

SIMPSON CIRCUIT COURT  
DIVISION I

CIVIL ACTION NO. 18-CI-00071

CITIZENS FIRST BANK

PLAINTIFF

vs.

NOTICE OF SALE

JULIE A. REED-BROWN;  
unknown spouse of JULIE A. REED-BROWN;  
AUTUMN LEATH;  
MIKE LEATH;  
and SIMPSON COUNTY, KENTUCKY

DEFENDANTS

Pursuant to a Judgment and Order of Sale entered in Simpson Circuit Court on June 21, 2018, in Civil Action No. 18-CI-00071, Citizens First Bank, plaintiff, versus, Julie A. Reed-Brown; unknown spouse of Julie A. Reed-Brown; Autumn Leath; Mike Leath; and Simpson County, 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 1047 Carter Road, Simpson County, Franklin, Kentucky 42134, to-wit:

A certain tract of land in Simpson County, Kentucky located approximately 2-1/2 miles southwest of Franklin, situated on the south side of Carter Road and further described from a survey made December 29, 1986 by Robert G. May, Land Surveyor, Ky. Reg. No. 2142, as follows:

Beginning at a stake in the south right-of-way line of Carter Road a corner to Charles Lee; thence with aforesaid right-of-way S 66 deg. 15' E 105.0 ft. and S 83 deg. 00' E 48.0 ft. to a rock in said line a corner to Horton Halcomb and Paysinger; thence with the line of Ronald Paysinger S 01 deg. 30' W 303.2 ft. to an iron pin post a corner to same in the line of Michael Carter; thence with the line of Carter N 66 deg. 15' W 155.0 ft. to an iron post a corner to Lee in the line of Carter; thence with the line of Lee N 01 deg. 30' E 290.ft to the beginning point.

Being the same property conveyed to Julie Reed, unmarried from Janeen Noel Vincent (now Hair) and husband, Brian Hair by deed dated October 17, 2003, and of record in Deed Book 246, Page 653, in the Simpson County Court Clerk's Office.

The property valuation administrator's map number for the subject property is as follows:  
030-00-00-012.00.

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

Said property shall be sold for the purpose of collecting an in personam judgment in favor of the plaintiff, in the amount of \$47,401.14, with interest from and after February 21, 2018, at the daily rate of \$5.785, 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:

Scott A. Bachert, Esq.  
Kerrick Bachert PSC  
PO Box 9547  
Bowling Green, KY 42102-9547

Sam Phillips, Esq.  
303 N College St.  
Franklin, KY 42134


Julie A. Reed-Brown  
10640 Wheatland Ave.  
Shadow Hills, CA 91040

Unknown Spouse of Julie A. Reed-Brown  
10640 Wheatland Ave.  
Shadow Hills, CA 91040

Mike Leath  
1047 Carter Road  
Franklin, KY 42134

Autumn Leath  
1047 Carter Road  
Franklin, KY 42134

This 27 day of June, 2018.

  
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ROBERT YOUNG LINK  
Master Commissioner  
Simpson Circuit Court