

SIMPSON CIRCUIT COURT  
DIVISION I

CIVIL ACTION NO. 18-CI-00207

QUICKEN LOANS INC.

PLAINTIFF

vs.

NOTICE OF SALE

ROGER B. HALL aka ROGER BRIAN HALL;  
and FIRST SECURITY BANK, INC.

DEFENDANTS

Pursuant to a Judgment and Order of Sale entered in Simpson Circuit Court entered on September 20, 2018, in Civil Action No. 18-CI-00207, Quicken Loans Inc.; plaintiff, versus, Roger B. Hall aka Roger Brian Hall; and First Security Bank, Inc.; defendants, I shall sell to the highest bidder at public auction on Friday, October 12, 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 1283 Craft Road, Franklin, Simpson County, Kentucky 42134, to-wit:

Land Situated in the County of Simpson in the State of KY:

Beginning at a 12' oak tree on the southwest corner of a curve in Craft Road, said point being approximately 1/2 mile west of Mt Vernon Church in the Temperance Community; thence leaving the Craft Road N 77 degrees 59' W 34.85 feet to an 18' oak tree; thence N 88 degrees 37' W 741.79 feet to a fence corner, thence N 5 degrees 02' E 440.84 feet to a 16' black oak tree on the south side of the Craft Road; thence with said road S 86 degrees 30' E 670.59 feet thence S 69 degrees 55' E 63.37 feet thence S 20 degrees 45' E 45.69 feet thence S 1 degrees 18' W 358.97 feet to the point of beginning, containing 7.43 acres, according to survey by Don L Goodman, Registered land Surveyor No. 1531, dated June 9, 1980.

Being the same property conveyed to Roger B. Hall and wife, Lynn M. Hall, from Robert Young Link, Trustee, by deed dated January 21, 1999 and recorded January 22, 1999 in Deed Book 217, Page 281, of the records of the Simpson County Clerk's office. Lynn M. Hall died on April 5, 2015. Her interest passed to Roger B. Hall via the survivorship clause.

The property valuation administrator's map number for the subject property is as follows:  
057-00-00-047.00.

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:

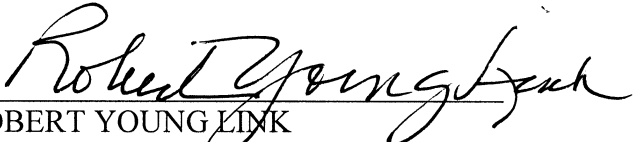
1. Easements, restrictions, and covenants of record;
2. Any state of facts that constitute an objection to title that might be disclosed by an accurate survey;
3. Lien of 2018 State and County property taxes, not yet due and payable.

Said property shall be sold for the purpose of collecting an in personam judgment in favor of the plaintiff, in the amount of \$197,684.12, with interest from and after July 1, 2018, at the rate of 4.3750% per annum (\$22.71 per diem), attorney fees in the amount of \$2,430.00, 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 4.3750% 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 20 day of September, 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

Molly E. Rose, Esq.  
c/o Morgan & Pottinger, P.S.C.  
401 S. Fourth Street, Suite 1200  
Louisville, KY 40202

Roger B. Hall  
1283 Craft Road  
Franklin, KY 42134

This 20 day of September, 2018.

  
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ROBERT YOUNG LINK  
Master Commissioner  
Simpson Circuit Court