

SIMPSON CIRCUIT COURT
DIVISION I

CIVIL ACTION NO. 18-CI-00088

LAKEVIEW LOAN SERVICING, LLC

PLAINTIFF

vs.

NOTICE OF SALE

JASON LEON ROACH and
BAMBI G. ROACH aka BAMBI ROACH

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-00088, Lakeview Loan Servicing, LLC, plaintiff, versus, Jason Leon Roach; and Bambi G. Roach aka Bambi Roach; 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 402 Larue Street, Franklin, Simpson County, Kentucky 42134, to-wit:

The following described real estate situated in Simpson County, Kentucky, and more particularly described as follows:

A certain tract of parcel of land located on Larue Avenue in Franklin, Simpson County, Kentucky and more fully described as follows; to wit:

Beginning at a stake on Larue Avenue, corner to lot sold to Perry (now Ferrell West); thence with line of Perry (now West), East 100 feet to a stake in Perry's (now West's) line corner of Banton (now Houston Stewart), South 52 feet to a stake in his line, corner to Mayes (formerly Williams, now James Moody); thence with Williams line (now Moody), West 100 feet to a stake in Larue Avenue; thence with Larue Avenue, North 52 feet to the beginning.

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

Being the same property conveyed from William M. West and Sandra West, husband and wife, to Jason Leon Roach and Bambi Roach, husband and wife, for their joint lifetimes with remainder in fee simple to the survivor of them by virtue of a deed dated November 2, 2009 and recorded November 4, 2009 at Deed Book 285, Page 168 of the Simpson County, Kentucky real estate records.

The property valuation administrator's map number for the subject property is as follows:
010-00-05-010.00.

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 City and 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 \$53,500.06, with interest from and after August 1, 2018, at the rate of 5.750% 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 5.750% 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

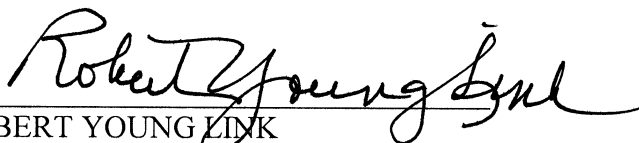
A true copy of the foregoing was on this date mailed to the following:

Philip S. George, III, Esq.
c/o Reimer Law Co.
639 Washington Ave
Newport, KY 41071

Jason Leon Roach
104 Central Avenue
Portland, TN 37148

Bambi G. Roach aka Bambi Roach
111 Holly Hills Road
Franklin, KY 42134

This 20 day of September, 2018.



ROBERT YOUNG LINK
Master Commissioner
Simpson Circuit Court