

SIMPSON CIRCUIT COURT  
DIVISION I

CIVIL ACTION NO. 17-CI-00109

KENTUCKY PROPERTY TAX SERVICES

PLAINTIFF

vs.

NOTICE OF SALE

Unknown Heirs, Devises & Legatees of WILLIAM. E. MASON;  
Unknown Spouses of the Unknown Heirs,  
Devises & Legatees of WILLIAM E. MASON;  
Unknown Heirs, Devises & Legatees of EVELYN HALL;  
Unknown Spouses of the Unknown Heirs,  
Devises & Legatees Of EVELYN HALL;  
HARDCASTLE PROPERTIES, LLC;  
KLAS PROPERTIES, LLC;  
KY LIEN HOLDINGS, LLC;  
COMMONWEALTH CD FUND, LLC;  
CITY OF FRANKLIN, KENTUCKY;  
and COUNTY OF SIMPSON, KENTUCKY

DEFENDANTS

Pursuant to a Judgment and Order of Sale entered in Simpson Circuit Court on June 25, 2018, in Civil Action No. 17-CI-00109, Kentucky Property Tax Services, plaintiff, versus, Unknown Heirs, Devises & Legatees of William. E. Mason; Unknown Spouses of the Unknown Heirs, Devises & Legatees of William E. Mason; Unknown Heirs, Devises & Legatees of Evelyn Hall; Unknown Spouses of the Unknown Heirs, Devises & Legatees of Evelyn Hall; Hardcastle Properties, LLC; KLAS Properties, LLC; Ky Lien Holdings, LLC; Commonwealth CD Fund, LLC; City of Franklin, Kentucky; County of Simpson, Kentucky, defendants, I shall sell to the highest bidder at public auction on Friday, July 20, 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 629 Jackson Street, Simpson County, Franklin, Kentucky 42134, to-wit:

Beginning at an iron pipe, said pipe located at the intersection of the east right-of-way line of West Street and the south right-of-way line of Jackson Street; thence S 84° E 79.40 feet with the south right-of-way line of Jackson Street to an iron pipe, corner to Deathry; thence S 03° W 176.30 feet with Deathry's line to a post in Hale's line; thence N 88° W 78.0 feet with Hale's line to an iron pipe in the east right-of-way line of West Street; thence N 2 1/4° E 181.40 feet with the east right-of-way line of West Street to the point of beginning.

Being the same property conveyed to William E. Mason and Evelyn Hall by Deed dated June 24, 1986 and recorded in Deed Book 154, Page 615 of the Simpson County, Kentucky records. William E. Mason died intestate on or about July 1, 2008. Evelyn Hall died intestate on or about February 15, 2006.

The property valuation administrator's map number for the subject property is as follows:  
009-00-21-001.00.

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:

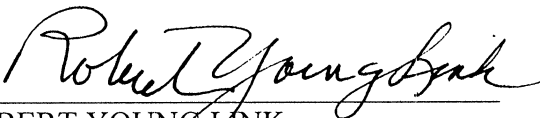
1. Easements, restrictions, and covenants of record;
2. Any state of facts that constitute an objection to title that might be disclosed by an accurate survey;
3. Lien of 2018 City and State and County property taxes, not yet due and payable.

Said property shall be sold for the purpose of collecting an in rem judgment in favor of the plaintiff, in the amount of \$5,536.41, with interest from and after June 25, 2018, at the rate of 6% 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 6% 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 27 day of June, 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:

Joshua M. Bilz, Esq.  
4135 Alexandria Pike, Suite 105  
Cold Spring, KY 41076  
*Attorney for KPTS*

Karen M Kane-Roby, Esq.  
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*Attorney for County of Simpson, Kentucky*

Hardcastle Properties, LLC  
c/o Cheryl H. Anderson  
333 West Vine Street, Suite 207  
Lexington, Kentucky 40507

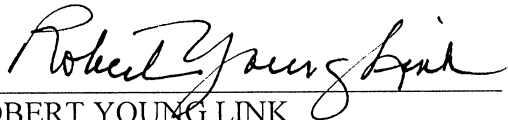
Unknown Heirs, Devisees & Legatees  
of William E. Mason  
629 Jackson Street  
Franklin, Kentucky 42134

Unknown Spouses of the Unknown Heirs,  
Devises & Legatees of William E. Mason  
629 Jackson Street  
Franklin, Kentucky 42134

Unknown Heirs, Devises & Legatees of  
Evelyn Hall  
629 Jackson Street  
Franklin, Kentucky 42134

Unknown Spouses of the Unknown Heirs,  
Devises & Legatees of Evelyn Hall  
629 Jackson Street  
Franklin, Kentucky 42134

This 27 day of June, 2018.



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ROBERT YOUNG LINK  
Master Commissioner  
Simpson Circuit Court