

SIMPSON CIRCUIT COURT  
DIVISION I

CIVIL ACTION NO. 16-CI-00184

LSS AFFILIATES, LLC

PLAINTIFF

vs.

NOTICE OF SALE

HOUSTIN BRADSTREET;  
LINDSEY KAY BRADSTREET;  
KENTUCKY HOUSING CORPORATION;  
COMMONWEALTH OF KENTUCKY,  
DIVISION OF UNEMPLOYMENT INSURANCE;  
ERIN & RANDY ELLIOTT, DMD;  
AND  
FRANKLIN E.R. PHYSICIANS

DEFENDANTS

AND

FRANKLIN BANK AND TRUST COMPANY

DEFENDANT, COUNTERCLAIMANT,  
and CROSS-CLAIMANT

AND

UNKNOWN DEFENDANT, THE UNKNOWN  
SPOUSE OF HOUSTIN BRADSTREET, THE  
SAME PERSON AS HOUSTIN CORBITT BRADSTREET,  
IF ANY

ADDITIONAL PARTY DEFENDANT

Pursuant to a Judgment and Order of Sale entered in Simpson Circuit Court on March 20, 2017, in Civil Action No. 16-CI-00184, LSS Affiliates, LLC, plaintiff, versus, Houston Bradstreet; Lindsey Kay Bradstreet; Kentucky Housing Corporation; Commonwealth of Kentucky, Division of Unemployment Insurance; Erin & Randy Elliott, DMD; and Franklin E.R. Physicians, Defendants, and Franklin Bank and Trust Company, Defendant, Counterclaimant, and Cross-Claimant, and Unknown Defendant, the unknown spouse of Houston Bradstreet, the same person as Houston Corbitt Bradstreet, if any, Additional Party Defendant, I shall sell to the highest bidder at public auction on Friday, April 21, 2017, 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 206 Rutherford Avenue, Franklin, Simpson County, Kentucky 42134, to-wit:

A certain lot of land located in Simpson County, Kentucky, being Lots 33, 32 and the western most 32.1 feet of Lot Nos. 31, 30, 29 and 28 in Block "C" of Sherwood Terrace Subdivision as shown on plat thereof duly recorded in Plat Book 1, Page 15, 15A, Simpson County Clerk's Office and description thereof is incorporated herein by reference. This property fronts 99 feet on Rutherford Avenue and its depth is 119 feet

7 inches, less the 5 foot widening of Rutherford Avenue.

A more accurate and up-to-date description of the foregoing described property is as follows:

Beginning at a pipe in the northeast corner in line with the south right of way of Rutherford Avenue, S 82 deg. 15 min. W 98.9 feet from the west right of way of James Avenue, and a new corner to Lot 31, Block C, Sherwood Terrace Subdivision; thence with the line of Lot No. 31, 30, 29 and 28, S 8 deg. 59 min. E 119.7 feet to a pipe, a corner in the north line of Lot No. 27; thence with the line of Lot No. 27, 22, 21, and 20, S 82 deg. 15 min. W 103.1 feet to a spike, a corner to Lot No. 34; thence with the east line of Lot No. 34, N 7 deg. 00 min. W 119.7 feet to a pipe, a corner to the south right of way of Rutherford Avenue; thence with the line of the south right of way of Rutherford Avenue, N 82 deg. 15 min. E 99.0 feet to the point of beginning, above survey containing Lots 33 and 32 and the western most 32.1 feet of Lots 31, 30, 20 and 28 in Block C, Sherwood Terrace Subdivision, according to survey by E. C. Ellis, licensed land surveyor, dated June 16, 1969.

Being the same property conveyed by Amy Uhls, unmarried, by and through her attorney-in-fact, Jerri Ferrell, to Houstin Bradstreet, the same person as Houstin Corbitt Bradstreet by deed dated January 20, 2006, of record in Deed Book 262, Page 629, Simpson County Clerk's Office.

The property valuation administrator's map number for the subject property is as follows: 035-06-04-003.00.

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 2017 State and County property taxes, not yet due and payable.

Said property shall be sold for the purpose of collecting an in personam judgment in favor of Franklin Bank and Trust Company, in the amount of \$43,185.23, with interest from and after June 26, 2016, at the daily rate of \$6.6191, attorney fees and Court costs, and \$4,233.65 in delinquent tax bills and warning order attorney fees.

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 twelve percent (12%) 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 2017 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 22 day of March, 2017.



ROBERT YOUNGLINK  
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:

David Cummins, Esq.  
P. O. Box 425  
Franklin, Kentucky 42135-0425

Charles W. Adams, Esq.  
Hodges & Haynes  
P.O. Box 1865  
Bowling Green, KY 42102-1865

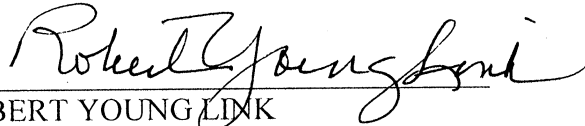
Stephen R Solomon, Esq.  
Megan P. Keane, Esq.  
c/o Goldberg Simpson, LLC  
9301 Dayflower Street  
Prospect, KY 40059

Amy F. Howard, Esq.  
300 Sower Blvd., 4<sup>th</sup> Floor  
Frankfort, KY 40601

Houstin Bradstreet  
206 Rutherford Avenue  
Franklin, KY 42134

Lindsey Kay Bradstreet, a/k/a Lindsey Kell  
1046 Bowling Green Road  
Franklin, KY 42134

This 22 day of March, 2017.



ROBERT YOUNG LINK  
Master Commissioner  
Simpson Circuit Court