

SIMPSON CIRCUIT COURT  
DIVISION I

CIVIL ACTION NO. 16-CI-00264

FRANKLIN BANK AND TRUST COMPANY

PLAINTIFF

vs.

NOTICE OF SALE

RICKY L. HARRIS and wife, JEANNE S. BOOTH,  
the same person possibly known as JEANNE BOOTH HARRIS;  
THE MEDICAL CENTER AT FRANKLIN;  
HERITAGE RADIOLOGY OF WESTERN KENTUCKY;  
URGENTCARE FRANKLIN;  
AUTOVEST, LLC; and  
UNITED STATES OF AMERICA,  
INTERNAL REVENUE SERVICE

DEFENDANTS

Pursuant to a Judgment and Order of Sale entered in Simpson Circuit Court on January 20, 2017, in Civil Action No. 16-CI-00264, Franklin Bank and Trust Company, plaintiff, versus, Ricky L. Harris and wife, Jeanne S. Booth, the same person possibly known as Jeanne Booth Harris; The Medical Center at Franklin; Heritage Radiology of Western Kentucky; Urgentcare Franklin; Autovest, LLC; and United States of America, Internal Revenue Service, defendants, I shall sell to the highest bidder at public auction on Friday, February 17, 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 521 Todd Street, Franklin, Simpson County, Kentucky 42134, to-wit:

Being Lot Nos. 11, 12, 13, 14, 15, and 16, of Block A, of Lincoln Park Subdivision according to the plat of record in Plat Book 53, Page 387, Simpson County Clerk's Office.

Being the same property conveyed by Taniasha Carter, administratrix of the decedent's estate of Lawrence Torian, and Sheila Phinisee, administratrix of the decedent's estate of Constance Torian to Ricky Harris and wife, Diane Harris, as joint tenants with right of survivorship, by deed dated November 16, 2004, of record in Deed Book 254, Page 560, Simpson County Clerk's Office. The said Diane Harris died November 21, 2006, thereby vesting fee simple title in and to the said Ricky L. Harris, the same person as Ricky Harris.

The property valuation administrator's map number for the subject property is as follows:  
009-00-14-003.00.

**NOTE:** Sold free and clear of any and all judgment liens of the parties listed herein, except for the

right of redemption in favor of United States of America as set forth below.

**RIGHT OF REDEMPTION**

**The subject properties are sold subject to a 120 day Right of Redemption pursuant to 28 U.S.C. Sec 2410, in favor of the defendant United States of America, Internal Revenue Service.**

NOTE FURTHER: The property is sold subject to the following:

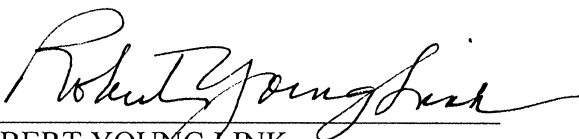
1. Easements, restrictions, and covenants of record;
2. Any state of facts that constitute an objection to title that might be disclosed by an accurate survey;
3. Lien of 2017 City and State and County property taxes, not yet due and payable.

Said property shall be sold for the purpose of collecting an in personam judgment in favor of the plaintiff, in the amount of \$53,449.75, with interest from and after September 20, 2016, at the daily rate of \$8.6906, plus delinquent property taxes by the plaintiff totaling \$2,283.47, 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 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 14 day of January, 2017.

  
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, Kentucky 42135

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

Autovest, LLC  
c/o W. Anderson Woodford, Esq.  
Lloyd & McDaniel  
P. O. Box 23200  
Louisville, Kentucky 40223-0200

William F. Campbell, Assistant U. S. Attorney  
717 West Broadway  
Louisville, Kentucky 40202

Ricky L. Harris  
316 Sunset Circle  
Franklin, Kentucky 42134

Jeanne S. Booth Harris  
316 Sunset Circle  
Franklin, Kentucky 42134

This 26 day of January, 2017.

  
ROBERT YOUNG LINK  
Master Commissioner  
Simpson Circuit Court