment and Order of Sale entered in Simpson Circuit Court on November 8, 2017, in Civil Action No. 17-CI-00252, Lakeview Loan Servicing, LLC, plaintiff, versus, James Michael Shelton, a/k/a James M. Shelton; and Unknown Spouse of James Michael Shelton, a/k/a James M Shelton; 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 406 Yokley Street, Franklin, Simpson County, Kentucky 42134, to-wit:

Being Lot No. 4 of the Yokley Subdivision, as shown on map or plat thereof of record in Plat Book 4, Page 88A, Simpson County Clerk's office, to which reference is made for a more detailed description.

Subject to any and all easements, restrictions, conditions, and legal highways of record and/or in existence

Being the same property conveyed from Charles E. Layne and wife, Susan M. Layne to James Michael Shelton and wife, Rita F. Shelton, jointly and equally and absolutely and in fee simple unto the survivor of them by virtue of a deed dated August 12, 1993 and recorded August 12, 1993 at Deed Book 186, Page 630 of the Simpson County, Kentucky real estate records. The said Rita F. Shelton died on September 11, 2013 and left the said James Michael Shelton surviving her.

The property valuation administrator's map number for the subject property is as follows:  
013-00-08-015.00.

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 \$72,243.63, with interest from and after October 1, 2017, at the rate of 4.625% 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 4.625% 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:

Philip S. George, III, Esq.  
Reimer Law Co.  
639 Washington Ave  
Newport, KY 41071

James Michael Shelton  
406 Yokley Street  
Franklin, KY 42134

Unknown Spouse of James Michael Shelton  
406 Yokley Street  
Franklin, KY 42134

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 with a large, prominent initial "R".

ROBERT YOUNG LINK  
Master Commissioner  
Simpson Circuit Court