

SIMPSON CIRCUIT COURT
DIVISION I

CIVIL ACTION NO. 19-CI-00301

NATIONSTAR MORTGAGE, LLC d/b/a MR. COOPER

PLAINTIFF

vs.

NOTICE OF SALE

GARRY LOWERY, JR., aka GARRY W. LOWERY, JR.,
LESLIE LOWERY, aka LESLIE A. LOWERY,
Unknown Spouse (if any) of GARRY LOWERY, JR.,
aka GARRY W. LOWERY, JR.
and Unknown Spouse (if any) of LESLIE LOWERY,
aka LESLIE A. LOWERY

DEFENDANTS

Pursuant to a Judgment and Order of Sale entered in Simpson Circuit Court entered on January 22, 2020, as supplemented by Order entered on August 20, 2020, in Civil Action No. 19-CI-00301, Nationstar Mortgage, LLC d/b/a Mr. Cooper, plaintiff, versus, Garry Lowery, Jr., aka Garry W. Lowery, Jr., Leslie Lowery, aka Leslie A. Lowery, Unknown Spouse (if any) of Garry Lowery, Jr., aka Garry W. Lowery, Jr. and Unknown Spouse (if any) of Leslie Lowery, aka Leslie A. Lowery, defendants, I shall sell to the highest bidder at public auction on Friday, September 18, 2020, 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 907 North Main Street, Franklin, Simpson County, Kentucky 42134, to-wit:

A certain tract of real estate located in Simpson County, Kentucky, more fully described as follows:

Beginning at a stake on the west side of Highway 31-W in the right of way line, corner to Dorchie Creasy; thence west with line of Dorchie Creasy 210 feet to a stake in Akin's line; thence with line of Akin south 65 feet to a stake in his line corner to Hubert Creasy; thence with line of Hubert Creasy east and parallel with the first line 210 feet to a stake in the right of way of Highway 31 W; thence with the right of way of Highway 31 W 65 feet north to place of beginning.

Subject to all restrictions, conditions and covenants and to all legal highways and easements.

Being the same property conveyed to Garry W. Lowery, Jr. and Leslie A. Lowery, husband and wife who acquired title, with rights of survivorship, by virtue of a deed from Whitetail Properties, LLC, dated September 13, 2018, recorded September 17, 2018, at Deed Book 337, Page 68, Simpson County Clerk's office.

The property valuation administrator's map number for the subject property is as follows:
005-00-04-017.00.

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 2020 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 \$88,768.78, with interest from and after January 1, 2019, at the rate of 5% 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% 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 2020 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.

SPECIAL NOTICE CONCERNING COVID-19 RULES:

HEALTH AND SAFETY MEASURES MANDATED BY THE KENTUCKY SUPREME COURT WILL REQUIRE ALL PERSONS AT MASTER COMMISSIONER SALES TO OBSERVE SOCIAL DISTANCING, AND THE USE OF FACIAL COVERINGS OVER THE NOSE AND MOUTH WILL BE REQUIRED AT MASTER COMMISSIONER SALES.

This 27th day of August, 2020.


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:

Ryan F. Hemmerle, Esq.
Manley Deas Kochalski LLC
P.O. Box 165028
Columbus OH 43216-5028

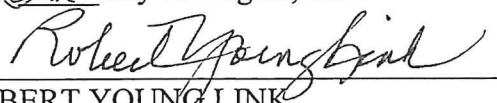
Garry Lowery, Jr.
AKA Garry W. Lowery, Jr.
817 Blackjack Road, Lot 15
Franklin, KY 42134

Leslie Lowery
AKA Leslie A. Lowery
817 Blackjack Road, Lot 15
Franklin, KY 42134

Unknown Spouse (if any) of Garry Lowery, Jr.
AKA Garry W. Lowery, Jr.
907 North Main Street
Franklin, KY 42134

Unknown Spouse (if any) of Leslie Lowery
AKA Leslie A. Lowery
907 North Main Street
Franklin, KY 42134

This 27th day of August, 2020.


ROBERT YOUNG LINK
Master Commissioner
Simpson Circuit Court