

SIMPSON CIRCUIT COURT
DIVISION I

CIVIL ACTION NO. 25-CI-00319

MIDFIRST BANK

PLAINTIFF

vs.

NOTICE OF SALE
Electronically Filed

MARK B. AUSTIN,
aka MARK BRANDON AUSTIN,
aka MARK AUSTIN,
TIWANNA N. STEVENS,
aka TIWANNA NICOLE STEVENS,
aka TIWANNA STEVENS,
THE UNITED STATES OF AMERICA, SECRETARY
OF HOUSING AND URBAN DEVELOPMENT, and
AUTUMN LAKE HOMEOWNERS ASSOCIATION, INC.

DEFENDANTS

Pursuant to a Judgment and Order of Sale in Simpson Circuit Court dated March 9, 2026, as supplemented by Order entered July 10, 2026, in Civil Action No. 25-CI-00319, MidFirst Bank, plaintiff, versus, Mark B. Austin, aka Mark Brandon Austin, aka Mark Austin, Tiwanna N. Stevens, aka Tiwanna Nicole Stevens, aka Tiwanna Stevens, The United States of America, Secretary of Housing and Urban Development, and Autumn Lake Homeowners Association, Inc., defendants, I shall sell to the highest bidder at public auction on Friday, July 31, 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 1004 Kennedy Lane, Franklin, Kentucky 42134, to-wit:

Being Lot 24 of Autumn Lake Subdivision Amended Plat of record in Plat Cabinet 6, page 54, Simpson County Clerk's office.

Being the same property conveyed to Mark B. Austin, a single person, and Tiwanna N. Stevens, a single person, who acquired title, with rights of survivorship, by virtue of a deed from Clayton Properties Group, Inc., by deed dated October 28, 2022, recorded on November 1, 2022, of record in Deed Book 369, Page 41, Simpson County Clerk's Office.

The property valuation administrator's map number for the subject property is 024-00-06-004.24.

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 \$307,147.95, with interest from and after August 1, 2024, at the rate of 6.25% 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 6.25% 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 July 10, 2026.

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 Wiley, Esq.
P. O. Box 165028
Columbus, OH 43216-5028

William F. Campbell, Esq.
Attorney for The United States of America
Secretary of Housing and Urban Development
717 W. Broadway
Louisville, KY 40504

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

Mark B. Austin
1004 Kennedy Lane
Franklin, KY 42134

Tiwanna N. Stevens
1640 Dinwiddie Road
Franklin, KY 42134

Autumn Lake Homeowners Association, Inc.
c/o SPI Agent Solutions
828 Lane Allen Road, Suite 219
Lexington KY 40504

This July 10, 2026.

BY: /s/ ROBERT YOUNG LINK

Master Commissioner
Simpson Circuit Court