

SIMPSON CIRCUIT COURT
DIVISION I

CIVIL ACTION NO. 15-CI-00368

FIRST SECURITY BANK, INC.
F/K/A FIRST SECURITY BANK OF OWENSBORO

PLAINTIFF

vs.

NOTICE OF SALE

MAMIE FLOWERS;
unknown spouse, if any, of MAMIE FLOWERS;
NANA'S PLACE, LLC;
COUNTY OF SIMPSON;
COMMONWEALTH OF KENTUCKY
DEPARTMENT OF REVENUE
DIVISION OF COLLECTIONS;
and MID SOUTH CAPITAL PARTNERS, LP

DEFENDANTS

Pursuant to a Judgment and Order of Sale entered in Simpson Circuit Court on March 20, 2017, as supplemented by Order entered on September 21, 2017, in Civil Action No. 15-CI-00368, First Security Bank, Inc. f/k/a First Security Bank of Owensboro, plaintiff, versus, Mamie Flowers; unknown spouse, if any, of Mamie Flowers; Nana's Place, LLC; County of Simpson; Commonwealth of Kentucky Department of Revenue Division of Collections; and Mid South Capital Partners, LP, defendants, I shall sell to the highest bidder at public auction on Friday, October 13, 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 301 South Main Street, Franklin, Simpson County, Kentucky 42134, to-wit:

A certain house and lot in Franklin, Simpson County, Kentucky, situated at the southeast intersection of South Main and Breckenridge and further described from a survey made October 24, 1989, by Robert G. May, Land Surveyor, Ky. Reg. No. 2142, as follows:

Beginning at a point where the west edge of the sidewalk that parallels South Main Street intersects with the south edge of the sidewalk that parallels Breckenridge Street, the northwest corner to this tract; thence with the south edge of the sidewalk that parallels Breckenridge Street S 82° 15' E 83.1 feet to an iron pin a corner to Larry Maupin; thence with the line of Maupin, passing through the center of the partition of the garage at 43.3 feet S 07° 45' W a total distance of 94.8 feet to a stake a corner to same in the north right-of-way line of Ky. Hwy. N 3236; thence with aforesaid right-of-way line N 75° 36' W 25.0 feet and N 59° 20' W 65.0 feet to a stake on the west edge of the sidewalk that parallels South Main Street; thence along the west edge of the sidewalk N 03° 56' E 14.6 feet and N 08° 22' E 52.2 feet to the beginning point containing 0.159 acres.

Being the same property conveyed to Nana's Place, LLC, by deed dated March 10, 2010 and recorded on that same day, of record in Deed Book 287, Page 20, in the office of the Clerk of the County Court of Simpson County, Kentucky.

The property valuation administrator's map number for the subject property is as follows:
013-00-40-001.00.

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 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 rem judgment in favor of the plaintiff, in the amount of \$81,884.97, with interest from and after September 14, 2015, at the rate of 7.5% per annum, plus attorney fees in the amount of \$900.00 and costs of \$655.28.

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 seven and one half percent (7.5%) 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 21st day of September, 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:

Molly E. Rose, Esq.
Morgan & Pottinger, PSC
401 South Fourth Street, Suite 1200
Louisville, Kentucky 40202

Sam R. Phillips, Esq.
303 North College Street
Franklin, Kentucky 42134

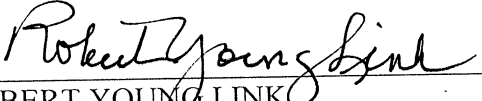
Mamie Flowers
142 Boat Ramp Road
Franklin, Kentucky 42134

Unknown spouse of Mamie Flowers
142 Boat Ramp Road
Franklin, Kentucky 42134

Nana's Place, LLC
c/o Mamie Flowers
142 Boat Ramp Road
Franklin, Kentucky 42134

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

This 21 day of September, 2017.


ROBERT YOUNG LINK
Master Commissioner
Simpson Circuit Court