

SIMPSON CIRCUIT COURT
DIVISION I

CIVIL ACTION NO. 17-CI-00114

CITIZENS FIRST BANK

PLAINTIFF

vs.

NOTICE OF SALE

JOHN ERIC STAMPS;
ALECIA STAMPS;
RELIANT BANK, INC.

d/b/a COMMERCE UNION BANK;
FARM CREDIT LEASING SERVICES CORPORATION;
KEYSTOPS, LLC;
SIMPSON COUNTY, KENTUCKY;
MDG-KY, LLC

d/b/a MTAG as Custodian for MGD-KY LLC;
LSS AFFILIATES, LLC;
MID SOUTH CAPITAL PARTNERS, LP;
DOT CAPITAL INVESTMENTS, LLC;
TENNESSEE FARMERS COOPERATIVE CORPORATION;
CITY OF FRANKLIN, KENTUCKY; and
REX TAX LIENS, LLC

DEFENDANTS

and

JOHN KENT STAMPS

THIRD-PARTY DEFENDANT

Pursuant to a Judgment and Order of Sale entered in Simpson Circuit Court on September 20, 2017, in Civil Action No. 17-CI-00114, Citizens First Bank, plaintiff, versus, John Eric Stamps; Alecia Stamps; Reliant Bank, Inc., d/b/a Commerce Union Bank; Farm Credit Leasing Services Corporation; Keystops, LLC; Simpson County, Kentucky; MDG-KY, LLC d/b/a MTAG As Custodian For MGD-KY LLC; LSS Affiliates, LLC; Mid South Capital Partners, LP; DOT Capital Investments, LLC; Tennessee Farmers Cooperative Corporation; City of Franklin, Kentucky; and REX Tax Liens, LLC, defendants, and John Kent Stamps, third-party defendant, 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 207 Edgewood, Franklin, Simpson County, Kentucky 42134, to-wit:

Beginning at a point in the northwest corner on the south side of Edgewood Drive, being 15 feet south of the centerline of said street and N 77 deg. 30 min. E 100 feet from the northwest corner of the Russell Taylor lot where Edgewood Drive turns south to Akin Avenue; thence with the line of Russell Taylor S 10 deg. 30 min. E 160.05 feet to a rock, a corner in the Raymond Thomas line; thence with the line of Raymond Thomas, Mrs. Mary Crafton and Mrs. Cline N 78 deg. 00 min. E 155.8 feet

to a pin, a corner to Burns Crowder in the Cline line; thence with the line of Burns Crowder N 13 deg. 45 min. W 151.5 feet to pin, a corner to the south side of Edgewood Drive; thence with the line of the south side at Edgewood Drive S 77 deg. 30 min. W 147.3 feet to the point of beginning.

LESS THE FOLLOWING DESCRIBED PROPERTY conveyed to Burns Crowder and wife, Ruby Crowder, by Gladys Campbell, widow, by deed dated October 25, 1977, of record in Deed Book 127, Page 355, Simpson County Clerk's Office, as follows:

Beginning at a pin in the northwest corner on the south side of Edgewood Drive, being 15 feet south of the center line of the street and N 77 deg. 30 min. E. 217.3 feet from the northwest corner of the Russell Taylor lot where Edgewood Drive turns south to Akin Avenue, now corner to Gladys Campbell; thence with a line of Gladys Campbell, S 13 deg. 45 min. E 151.4 feet to a pin, a corner in the Cline line; thence with the line of Cline, N 78 deg. 00 min. E 31.0 feet to a pin, a corner to Burns Crowder in the Cline line; thence with this line of Burns Crowder N 13 deg. 45 min. W.151.5 feet to a pin, a corner to the south side of Edgewood Drive; thence with the line of the south side of Edgewood Drive, S 77 deg. 30 min. W 31.0 feet to the point of beginning.

Being the same property conveyed to John E. Stamps and wife, Alecia Stamps, from Lynn Graves, unmarried, by deed dated February 17, 2010, of record in Deed Book 286, Page 592, in the Office of the County Court Clerk of Simpson County, Kentucky.

The property valuation administrator's map number for the subject property is as follows: 009-00-32-002.00.

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:

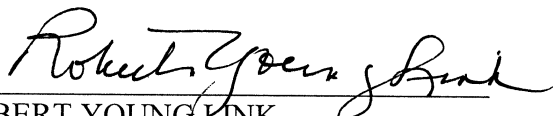
1. Easements, restrictions, and covenants of record;
2. Any state of facts that constitute an objection to title that might be disclosed by an accurate survey;
3. Lien of 2017 City and State and County property taxes, not yet due and payable.

Said property shall be sold for the purpose of collecting an in rem judgment in favor of the plaintiff, in the amount of \$62,638.84, with interest from and after March 8, 2017, at the rate of 5% per annum (\$8.5679 per day), 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 five percent (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 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:

Scott A. Bachert, Esq.
1025 State Street
Bowling Green, KY 42101
Counsel for Citizens First Bank

Jennifer S. Begley, Esq.
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Counsel for Keystops, LLC

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Counsel for MDG-KY, LLC

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Counsel for Rex Tax Liens, LLC

Farm Credit Leasing Services Corporation
c/o Managing Agent or Officer
600 Highway 169 S., Suite 300
Minneapolis, MN 55426

Reliant Bank, Inc.
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c/o National Registered Agents, Inc.,
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Frankfort, KY 40601

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Counsel for John Kent Stamps

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Franklin, KY 42134

Alecia Stamps
4250 Turnertown Road
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John Kent Stamps
4250 Turnertown Road
Franklin, KY 42134

This 21 day of September, 2017.


ROBERT YOUNGLINK
Master Commissioner
Simpson Circuit Court