

SIMPSON CIRCUIT COURT  
DIVISION I

CIVIL ACTION NO. 14-CI-00049

NATIONSTAR MORTGAGE LLC

SUBSTITUTED-PLAINTIFF

vs.

NOTICE OF SALE

DAREL H. PATRICK;  
MARY R. PATRICK;  
HEIGHTS FINANCE;  
MIDWEST AMERICA FEDERAL CREDIT UNION;  
LENDMARK FINANCIAL;  
CITY OF FRANKLIN;  
ASSET ACCEPTANCE, LLC;  
COMMONWEALTH OF KENTUCKY, COUNTY OF SIMPSON;  
HSBC BANK NEVADA NA; and  
MERRICK BANK CORPORATION

DEFENDANTS

Pursuant to a Judgment and Order of Sale entered in Simpson Circuit Court on January 26, 2017, in Civil Action No. 14-CI-00049, Nationstar Mortgage LLC, substituted-plaintiff, versus, Darel H. Patrick; Mary R. Patrick; Heights Finance; Midwest America Federal Credit Union; Lendmark Financial; City of Franklin; Asset Acceptance, LLC; Commonwealth of Kentucky, County of Simpson; HSBC Bank Nevada NA; and Merrick Bank Corporation, defendants, I shall sell to the highest bidder at public auction on Friday, February 17, 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 502 Fairbrook Street, Franklin, Simpson County, Kentucky 42134, to-wit:

Being Lot Nos. 11 and 12 of Millwood Estates, Section I, in Franklin, Simpson County, Kentucky, as revised in Plat Book 4, page 166, Simpson County Clerk's Office.

Subject to all easements, streets, setback lines, and restrictive covenants referred to in the aforementioned plat.

Being the same property conveyed to Darel H. Patrick and Mary Ruth Patrick, husband and wife, by GreenTree Servicing, LLC, a Delaware limited liability company, by deed dated January 28, 2005, of record in Deed Book 256, Page 03, Simpson County Clerk's Office.

The property valuation administrator's map numbers for the subject properties are as follows: 012-00-14-001.00 and 012-00-14-002.00.

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, not yet due and payable.

Said property shall be sold for the purpose of collecting an in rem judgment in favor of the substituted-plaintiff, in the amount of \$54,192.27, with interest from and after December 1, 2008, at the rate of 6.25% per annum, plus attorney fees in the amount of \$2,250.00, 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 26 day of January, 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.  
c/o Clunk, Paisley and Associates, P.S.C.  
4500 Courthouse Drive, Suite 400  
Stow, OH 44224  
*Attorney for substituted-plaintiff*

W. Scott Crabtree, Esq.  
P.O. Box 615  
Franklin, KY 42135-0615  
*Attorney for Defendant, City of Franklin*

Katie Lloyd, Esq.  
P.O. Box 23200  
Louisville, KY 40223-0200  
*Attorney for Defendant, Asset Acceptance, LLC*

Sam R. Phillips, Esq.  
303 N. College Street  
Franklin, KY 42134  
*Simpson County Attorney*

A.C. Donahue, Esq.  
P. O. Box 659  
Somerset, KY 42502-0659  
*Attorney for Defendant, Midwest America Federal Credit Union*

LendMark Financial  
c/o Authorized Agent of Service of Process  
P. O. Box 1321  
Franklin, TN 37065

Heights Finance  
c/o Authorized Agent of Service of Process  
P. O. Box 1321  
Franklin, TN 37065

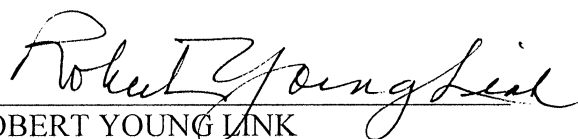
HSBC Bank Nevada NA  
nka HSBC Finance Corporation,  
c/o The Corporation Trust Company of Nevada  
702 S. Carson Street, Suite 200  
Carson City, NV 89701

Merrick Bank Corporation  
10713 South Jordan Gateway  
South Jordan, UT 84095

Darel H. Patrick  
P.O. Box 56  
Franklin, KY 42135

Mary R. Patrick  
P.O. Box 56  
Franklin, KY 42135

This 26 day of January, 2017.

  
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ROBERT YOUNG LINK  
Master Commissioner  
Simpson Circuit Court