

SIMPSON CIRCUIT COURT
DIVISION I

CIVIL ACTION NO. 16-CI-00140

NATIONSTAR MORTGAGE LLC

PLAINTIFF

vs.

NOTICE OF SALE

ZACHARY N. SIMPSON
and UNKNOWN SPOUSE (if any),
of ZACHARY N. SIMPSON

DEFENDANTS

Pursuant to a Judgment and Order of Sale entered in Simpson Circuit Court on September 16, 2016, in Civil Action No. 16-CI-00140, Nationstar Mortgage LLC, plaintiff, versus, Zachary N. Simpson; and Unknown spouse (if any), of Zachary N. Simpson, defendants, I shall sell to the highest bidder at public auction on Friday, October 7, 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 1248 Derek Drive, Franklin, Simpson County, Kentucky 42134, to-wit:

The following-described property located on Derek Drive, in Franklin, Simpson County, Kentucky, to-wit:

Being Lot No. 56 of Briarwood Subdivision according to plat of record in Plat Book 4, Pages 119, and 120, as revised in Plat Book 4, Page 173, and as further revised in Plat Book 4, Page 175 A, Simpson County Clerk's Office, and subject to any and all restrictions of record.

Being the same property conveyed to Zachary N. Simpson, no marital status shown who acquired title by virtue of a deed from Robert A. McManaway and wife, Amanda McManaway, dated September 25, 2014, recorded September 25, 2014, at Deed Book 311, Page 652, Simpson County, Kentucky records.

The property valuation administrator's map number for the subject property is as follows:
019-00-10-018.00.

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:

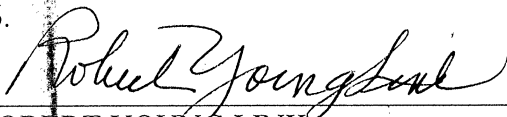
1. Easements, restrictions, and covenants of record;
2. Any state of facts that constitute an objection to title that might be disclosed by an accurate survey;
3. Lien of 2016 City and State and County property taxes, not yet due and payable.

Said property shall be sold for the purpose of collecting an in personam judgment in favor of the plaintiff, in the amount of \$81,641.45, with interest from and after November 1, 2015, at the rate of 4.25% 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 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 20 day of September, 2016.


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

CERTIFICATE OF SERVICE

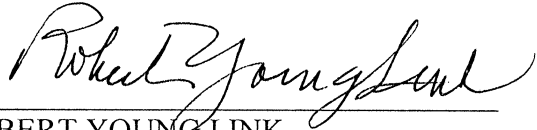
A true copy of the foregoing was on this date mailed to the following:

Melissa J. Whalen, Esq.
Manley Deas Kochalski LLC
P.O. Box 165028
Columbus OH 43216-5028

Zachary N Simpson
1248 Derek Drive
Franklin, KY 42134

Unknown spouse (if any)
of Zachary N. Simpson
1248 Derek Drive
Franklin, KY 42134

This 30 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