

SIMPSON CIRCUIT COURT
DIVISION I

CIVIL ACTION NO. 17-CI-00012

JPMC SPECIALTY MORTGAGE LLC

PLAINTIFF

vs.

NOTICE OF SALE

ROGER ROARK; and
UNKNOWN SPOUSE OF ROGER ROARK

DEFENDANTS

Pursuant to a Judgment and Order of Sale entered in Simpson Circuit Court on September 21, 2017, in Civil Action No. 17-CI-00012, JPMC Specialty Mortgage LLC, plaintiff, versus, Roger Roark; and unknown spouse of Roger Roark; defendants, I shall sell to the highest bidder at public auction on Friday, October 20, 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 390 Harris Road, Franklin, Simpson County, Kentucky 42134, to-wit:

A certain tract of land in Simpson County, Kentucky, located approximately 10 miles northeast of Franklin, situated on the north side of Harris Road, and further described from a survey made February 14, 1997, under the supervision of Robert G. Mary, Land Surveyor, Ky. Reg. No. 2142, as follows:

Beginning at a found iron pin, in the north right-of-way line of Harris Road, the southeast corner to Vernon Roark, and the southwest corner to this tract; thence with aforesaid right-of-way line, N 72 deg. 00' 00" E 149.55 feet to a set iron pin in said line, a new corner to Earl Hinton; thence on new lines with Hinton, (2) calls; (1) N 13 deg. 57' 00" 292.00 feet to a set iron pin, (2) S 72 deg. 00' 00" W 149.55 feet to a found iron pin, the northeast corner to Vernon Roark; thence with the line of Roark, S 13 deg. 57' 00" E 292.00 feet to the beginning point. Containing 1.0 acre.

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

Being the same property conveyed from Earl Hinton, unmarried, to Roger Roark, in fee simple by virtue of a deed dated February 27, 1997, and recorded February 27, 1997, at Deed Book 206, Page 378 of the Simpson County, Kentucky real estate records.

The property valuation administrator's map number for the subject property is as follows:
062-00-00-010.03.

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:

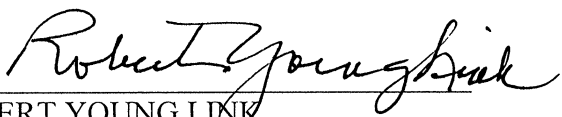
1. Easements, restrictions, and covenants of record;
2. Any state of facts that constitute an objection to title that might be disclosed by an accurate survey;
3. Lien of 2017 State and County property taxes, not yet due and payable.

Said property shall be sold for the purpose of collecting an in rem judgment in favor of the plaintiff, in the amount of \$133,497.00, with interest from and after January 31, 2017, at the rate of 3.5% 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 three and one half percent (3.5%) 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 21st day of September, 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.
c/o Reimer Law Co.
639 Washington Avenue
Newport, Kentucky 41071

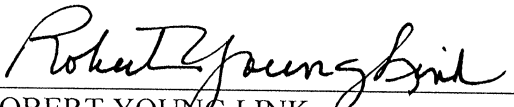
Roger Roark
390 Harris Road
Franklin, Kentucky 42134

Unknown spouse of Roger Roark
390 Harris Road
Franklin, Kentucky 42134

courtesy copy to:

Darren K. Mexic, Esq.
130 East Professional Park Court
Bowling Green, Kentucky 42104

This 21st day of September, 2017.


ROBERT YOUNG LINK
Master Commissioner
Simpson Circuit Court