

SIMPSON CIRCUIT COURT  
DIVISION I

CIVIL ACTION NO. 15-CI-00189

U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9  
MASTER PARTICIPATION TRUST

PLAINTIFF

vs.

NOTICE OF SALE

ROBERT DIMICHELE  
LINDA DIMICHELE  
THE MEDICAL CENTER AT FRANKLIN  
THE MEDICAL CENTER AT BOWLING GREEN  
THE MEDICAL CENTER AT FRANKLIN ANESTHESIA  
& PAIN SPEC. OF B.G. LIEN SOLUTIONS, LLC  
CITY OF FRANKLIN  
BLUEGRASS RADIOLOGY SERVICES  
BOWLING GREEN ASSOCIATED PATHOLOGISTS  
DRS. NUCKOLS, COHRON AND SHAVER  
EMERGENCY ROOM PHYSICIANS  
FRANKLIN ER PHYSICIANS  
MEDICAL CENTER EMS, LLC  
URGENT CARE FRANKLIN AND  
APEX FUND SERVICES CUSTODIAN FOR CERES TAX  
RECEIVABLES, LLC

DEFENDANTS

Pursuant to a Judgment and Order of Sale entered in Simpson Circuit Court on September 22, 2016, in Civil Action No. 15-CI-00189, U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust, plaintiff, versus, Robert Dimichele; Linda Dimichele; The Medical Center at Franklin; The Medical Center at Bowling Green; The Medical Center at Franklin Anesthesia & Pain Spec. of B.G. Lien Solutions, LLC; City of Franklin; Bluegrass Radiology Services; Bowling Green Associated Pathologists; Drs. Nuckols, Cohron and Shaver; Emergency Room Physicians; Franklin ER Physicians; Medical Center EMS, LLC; Urgent Care Franklin; and Apex Fund Services Custodian for Ceres Tax Receivables, LLC, defendants, I shall sell to the highest bidder at public auction on Friday, October 21, 2016, 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 720 Grandview Drive, Franklin, Simpson County, Kentucky 42134, to-wit:

Beginning at a point 190 feet southeast of south intersection of Grandview and Circle Drive and on the West side of Grandview Drive; thence S 44 deg. 48' W 180.0 feet to a stake; thence S 45 deg. 12' E 80.0 feet to a stake; thence N 44 deg. 48' E 180.0 feet to a stake in Grandview Drive; thence N 45 deg. 12' W 80.0 feet to the beginning.

Subject to restrictions set out in Plat Book 1, page 47, and to recorded easements.

Being the same property conveyed to Robert DiMichele and wife, Linda DiMichele from Ima Gene Rafferty, unmarried by Deed dated November 10, 2004 and of record in Deed Book 204, Page 360, in the office of the Simpson County Court Clerk.

The property valuation administrator's map number for the subject property is as follows:  
011-00-03-036.00.

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 2016 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 \$93,357.49, with interest from and after August 1, 2016, at the daily rate of \$15.47, plus attorney fees in the amount of \$2,025.00 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 twelve percent (12%) 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 2016 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 27 day of September, 2016.

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

Erik R. Albrektson, Esq.  
P. O. Box 648  
6505 W. Hwy. 22  
Crestwood, KY 40014

W. Scott Crabtree, Esq.  
P.O. Box 615  
Franklin, KY 42135-0615

Hoy P. Hodges, Esq.  
P.O. Box 1865  
Bowling Green, KY 42102-1865

Jamie D. Reiter, Esq.  
6001 Christmas Drive  
Nolensville, TN 37135

Robert Dimichele  
644 Feese Place  
Springfield, OH 45505

Linda Dimichele  
644 Feese Place  
Springfield, OH 45505

This 27 day of September, 2016.

A handwritten signature in cursive script that reads "Robert Young Link". The signature is written in black ink and is positioned above a horizontal line.

ROBERT YOUNG LINK  
Master Commissioner  
Simpson Circuit Court