

SIMPSON CIRCUIT COURT
DIVISION I

CIVIL ACTION NO. 18-CI-00376

LAKEVIEW LOAN SERVICING, LLC

PLAINTIFF

vs.

NOTICE OF SALE

JILL HIOTT aka JILL PARISH HIOTT
and REPUBLIC FINANCE, LLC

DEFENDANTS

Pursuant to a Judgment and Order of Sale entered in Simpson Circuit Court entered on May 16, 2019, in Civil Action No. 18-CI-00376, Lakeview Loan Servicing, LLC, plaintiff, versus, Jill Hiott aka Jill Parish Hiott, and Republic Finance, LLC, defendants, I shall sell to the highest bidder at public auction on Friday, June 14, 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 520 West Kentucky Avenue, Franklin, Simpson County, Kentucky 42134, to-wit:

Beginning at a point in the north line of West Kentucky Avenue, corner to Eva F. Perdue; thence with West Kentucky Avenue N 87° W 104.64 feet to a point, corner to Virginia Thompson in the east line of an alley; thence with the line of said alley, N 03° 20' E 187.60 feet to a point at the end of said alley; thence along the end of said alley N 87° W 5.36 feet to a point in the line of Thompson; thence with the line of Thompson N 03° 20' E 71.12 feet to a point located along the south line of West Washington Street; thence with the line of said S 87° E 26.0 feet to a point, corner to Hoy; thence with the line of Hoy S 03° 20' W 94.0 feet to a point, another corner to Hoy; thence with the line of Hoy S 87° E 84.0 feet to a point in the line of Perdue; thence with the line of Perdue S 03° 20' W 164.7 feet to the point of beginning, according to 12-20-77 survey by Don L. Goodman, Ky. Registered Land Surveyor #1531.

There is excluded from the above described property a strip running from the end of the aforementioned alley to Washington Street, which strip is 5.36 feet wide and extends a distance of 71.12 feet from the end of said alley to Washington Street, which property was conveyed to Dorothy Rhea Clark by deed dated May 12, 1981, of record in Deed Book 137, Page 274.

It is understood and agreed that the herein conveyed property has no access to the aforementioned alley, said rights having been waived under the terms of that certain deed date May 12, 1981, of record in Deed Book 137, Page 274, Simpson County Clerk's Office.

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

Being the same property conveyed from Jill Pitts Herston, unmarried, to Jill Parish Hiott by virtue of a deed dated November 30, 2016 and recorded December 1, 2016 at Deed Book 324, Page 519 of the Simpson County, Kentucky real estate records.

The property valuation administrator's map number for the subject property is as follows:
013-00-01-017.00.

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:

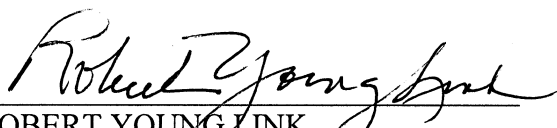
1. Easements, restrictions, and covenants of record;
2. Any state of facts that constitute an objection to title that might be disclosed by an accurate survey;
3. Lien of 2019 City and State and County property taxes, not yet due and payable.

Said property shall be sold for the purpose of collecting an in personam judgment in favor of the plaintiff, in the amount of \$91,055.84, with interest from and after February 13, 2019, at the rate of 3.875% 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 3.875% 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 24 day of May, 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:

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

Republic Finance, LLC
Capitol Corporate Services, Inc.
828 Lane Allen Road, Suite 219
Lexington, KY 40504

Jill Hiott aka Jill Parish Hiott
520 West Kentucky Avenue
Franklin, KY 42134

This 24 day of May, 2019.



ROBERT YOUNG LINK
Master Commissioner
Simpson Circuit Court