

SIMPSON CIRCUIT COURT  
DIVISION I

CIVIL ACTION NO. 15-CI-00293

RICKY SMITH VAUGHN and  
DONNA ELLEN VAUGHN

PLAINTIFFS

vs.

NOTICE OF SALE

RANDY L. RING;  
DERRICK RING;  
CITY OF FRANKLIN, KENTUCKY;  
THE MEDICAL CENTER AT FRANKLIN  
& FRANKLIN E.R. PHYSICIANS;  
MID-SOUTH CAPITAL PARTNERS, LP;  
LSS AFFILIATES, LLC;  
CAPITAL ONE BANK (USA), N.A.;  
UNKNOWN SPOUSE OF RANDY L. RING;  
and  
UNKNOWN SPOUSE OF DERRICK RING

DEFENDANTS

Pursuant to a Judgment and Order of Sale entered in Simpson Circuit Court on July 22, 2016, in Civil Action No. 15-CI-00293, Ricky Smith Vaughn and Donna Ellen Vaughn, plaintiffs, versus, Randy L. Ring; Derrick Ring; City of Franklin, Kentucky; The Medical Center at Franklin & Franklin E.R. Physicians; Mid-South Capital Partners, LP; LSS Affiliates, LLC; Capital One Bank (USA), N.A.; unknown spouse of Randy L. Ring; and unknown spouse of Derrick Ring, defendants, I shall sell to the highest bidder at public auction on Friday, August 12, 2016, 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 403 West Washington Street, Franklin, Simpson County, Kentucky 42134, to-wit:

TRACT I:

Beginning on the north side of Depot Street at Blewett's southeast corner; thence east with said street 138 feet to Mrs. Sallie Finn's corner; thence north with her line 64 feet; thence north with a line of fence  $87 \frac{2}{3}$  feet to the south side of Washington Street; thence with the said street  $206 \frac{1}{3}$  feet to said Blewett's corner; thence with Blewett's line south to the point of beginning.

LESS THE FOLLOWING-DESCRIBED PROPERTY conveyed to Eva R. Finn by deed dated September 5, 1997, of record in Deed Book 209, Page 357, said Clerk's office, to-wit:

Beginning at a found iron pin a corner to Steve Hobdy at the north edge of a concrete walk, the north right-of-way line of West Kentucky Avenue, being

the southwest corner of described parcel; thence with the line of Steve Hobdy N 07° 21' 52" E 182.70 feet to a set iron pin, a corner to James Vaughn in the Hobdy line; thence with the lines and corner to James Vaughn S 83° 22' 22" E 68.50 feet to a set iron pin; thence N 07° 30' E 7.10 feet to a set iron pin, a new corner to Mrs. R. S. Vaughn in the James Vaughn line; thence with a new division line to Mrs. R. S. Vaughn S 83° 22' 22" E 70.01 feet to a set iron pin, a new corner to Mrs. R. S. Vaughn in the line of Ernest Logan; thence with the line of Logan S 07° 30' 00" W 189.80 feet to a set railroad spike, corner to Ernest Logan at the edge of a concrete walk, the north right-of-way line of Kentucky Avenue; thence with aforesaid north right-of-way line along the north edge of a concrete walk N 83° 22' 22" W 138.08 feet to the point of beginning, containing 0.591 acres, less any easements or rights of way of record, according to February 21, 1997, survey of Charles E. White, Kentucky Registered Land Surveyor No. 906.

TRACT II:

Beginning at a stake at the south side of the curb on Washington Street in the corner of a drainage ditch, a corner to Steve Hobdy; thence with the south side of curb along Washington Street S 82° 00' E 62.3 feet to a stake, a new corner to Donna Vaughn and Ricky Vaughn; thence with a new line of Donna Vaughn and Ricky Vaughn S 07° 34' W 83.0 feet to a stake, a new corner to same; thence on a new line with Donna Vaughn and Ricky Vaughn N 82° 06' W 68.5 feet to a stake, a new corner to same in the line of Steve Hobdy; thence with the line of Hobdy N 11° 46' E 83.4 feet to the beginning point, containing 0.125 acre, according to July 15, 1981, survey by Robert G. May, Kentucky Registered Land Surveyor No. 2142.

Being the same property conveyed to Randy L. Ring and Derrick Ring, by Donna Ellen Vaughn, unmarried, Ricky Smith Vaughn and Deborah H. Vaughn, husband and wife, and Vaughn Family Limited Partnership, by deed dated April 8, 2008, of record in Deed Book 276, Page 294, Simpson County Clerk's Office.

The property valuation administrator's map number for the subject property is as follows: 013-00-13-001.00.

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:

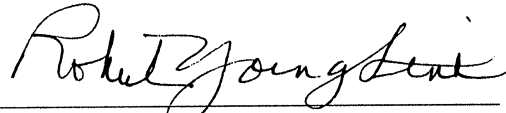
1. Easements, restrictions, and covenants of record;
2. Any state of facts that constitute an objection to title that might be disclosed by an accurate survey;
3. Lien of 2016 City and State and County property taxes, not yet due and payable.

Said property shall be sold for the purpose of collecting an in rem judgment in favor of the plaintiff, in the amount of \$39,257.68, with interest from and after May 8, 2015, at the daily rate of \$8.604, 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 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 2016 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 July, 2016.



ROBERT YOUNG LINK  
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, KY 42135

Brian K. Pack, Esq.  
Herbert, Herbert & Pack  
135 North Public Square  
Glasgow, KY 42141

Michael B. Fox, Esq.  
P. O. Box 1450  
Olive Hill, KY 41164-1450

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

W. Scott Crabtree, Esq.  
F.O. Box 615  
Franklin, KY 42135

Capital One Bank (USA), NA  
c/o Morgan & Pottinger, PSC  
2401 Stanley Gault Parkway  
Louisville, KY 40223

Randy L. Ring  
408 West Kentucky Avenue  
Franklin, KY 42134

Derrick Ring  
408 West Kentucky Avenue  
Franklin, KY 42134

Unknown Spouse of Randy L. Ring  
408 West Kentucky Avenue  
Franklin, KY 42134

Unknown Spouse of Derrick Ring  
408 West Kentucky Avenue  
Franklin, KY 42134

This 20 day of July, 2016.

  
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ROBERT YOUNG LINK  
Master Commissioner  
Simpson Circuit Court