

SIMPSON CIRCUIT COURT
DIVISION I

CIVIL ACTION NO. 17-CI-00250

FIRST SECURITY BANK, INC.

PLAINTIFF

vs.

NOTICE OF SALE

JAMIE L. ALFORD, a/k/a JAMIE L. COOK;
and JEFFREY COOK

DEFENDANTS

Pursuant to a Judgment and Order of Sale entered in Simpson Circuit Court on December 6, 2017, as supplemented by Order entered on August 24, 2018, in Civil Action No. 17-CI-00250, First Security Bank, Inc., plaintiff, versus, Jamie L. Alford, a/k/a Jamie L. Cook; and Jeffrey Cook; defendants, I shall sell to the highest bidder at public auction on Friday, September 21, 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 134 Windy Circle, Franklin, Simpson County, Kentucky 42134, to-wit:

Being Lot No 14 of North Hills Subdivision on Windy Circle Drive, north of the City of Franklin, Kentucky, according to plat of record in Plat Book 4, Page 26, Simpson County Clerk's Office, and subject to all restriction and easements shown and set out in detail on said plat.

Being the same property conveyed to Jamie L. Alford, unmarried, from Jason Mills and Dena Mills, husband and wife, by Deed dated October 27, 2015 and of record in Decd Book 317, Page704, in the office of the Simpson County Clerk.

The property valuation administrator's map number for the subject property is as follows:
041-03-00-053.00.

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 rem judgment, in favor of the plaintiff, in the amount of \$89,093.51, with interest from and after August 8, 2018, at the rate of 4.625% per annum, 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 4.625% 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 August, 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:

Molly E. Rose, Esq.
Morgan & Pottinger, P.S.C.
401 S. Fourth Street, Ste. 1200
Louisville, Kentucky 40202

Jamie L. Alford a/k/a Jamie L. Cook
134 Windy Circle
Franklin, KY 42134

Jeffrey Cook
134 Windy Circle
Franklin, KY 42134

This 24 day of August, 2018.



ROBERT YOUNG LINK
Master Commissioner
Simpson Circuit Court