

SIMPSON CIRCUIT COURT  
DIVISION I

CIVIL ACTION NO. 18-CI-00194

CITIZENS FIRST BANK

PLAINTIFF

vs.

NOTICE OF SALE

LISBETH CAROL KEEN;  
UNKNOWN SPOUSE OF LISBETH CAROL KEEN;  
UNKNOWN TENANTS OF 219 MORRIS  
STREET, FRANKLIN, KY;  
CITY OF FRANKLIN, KENTUCKY; and  
SIMPSON COUNTY, KENTUCKY

DEFENDANTS

Pursuant to a Judgment and Order of Sale entered in Simpson Circuit Court on August 24, 2018, in Civil Action No. 18-CI-00194, Citizens First Bank, plaintiff, versus, Lisbeth Carol Keen; Unknown spouse of Lisbeth Carol Keen; Unknown tenants of 219 Morris Street, Franklin, Ky; City of Franklin, Kentucky; and Simpson County, Kentucky; defendants, I shall sell to the highest bidder at public auction on Friday, September 21, 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 219 Morris Street, Franklin, Simpson County, Kentucky 42134, to-wit:

A certain parcel of loan located in Franklin, Simpson County, Kentucky, more particularly described by September 1, 1993 [sic] and prepared by Charles E. White, Kentucky Registered Land Surveyor No. 906, as follows:

Beginning at an iron pipe at the intersection northwest intersection of Morris Street and Railroad Street; thence along the west side, of a concrete sidewalk of railroad street N 12 deg. 45' W 109.80 ft. to a pin, corner to Lewis Brown; thence with the line of Brown N 87 deg. 36' W 26.3 ft., to a pin, in the line of Brown, a corner to Lyda Frances Lawson; thence with the line of Lawson S 01 deg. 30' W 107.50 ft. to an iron pipe on the north side of Morris Street; corner to Lawson; thence running 3.6 ft. north of and parallel to the north edge of the pavement of Morris Street S 89 deg. 11' E 53.30 ft. to the point of beginning, containing 0.098 acres less any easements or right of ways of record.

Being the same property conveyed to Lisbeth C. Keen by Robert Young Link, Master Commissioner, by deed dated November 18, 2009, of record in Commissioner's Deed Book 14, Page 263, Simpson County Clerk's Office.

The property valuation administrator's map number for the subject property is as follows:  
013-00-41-003.00.

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 personam judgment in favor of the plaintiff, in the amount of \$17,775.84, with interest from and after August 6, 2018, at the rate of 3.99% per annum (\$1.8969 per diem), 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 3.99% 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 24 day of August, 2018.

  
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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.  
c/o Kerrick Bachert PSC  
P. O. Box 9547  
Bowling Green, KY 42102-9547

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

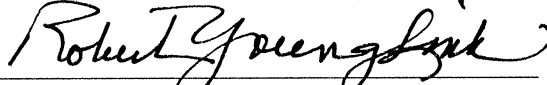
W. Scott Crabtree, Esq.  
P. O. Box 615  
Franklin, KY 42135-0615

Lisbeth Carol Keen  
4018 Nantucket Drive  
Ft. Wayne, IN 46815-5638

Unknown Spouse of Lisbeth Keen  
4018 Nantucket Drive  
Ft. Wayne, IN 46815-5638

Unknown Tenants  
219 Morris Street  
Franklin, KY 42134

This 24 day of August, 2018.

  
\_\_\_\_\_  
ROBERT YOUNG LINK  
Master Commissioner  
Simpson Circuit Court