

SIMPSON CIRCUIT COURT  
DIVISION I

CIVIL ACTION NO. 17-CI-00345

FIRST SECURITY BANK, INC.,  
f/k/a FIRST SECURITY BANK OF  
OWENSBORO, INC.

PLAINTIFF

vs.

NOTICE OF SALE

Unknown Executor/Executrix to the estate, if any,  
of DONALD R. CARTER, deceased;  
Unknown Spouse, if any, of DONALD R. CARTER, deceased;  
Unknown Heirs, Assigns, Devisees, and Legatees, if any,  
of DONALD R. CARTER, deceased;  
Unknown Spouses, if any, of Unknown Heirs, Assigns, and  
Devisees, if any, of DONALD R. CARTER, deceased;  
UNKNOWN OCCUPANTS;  
TAMMIE MCCORY;  
LAKISHA MCCORY;  
WALT FORSHEE, d/b/a WALT FORSHEE ROOFING;  
EQUITABLE FINANCIAL SERVICES, LLC;  
CITIBANK (SOUTH DAKOTA), N.A.;  
ROY D. REYNOLDS, M.D.;  
ANESTHESIA & PAIN SPECIALISTS OF B. G.;  
BLUEGRASS RADIOLOGY SERVICES;  
CARDIAC SURGERY OF SOUTH CENTRAL KENTUCKY;  
GRAVES GILBERT CLINIC, PSC;  
INPATIENT MEDICINE ASSOCIATES;  
THE MEDICAL CENTER AT BOWLING GREEN;  
COMMONWEALTH OF KENTUCKY DIVISION OF  
UNEMPLOYMENT INSURANCE;  
COMMONWEALTH OF KENTUCKY DEPARTMENT OF  
REVENUE, DIVISION OF COLLECTIONS;  
THE MEDICAL CENTER AT FRANKLIN, INC.; and  
J. KELLY PATTERSON, M.D.

DEFENDANTS

Pursuant to a Judgment and Order of Sale entered in Simpson Circuit Court on March 21, 2018, in Civil Action No. 17-CI-00345, First Security Bank, Inc., f/k/a First Security Bank of Owensboro, Inc., plaintiff, versus, Unknown Executor/Executrix to the estate, if any, of Donald R. Carter, deceased; Unknown Spouse, if any, of Donald R. Carter, deceased; Unknown Heirs, Assigns, Devisees, and Legatees, if any, of Donald R. Carter, deceased; Unknown Spouses, if any, of Unknown Heirs, Assigns, and Devisees, if any, of Donald R. Carter, deceased; Unknown Occupants; Tammie McCory; Lakisha McCory; Walt Forshee, d/b/a Walt Forshee Roofing; Equitable Financial

Services, LLC; Citibank (South Dakota), N.A.; Roy D. Reynolds, M.D.; Anesthesia & Pain Specialists of B. G.; Bluegrass Radiology Services; Cardiac Surgery of South Central Kentucky; Graves Gilbert Clinic, PSC; Inpatient Medicine Associates; The Medical Center at Bowling Green; Commonwealth of Kentucky Division of Unemployment Insurance; Commonwealth of Kentucky Department of Revenue, Division of Collections; The Medical Center at Franklin, Inc.; and J. Kelly Patterson, M.D., defendants, I shall sell to the highest bidder at public auction on Friday, April 13, 2018, 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 Pepper Street, Simpson County, Franklin, Kentucky 42134, to-wit:

Being the westernmost 115 feet of Lots Nos. 1, 2, and 3 of Section 4 of the J. Lee Moore Subdivision according to plat of record in Deed Book 64, page 629, Simpson County Clerk's Office, to-wit:

Beginning at a power pole in the northwest corner, being 12.5 feet from the center of Highland Street and a corner to the south right-of-way of proposed Chaney Street; thence with the line of the south right-of-way of said proposed Chaney Street S 86° 15' E 115.0 feet to a stake, a corner to the Joe Ditmore parcel; thence with the line of Joe Ditmore S 3° 30' E 75.0 feet to a stake, a corner to the Joe Ditmore parcel; thence with the line of Joe Ditmore N 86° 15' W 115.0 feet to a stake, a corner to the east right-of-way of Highland Street; thence with the line of the east right-of-way of Highland Street N 3° 30' W 75.0 feet to the point of beginning.

Being the same property conveyed to Donald R. Carter and wife, Jonell Carter, as joint tenants with right of survivorship, by Howard Ronald Spears and wife, Wanda Louise Spears, by deed dated October 15, 1992, of record in Deed Book 182, page 350, Simpson County Clerk's Office. Jonell Carter died on July 27, 2011, and by virtue of the survivorship clause in the aforementioned deed, fee simple title vested in Donald R. Carter. The said Donald R. Carter died on or about May 25, 2014 with no apparent estate case having been administered.

The property valuation administrator's map number for the subject property is as follows: 012-00-03-012.00.

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 2018 City and State and County property taxes, not yet due and payable.

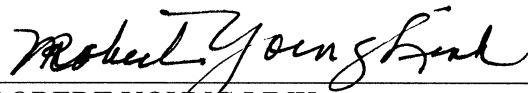
Said property shall be sold for the purpose of collecting an in rem judgment in favor of the plaintiff, in the amount of \$42,510.70, with interest from and after February 21, 2018, at the rate of 4.5% per

annum, plus attorney fees and Court costs in the amount of \$2,700.00.

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 4.5% 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 2018 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 March, 2018.



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:

Molly E. Rose, Esq.  
c/o Morgan & Pottinger, P.S.C.  
401 S. Fourth Street, Ste. 1200  
Louisville, Kentucky 40202  
*Counsel for Plaintiff*

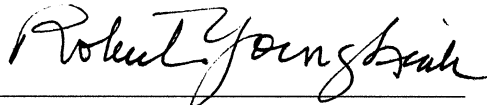
Lisa Riley, Esq.  
c/o Green & Cooper, LLP  
P.O. Box 20067  
Louisville, KY 40250-0067  
*Counsel for Equitable Financial Services, LLC*

Hoy Hodges, Esq.  
P.O. Box 1865  
Bowling Green, KY 42102-1865  
*Counsel for The Medical Center at Franklin, Inc. and J. Kelly Patterson*

Clay J. Lamb, Esq.  
300 Sower Blvd. 4th Floor  
Frankfort, KY 40601  
*Counsel for Commonwealth of Kentucky  
Ex rel Division of Unemployment Insurance*

Walt Forshee, dba Walt Forshee Roofing  
820 Ditmore Ford Road  
Franklin, KY 42134

This 21 day of March, 2018



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ROBERT YOUNG LINK  
Master Commissioner  
Simpson Circuit Court