

SIMPSON CIRCUIT COURT
DIVISION I

CIVIL ACTION NO. 22-CI-00129

ROCKET MORTGAGE, LLC,
f/k/a QUICKEN LOANS, LLC,
f/k/a QUICKEN LOANS, INC.

PLAINTIFF

vs.

NOTICE OF SALE
Electronically Filed

MICHAEL S. DOSS aka MICHAEL DOSS,
COMMONWEALTH OF KENTUCKY,
COUNTY OF SIMPSON,
Unknown Heirs/Beneficiaries/Legatees/Devises
of DANA C. DOSS aka DANA DOSS, and
Unknown Spouse of MICHAEL S. DOSS
aka MICHAEL DOSS

DEFENDANTS

Pursuant to a Judgment and Order of Sale in Simpson Circuit Court entered on September 25, 2023, in Civil Action No. 22-CI-00129, Rocket Mortgage, LLC, f/k/a Quicken Loans, LLC, f/k/a Quicken Loans, Inc., plaintiff, versus, Michael S. Doss aka Michael Doss, Commonwealth of Kentucky, County of Simpson, Unknown Heirs/Beneficiaries/Legatees/Devises of Dana C. Doss aka Dana Doss, and Unknown Spouse of Michael S. Doss aka Michael Doss, defendants, I shall sell to the highest bidder at public auction on Friday, October 20, 2023, 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 7531 Springfield Road, Franklin, Kentucky 42134, to-wit:

A certain parcel of land located approximately 7 miles southwest of Franklin, Simpson County, Kentucky, more particularly described as follows:

Beginning at a pin, corner to Tony Cook, located 20 feet east of the centerline of Ky Route 383; thence N 31 deg. E 100.0 feet with a line 20 feet east of Ky Route 383 to a pin corner to Tracey Wilson; thence 63 degrees 12' E 453.60 feet to a pin corner to James Cook in the Wilson line; thence S 31 deg. E 100.00 feet with said Cook to a pin corner to Cook; thence N 63 deg. 12' W 435.60 feet with the line of James Cook and Tony Cook to the point of beginning, containing 1.00 acres, less any right of ways or easements of record.

Being the same property conveyed to Michael S. Doss and wife, Dana C. Doss, as joint tenants with right of survivorship, by deed dated October 15, 1993 of record in Deed Book 187, page 637, Simpson County Clerk's Office. The said Dana C. Doss died on April 13, 2013, and left the said Michael S. Doss surviving her.

The property valuation administrator's map number for the subject property is 015-00-00-018.00.

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 2023 State and County taxes, not yet due and payable.

Said property shall be sold for the purpose of collecting the following judgment debt: An in rem judgment in favor of the plaintiff, in the amount \$81,954.63, with interest from and after August 18, 2023, at the rate of 3.3750% 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 3.3750% 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 2023 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 September 26, 2023.

BY: /s/ ROBERT YOUNG LINK
Master Commissioner
Simpson Circuit Court

CERTIFICATE OF SERVICE

A true copy of the foregoing was on this date delivered by electronic service to the following:

John R. Tarter, Esq.
Millsap & Singer, LLC
10200 Forest Green Blvd, Suite 405
Louisville, KY 40223

Sam Phillips, Esq.
303 North College Street
Franklin, KY 42134

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

Michael S. Doss aka Michael Doss
7531 Springfield Road
Franklin, KY 42134

Unknown Spouse of Michael S. Doss aka Michael Doss
7531 Springfield Road
Franklin, KY .42134

Unknown Heirs/Beneficiaries/Legatees/Devisees of Dana C. Doss aka Dana Doss
7531 Springfield Road
Franklin, KY 42134

This September 26, 2023.

BY: /s/ ROBERT YOUNG LINK

Master Commissioner
Simpson Circuit Court