

SIMPSON CIRCUIT COURT
DIVISION I

CIVIL ACTION NO. 17-CI-00253

WELLS FARGO BANK, N.A.

PLAINTIFF

vs.

NOTICE OF SALE

KATIE BURGETT

DEFENDANT

Pursuant to a Judgment and Order of Sale entered in Simpson Circuit Court entered on September 20, 2018, as supplemented by Order entered on January 3, 2019, in Civil Action No. 17-CI-00253, Wells Fargo Bank, N.A.; plaintiff, versus, Katie Burgett; defendant, I shall sell to the highest bidder at public auction on Friday, January 25, 2019, 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 1251 Derek Drive, Franklin, Simpson County, Kentucky 42134, to-wit:

Being Lot No. 46, Section A, of Briarwood Village Subdivision, according to plat of record in Plat Book 4, Pages 119 and 120, Slide 60, as revised in Plat Book 4, pages 173 and 174, Slide 87, Simpson County Clerk's Office.

Subject to restrictions of record in Plat Book 1, pages 119 and 120, Plat Book 4, pages 173 and 174, and amended and restated restrictions and protective covenants of record in Plat Book 4, page 175A, Simpson County Clerk's Office.

Being the same property conveyed to Katie Burgett, unmarried, from Curtis Joe Burgett, unmarried, by deed dated May 23, 2013 and recorded at Deed Book 303, Page 527 in the records of the Simpson County Clerk.

The property valuation administrator's map number for the subject property is as follows:
019-00-11-003.00.

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 2019 City and 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 \$65,056.52, with interest from and after June 20, 2018, at the rate of 3.75% per annum (\$6.02 per diem), attorney fees in the amount of \$1,530.00, 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 3.75% 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 2019 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 4 day of January, 2019.


ROBERT YOUNG LINK
Master Commissioner
P. O. Box 474
Franklin, KY 42135
270-586-3283

CERTIFICATE OF SERVICE

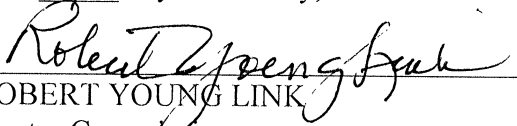
A true copy of the foregoing was on this date mailed to the following:

David E. Johnson, Esq.
c/o Lerner, Sampson & Rothfuss
P. O. Box 5480
Cincinnati, OH 45201-5480

Katie Burgett
1251 Derek Drive
Franklin, KY 42134

Katie Burgett
515 Meadowlawn Drive
Franklin, KY 42134

This 4 day of January, 2019.



ROBERT YOUNG LINK
Master Commissioner
Simpson Circuit Court