

SIMPSON CIRCUIT COURT
DIVISION I

CIVIL ACTION NO. 25-CI-00236

ATLANTIC BAY MORTGAGE GROUP, LLC

PLAINTIFF

vs.

NOTICE OF SALE
Electronically Filed

DAKOTA SKIBO

DEFENDANT

Pursuant to a Judgment and Order of Sale in Simpson Circuit Court dated December 22, 2025, in Civil Action No. 25-CI-00236, Atlantic Bay Mortgage Group, LLC, plaintiff, versus, Dakota Skibo, defendant, I shall sell to the highest bidder at public auction on Friday, January 23, 2026, 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 401 N. High Street, Franklin, Kentucky 42134, to-wit:

Being the east half of Lot 18 of the John L. Stewart Subdivision to the City of Franklin, Simpson County, Kentucky, according to map or plat thereof of record in Deed Book 65, Page 125, Simpson County Clerk's Office, said property being more particularly described as follows:

Beginning at an iron pipe located at the intersection of the north line of Tulip Drive and the west line of High Street; thence N 02° 15' E 58 feet with the west line of High Street, corner to Lot 19; thence N 82° 45' W 90 feet to a pin; thence S 05° 40' W 57.9 feet to a pin in the north line of Tulip Drive; thence S 82° 45' E 93.5 feet with the north line of Tulip Drive to the point of beginning, according to April 15, 1995 survey by GE White, Kentucky Registered Land Surveyor No. 906.

Being the same property conveyed to Dakota Skibo, single, from Angela Beth Hatfield and Asa Quincy Hatfield, III, wife and husband, by deed dated March 11, 2022, recorded on March 14, 2022, of record in Deed Book 363, page 580, Simpson County Clerk's office.

The property valuation administrator's map number for the subject property is 009-00-40-010.00.

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 2026 City and 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 of \$194,312.77, with interest from and after November 1, 2025, at the rate of 4.375% 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 4.375% 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 2026 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 December 23, 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:

Michael R. Brinkman, Esq.
c/o Reisenfeld & Associates, LLC
3962 Red Bank Road
Cincinnati, OH 45227

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

Dakota Skibo
401 N. High Street
Franklin, KY 42134

This December 23, 2025.

BY: /s/ ROBERT YOUNG LINK

Master Commissioner
Simpson Circuit Court