

SIMPSON CIRCUIT COURT
DIVISION I

CIVIL ACTION NO. 16-CI-00032

LAKEVIEW LOAN SERVICING, LLC

PLAINTIFF

vs.

NOTICE OF SALE

MICHAEL J. FORD, JR.;
and STEPHANIE FORD

DEFENDANTS

Pursuant to a Judgment and Order of Sale entered in Simpson Circuit Court on August 25, 2016, in Civil Action No. 16-CI-00032, Lakeview Loan Servicing, LLC, plaintiff, versus, Michael J. Ford, Jr.; and Stephanie Ford, defendants, I shall sell to the highest bidder at public auction on Friday, September 16, 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 514 Greenwood Drive, Franklin, Simpson County, Kentucky 42134, to-wit:

Being Lot No. 174, fronting on Greenwood Drive in Block "B" of Westview Heights, plat of which is in Plat Book 1, Page 62, 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 Michael C. Simpson, unmarried to Michael J. Ford, Jr. by virtue of a deed dated October 18, 2007 and recorded October 23, 2007 at Book 273, Page 800 of the Simpson County, Kentucky real estate records.

The property valuation administrator's map number for the subject property is as follows: 008-00-02-023.00.

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:

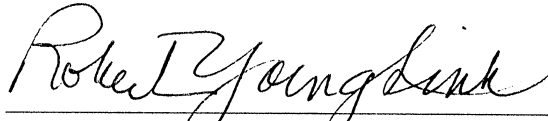
1. Easements, restrictions, and covenants of record;
2. Any state of facts that constitute an objection to title that might be disclosed by an accurate survey;
3. Lien of 2016 City and State and County property taxes, not yet due and payable.

Said property shall be sold for the purpose of collecting an in rem judgment in favor of the plaintiff, in the amount of \$141,296.66, with interest from and after August 1, 2016, at the rate of 5% 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 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 26 day of August, 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:

Philip S. George, III, Esq.
Nielson & Sherry, PSC
639 Washington Ave
Newport, KY 41071

Michael J. Ford, Jr.
4498 Blackjack Road
Franklin, KY 42134

Stephanie Ford
541 B Bennett Road
Franklin, KY 42134

This 26 day of August, 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