

SIMPSON CIRCUIT COURT
DIVISION I

CIVIL ACTION NO. 25-CI-00087

LAKEVIEW LOAN SERVICING, LLC

PLAINTIFF

vs.

NOTICE OF SALE
Electronically Filed

MYRON KNIGHT and
ASHLEY LEANN KNIGHT

DEFENDANTS

Pursuant to a Judgment and Order of Sale in Simpson Circuit Court dated August 20, 2025, in Civil Action No. 25-CI-00087, Lakeview Loan Servicing, LLC, plaintiff, versus, Myron Knight and Ashley Leann Knight, defendants, I shall sell to the highest bidder at public auction on Friday, September 12, 2025, 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 528 Kinnard Road, Franklin, Kentucky 42134, to-wit:

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

Beginning at an iron pipe in the east right-of-way line of the Old Perdue Road, said pipe located N 9.5 feet from a 24" oak, and corner to Gregory; thence S 87° 24' E 112.20 feet with Gregory's line to an iron pipe, corner to Gregory; thence N 17-3/4° W 396.00 feet with Gregory's line to an iron pipe in Kinnard's line; thence N 87° 24' W 112.20 feet with Kinnard's line to a post in the Old Perdue Road; thence S 17-3/4° E 396.00 feet with the east right-of-way line of the Old Perdue Road to the point of beginning, containing 1.02 acres.

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

Being the same property conveyed from Beverly D. Potter f/k/a Beverly D. Longton, unmarried to Myron Knight, in fee simple by virtue of a deed dated March 17, 2022, and recorded March 28, 2022, of record in Deed Book 364, Page 111, Simpson County Clerk's office.

The property valuation administrator's map number for the subject property is 041-00-00-074.00.

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 2025 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 personam judgment in favor of the plaintiff, in the amount of \$191,638.67, with interest from and after June 16, 2025, at the rate of 4% 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 4% 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 2025 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 August 21, 2025.

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:

Chris Polito, Esq.
Reimer Law Co.
P. O. Box 721638
Newport, KY 41072

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

Myron Knight
528 Kinnard Road
Franklin, KY 42134

Ashley Leann Knight
528 Kinnard Road
Franklin, KY 42134

This August 21, 2025.

BY: /s/ ROBERT YOUNG LINK

Master Commissioner
Simpson Circuit Court