

SIMPSON CIRCUIT COURT  
DIVISION I

CIVIL ACTION NO. 17-CI-00332

BANK OF AMERICA, N. A. successor by merger  
to BAC Home Loans Servicing, LP  
fka Countrywide Home Loans Servicing, LP

PLAINTIFF

vs.

NOTICE OF SALE

JEFFERY R. WARD, aka JEFFERY WARD,  
aka JEFFREY WARD, aka JEFFERY R. WARD;  
DONNA K. WARD, aka DONNA KAYE WARD,  
aka DONNA WARD;  
THE MEDICAL CENTER AT FRANKLIN;  
ANESTHESIA AND PAIN SPECIALISTS OF  
BOWLING GREEN;  
THE MEDICAL CENTER AT BOWLING GREEN;  
BOWLING GREEN ASSOCIATED PATHOLOGISTS;  
JENNY HESTER;  
J. DAVID FOWLER;  
CHRISTOPHER HOLLAND, DPM;  
COMMONWEALTH OF KENTUCKY, CABINET FOR  
HUMAN RESOURCES, EX REL DIVISION OF  
UNEMPLOYMENT INSURANCE;  
and J. KELLY PATTERSON M.D.

DEFENDANTS

Pursuant to a Judgment and Order of Sale entered in Simpson Circuit Court on May 24, 2018, in Civil Action No. 17-CI-00332, Bank of America, N.A. successor by merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP, plaintiff, versus, Jeffery R. Ward, aka Jeffery Ward, aka Jeffrey Ward, aka Jeffery R. Ward; Donna K. Ward, aka Donna Kaye Ward, aka Donna Ward; The Medical Center at Franklin; Anesthesia and Pain Specialists of Bowling Green; The Medical Center at Bowling Green; Bowling Green Associated Pathologists; Jenny Hester; J. David Fowler; Christopher Holland, DPM; Commonwealth of Kentucky, Cabinet for Human Resources, Ex Rel Division of Unemployment Insurance; J. Kelly Patterson M.D., defendants, I shall sell to the highest bidder at public auction on Friday, June 15, 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 127 Crestview Drive, Simpson County, Franklin, Kentucky 42134, to-wit:

Being Lots #10 and 11 of Eastland Park Subdivision located in Franklin, Simpson County, Kentucky, as shown by plat of record in Plat Book 4, Page 75, Slide 39, Simpson County Clerk's Office.

LESS THE FOLLOWING PORTIONS of Lots No. #10 and #11. Beginning at a pin in the West right of-way line of Crestview Drive said pin located at the Southeast corner of Lot #9 to a pin in the East right of way line of Fremont Street; thence South 24 degrees 00' West 46.43 feet with the East right of way line of Fremont Street to a pin a new corner to Lot #10; thence North 87 degrees 00' East 179.15 feet with a new line of Lot No. #10 and 11 to an iron pipe in the West right of way of Crestview Drive; thence North 03 degrees 00' West 41.00 feet with the West right of way line of Crestview Drive to the point of beginning. According to survey dated October 5, 1993 prepared by Charles E. White, Kentucky Registered Land Surveyor No. 905.

Being the same property conveyed to Jeffery Ward and Donna Ward, husband and wife, by deed from Daryl Hester and Jenny Hester, husband and wife, dated July 10, 2008 and filed of record in Deed Book 227, Page 681, in the office of the Simpson County Clerk.

The property valuation administrator's map number for the subject property is as follows: 042-15-00-020.00.

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 2018 State and County property taxes, not yet due and payable.

Said property shall be sold for the purpose of collecting an in personam judgment in favor of the plaintiff, in the amount of \$81,517.10, with interest from and after March 1, 2018, at the daily rate of \$13.41, plus attorney fees in the amount of \$2,025.00, 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 6.5% 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 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 24 day of May, 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:

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

Charles W Adams, Esq.  
c/o Hodges & Adams  
319 E. 10th Avenue  
Bowling Green, KY 42102

Jeffery R. Ward  
127 Crestview Drive  
Franklin, KY 42134

Donna K. Ward  
127 Crestview Drive  
Franklin, KY 42134

Jenny Hester  
537 Cleveland Drive  
Bowling Green, KY 42101

J. Kelly Patterson M.D  
P. O. Box 3013  
Franklin, KY 42135

This 24 day of May, 2018.

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