

SIMPSON CIRCUIT COURT  
DIVISION I

CIVIL ACTION NO. 16-CI-00141

BAYVIEW LOAN SERVICING, LLC,  
a Delaware limited liability company

SUBSTITUTE-PLAINTIFF

vs.

NOTICE OF SALE

WAYNE ALLEN HORNSBY  
and LYNNE MICHELLE HORNSBY

DEFENDANTS

Pursuant to a Judgment and Order of Sale entered in Simpson Circuit Court on January 11, 2018, in Civil Action No. 16-CI-00141, Bayview Loan Servicing, LLC, a Delaware limited liability company, substitute-plaintiff, versus, Wayne Allen Hornsby and Lynne Michelle Hornsby; defendants, I shall sell to the highest bidder at public auction on Friday, February 2, 2018, 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 507 Mary Adams Road, Franklin, Simpson County, Kentucky 42134, to-wit:

Beginning at an iron pipe, corner to Kenneth Allen in the south right of way line of the Mary Adams Road, which beginning point is located S 66 degrees 35' E 1011 feet from the Margaret Swindle corner; thence with the line of Kenneth Allen S 04 degrees 37' W 1565.36 feet to an iron pipe, corner to Allen in the line of Margaret Swindle N 75 degrees 57' W 168.71 feet to a rebar, a new corner to J.R. Goodrum, Jr., in the Swindle line; thence with a new line of Goodrum N 06 degrees 41' E 1576.11 feet to an iron pipe, a new corner to Goodrum in the south right of way line of the Mary Adams Road; thence with the south right of way line of the Mary Adams Road S 66 degrees 35' E 116 feet to the point of beginning, containing 5.0 acres, more or less, according to 8-18-94 survey by Charles E. White, Registered Land Surveyor No. 906.

Included with this conveyance is a 1994 Oakwood 70' X 66' double wide manufactured home, VIN No. HONC27028CK3228395AB, that is affixed to the real estate. See affidavit of conversion of record in Miscellaneous Book 6, page 555, Simpson County Clerk's Office.

Being the same property conveyed to Wayne Allen Hornsby, unmarried, from Robert Zane, acting by and through his Attorney in Fact, Marietta Zane and Marietta Zane, husband and wife, by deed dated May 4, 2009, of record in Deed Book 282, Page 266, in the Simpson County Clerk's Office.

The property valuation administrator's map number for the subject property is as follows:  
034-00-00-002.05.

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:

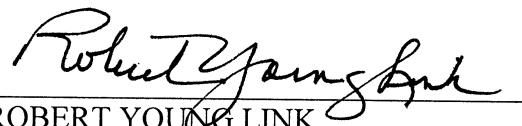
1. Easements, restrictions, and covenants of record;
2. Any state of facts that constitute an objection to title that might be disclosed by an accurate survey;
3. Lien of 2018 State and County property taxes, not yet due and payable.

Said property shall be sold for the purpose of collecting an rem judgment in favor of the plaintiff, in the amount of \$100,923.15, with interest from and after November 21, 2017, at the rate of 5.375% per annum.

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 5.375% 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 2018 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 11<sup>th</sup> day of January, 2018.



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.  
Clunk., Paisley, Hoosc Co., LPA  
4500 Courthouse Blvd.  
Stow, OH 44224

Wayne Allen Hornsby  
600 B Green Street  
Franklin, KY 42134-2800

Lynne Michelle Hornsby  
507 Mary Adams Road  
Franklin., KY 42134

This 11 day of January, 2018.

  
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ROBERT YOUNG LINK  
Master Commissioner  
Simpson Circuit Court