

SIMPSON CIRCUIT COURT  
DIVISION I

CIVIL ACTION NO. 16-CI-00117

MID SOUTH CAPITAL PARTNERS, LP

PLAINTIFF

vs.

NOTICE OF SALE

RICHARD GREG DEWEESE,  
Unknown Spouse, if any, of  
RICHARD GREG DEWEESE,  
COMMONWEALTH OF KENTUCKY,  
COUNTY OF SIMPSON,  
COMMONWEALTH OF KENTUCKY,  
CITY OF FRANKLIN,  
LSS AFFILIATES, LLC, and  
APEX FUND SERVICES AS CUSTODIAN  
FOR CERES TAX RECEIVABLES, LLC

DEFENDANTS

Pursuant to a Judgment and Order of Sale entered in Simpson Circuit Court on October 19, 2018, in Civil Action No. 16-CI-00117, Mid South Capital Partners, LP, plaintiff, versus, Richard Greg Deweese, Unknown Spouse, if any, of Richard Greg Deweese, Commonwealth of Kentucky, County of Simpson, Commonwealth of Kentucky, City of Franklin, LSS Affiliates, LLC, and Apex Fund Services as Custodian for Ceres Tax Receivables, LLC, defendants, I shall sell to the highest bidder at public auction on Friday, November 9, 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 316 Tulip Drive, Simpson County, Franklin, Kentucky 42134, to-wit:

Beginning at a stake or stone on the east side of Tulip Drive in the line of Mrs. Jay Fisher Leake; thence eastwardly with the Leake line and the line of C. E. Gentry approximately 150 feet to a stake or stone in the southwest corner of property of Maude Lucas Dillard; thence northwardly with the Dillard line approximately 69 feet to a stake or stone in the line of H. C. Chaney; thence westwardly with Chaney's line approximately 150 feet to a stake or stone on the east side of Tulip Drive; thence southwardly with the east side of Tulip Drive approximately 68 ½ feet to the point of beginning.

Being the same property conveyed to Richard Greg Deweese by The Estate of Anna Bell Gentry Deweese by deed dated August 19, 2011, of record in Deed Book 296, Page 599, Simpson County Clerk's Office.

The property valuation administrator's map number for the subject property is as follows:  
009-00-40-018.00.

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; and,
3. Lien of 2018 City and State and County property taxes, not yet due but now payable.

Said property shall be sold for the purpose of collecting an in personam judgment in favor of the plaintiff, in the amount of \$4,144.52, with interest on the amount of \$661.39 at the rate of 12% per annum from and after May 1, 2017.

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 12% 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 19 day of October, 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:

M. Scott Mattmiller, Esq.  
MATTMILLERCROSBIE, PLLC  
301 East Main Street, Suite 750  
Lexington, KY 40507  
*Attorney for Plaintiff*

Sam R. Phillips, Esq.  
303 N. College Street  
Franklin, KY 42134  
*Attorney for County of Simpson*


W. Scott Crabtree, Esq.  
212 South College Street  
PO Box 615  
Franklin, KY 42135  
*Attorney for City of Franklin*

Brian K. Pack, Esq.  
135 North Public Square  
Glasgow, KY 42141  
*Attorney for LSS Affiliates, LLC*

Jamie D. Reiter, Esq.  
6001 Christmas Drive  
Nolensville, TN 37135  
*Attorney for Apex Fund Services*

Richard Greg Deweese  
316 Tulip Drive  
Franklin, KY 42134

This 19 day of October, 2018.

  
ROBERT YOUNG LINK  
Master Commissioner  
Simpson Circuit Court