

SIMPSON CIRCUIT COURT  
DIVISION I

CIVIL ACTION NO. 17-CI-00192

SUMMITBRIDGE NATIONAL INVESTMENTS V LLC

PLAINTIFF

vs.

NOTICE OF SALE

ANDY PERKINS,

a/k/a ANDREW PERKINS,

a/k/a KENNETH ANDREW PERKINS;

MEGAN R. PERKINS,

a/k/a MEGAN PERKINS,

a/k/a MEGAN RAE PERKINS;

COMMONWEALTH OF KENTUCKY EDUCATION

CABINET, EX. REL. DIVISION OF UNEMPLOYMENT

INSURANCE;

and SIMPSON COUNTY, KENTUCKY

DEFENDANTS

Pursuant to a Judgment and Order of Sale entered in Simpson Circuit Court on September 20, 2017, in Civil Action No. 17-CI-00192, Summitbridge National Investments V LLC, plaintiff, versus, Andy Perkins, a/k/a Andrew Perkins, a/k/a Kenneth Andrew Perkins; Megan R. Perkins, a/k/a Megan Perkins, a/k/a Megan Rae Perkins; Commonwealth of Kentucky Education Cabinet, Ex. Rel. Division of Unemployment Insurance; and Simpson County, Kentucky, 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 102 Fitzgerald Court, Franklin, Simpson County, Kentucky 42134, to-wit:

Being Lot No. 13, Section C, Lockwood Subdivision, according to plat of record in Plat Book 4, Page 233, Slide 117, Simpson County Clerk's Office, and subject to the restrictions of record in Plat Book 3, Page 85, said clerk's office.

Being the same property conveyed to Andy Perkins and Megan Perkins, by a deed dated October 29, 2012, of record in Deed Book 300, Page 437, Simpson County Clerk's Office.

The property valuation administrator's map number for the subject property is as follows: 035-02-00-025.00.

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 rem judgment in favor of the plaintiff, in the amount of \$950,000.00, with interest from and after June 5, 2017, at the rate of 9.25% 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 nine and one fourth percent (9.25%) 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 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 21 day of September, 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:

Brian R. Pollock, Esq.  
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Andy Perkins  
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Adairville, Kentucky 42202

Megan Perkins  
2255 Eddison Road  
Adairville, Kentucky 42202

This 21 day of September, 2017.

  
ROBERT YOUNG LINK  
Master Commissioner  
Simpson Circuit Court