

SIMPSON CIRCUIT COURT
DIVISION I

CIVIL ACTION NO. 16-CI-00227

THE BANK OF NEW YORK MELLON,
(fka The Bank of New York), as Trustee for
MASTR Alternative Loan Trust 2006-2 Mortgage
Pass-Through Certificates, Series 2006-2

PLAINTIFF

vs.

NOTICE OF SALE

CHRIS SHAYNE ALFORD,
aka CHRISTOPHER SHAYNE ALFORD;
LESLIE CAROL ALFORD,
aka LESLIE C. ALFORD;
ARROW FINANCIAL SERVICES, LLC
Assignee of GE MONEY BANK;
STATE FARM BANK;
and THE MEDICAL CENTER AT FRANKLIN

DEFENDANTS

Pursuant to a Judgment and Order of Sale entered in Simpson Circuit Court on February 20, 2017, in Civil Action No. 16-CI-00227, The Bank of New York Mellon, (fka The Bank of New York), as Trustee for MASTR Alternative Loan Trust 2006-2 Mortgage Pass-Through Certificates, Series 2006-2, plaintiff, versus, Chris Shayne Alford, aka Christopher Shayne Alford; Leslie Carol Alford, aka Leslie C. Alford; Arrow Financial Services, LLC, Assignee of GE Money Bank; State Farm Bank; and The Medical Center at Franklin, defendants, I shall sell to the highest bidder at public auction on Friday, March 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 3784 Gold City Road, Franklin, Simpson County, Kentucky 42134, to-wit:

Beginning at a set rebar a new corner to Abram Martin in the line of W. John Hermann, being the northwest corner of described parcel, said rebar located 1303.47 feet from the south right-of-way line of Kentucky Route #585; thence with the line of W. John Hermann S 05° 48' 00" W 235.25 feet to a set rebar a new corner to Abram Martin in the Hermann line; thence with new division lines and corners to Abram Martin N 85° 04' 34" E 139.60 feet to a power pole; thence N 54° 40' 12" E 86.80 feet to a set rebar; thence N 03° 01' 21" E 183.24 feet, to a set rebar; thence S 86° 27' 06" W 182.16 feet to the point of beginning, containing 1.00 acre, less any easements or rights-of-way of record.

There is included herein an easement for ingress and egress over and across an existing gravel road leading from Gold City Road (Kentucky Highway 585) to the subject property, the said easement area being 20 feet in width, the center line of which is as follows: Beginning where the center of an existing gravel drive intersects the south right-of-way line of Kentucky Highway 585, just east of the common corner of Walter Herrmann and Abram Martin; thence running with the center of the existing gravel drive S 15° 11' 47" W 84.28 feet, S 04° 50' 32" W 362.77 feet, and S 06° 26' 39" W 851.61 feet to a point located 10 feet east of the northwest corner of the subject tract.

Being the same property conveyed to Chris S. Alford and wife, Leslie C. Alford, by Abram Z. Martin and wife, Jeanette H. Martin, by deed dated August 8, 1997, of record in Deed Book 208, page 751, Simpson County Clerk's office.

The property valuation administrator's map number for the subject property is as follows: 053-00-00-026.00.

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 \$78,606.45, with interest thereon from and after December 1, 2016, at the daily rate of \$14.44, plus attorney fees in the amount of \$1,125.00, plus 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 24 day of February, 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:

Lori R. Leach, Esq.
c/o Lerner, Sampson & Rothfuss
P. O. Box 5480
Cincinnati, Ohio 45201-5480

Hoy P. Hodges, Esq.
Hodges Haynes & Adams
319 East 10th Avenue
Bowling Green, Kentucky 42102

Chris Shayne Alford
5594 Prices Mill Road
Adairville, Kentucky 42202

Leslie Carol Alford
3784 Gold City Road
Franklin, Kentucky 42134

Arrow Financial Services, LLC
5996 W. Touhy Avenue
Niles, Illinois 60714

State Farm Bank
One State Farm Plaza
Bloomington, Illinois 61710

This 24 day of February, 2017.

A handwritten signature in cursive script, reading "Robert Young Link", written over a horizontal line.

ROBERT YOUNG LINK
Master Commissioner
Simpson Circuit Court