

SIMPSON CIRCUIT COURT  
DIVISION I

CIVIL ACTION NO. 18-CI-00358

CITIZENS FIRST BANK

PLAINTIFF

vs.

NOTICE OF SALE

THOMAS E. ADAMS a/k/a TOMMY ADAMS,  
IRENE L. ADAMS,  
CHRISTOPHER T. ADAMS,  
MID SOUTH CAPITAL PARTNERS LP,  
CROP PRODUCTION SERVICES, INC.,  
THE MEDICAL CENTER AT FRANKLIN, INC.,  
SOUTHERN STATES SIMPSON COOPERATIVE, INC.,  
and SIMPSON COUNTY, KENTUCKY

DEFENDANTS

Pursuant to a Judgment and Order of Sale entered in Simpson Circuit Court entered on February 8, 2019, in Civil Action No. 18-CI-00358, Citizens First Bank; plaintiff, versus, Thomas E. Adams a/k/a Tommy Adams, Irene L. Adams, Christopher T. Adams, Mid South Capital Partners LP, Crop Production Services, Inc., The Medical Center at Franklin, Inc., Southern States Simpson Cooperative, Inc., and Simpson County, Kentucky; defendants, I shall sell to the highest bidder at public auction on Friday, March 1, 2019, 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 1560 Sloss Road, Woodburn, Simpson County, Kentucky 42170, to-wit:

A certain tract of land located in Simpson County, Kentucky, more particularly described as follows:

Unless stated otherwise, any monument referred to herein as an iron pin set is a 5/8" in. rebar, 18" in. length with a plastic cap stamped "Wheeler #2508". All witness pins set are 5/8"x 18" rebar with a plastic cap stamped witness #2508. All bearings stated herein are rotated to magnetic North.

Beginning on a set iron pin in the North R/W, (25' from C/L) of Sloss Road, approximately 1.0 miles in a westerly direction from the intersection of Robertson Road, corner to Tract 6 of this division, said point being the point of beginning; Thence along the R/W of the road, S 66° 25' 15" W, a distance of 221.68 feet; Thence S 67° 45' 04" W, a distance of 140.58 feet to the point of curvature of a non-tangent curve, concave to the South, having a radius of 559.98 feet a central angle of 04° 53' 05", and a chord of 47.73 feet bearing S 67° 35' 59" W; Thence Southwest along said curve, a distance of 47.74 feet to a set iron pin, corner to Tract 4 of this division;

Thence W/ Tract 4, N 10° 00' 56" W, a distance of 546.16 feet to a set iron pin, corner to Tract 6 and in the line of Tract 4 of this division; Thence W/ Tract 6, N 67° 00' 51" E a distance of 409.96 feet to a set iron pin; Thence S 10° 00' 56" E, a distance of 546.16 feet to the point of beginning; said described tract containing 5.02 acres, more or less, as per survey by Robert K. Wheeler LS #2508, on 02-05-03.

Being the same property conveyed to Thomas E. Adams by Jerry A. Burns, Trustee of the United States Bankruptcy Court for the Western District of Kentucky, by Trustee's Deed dated May 23, 2003, of record in Deed Book 243, page 473, Simpson County Clerk's Office. The said Thomas E. Adams and Irene Adams, husband and wife, conveyed all of their right, title, and interest in the subject property to Christopher T. Adams by deed dated February 4, 2015, of record in Deed Book 313, page 499, in the Office aforesaid.

The property valuation administrator's map number for the subject property is as follows: 025-00-00-043.00.

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 2019 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 defendants Thomas E. Adams a/k/a Tommy Adams and Irene L. Adams, and an in rem judgment in favor of the defendant Christopher T. Adams, in the amount of \$53,891.16, with interest from and after February 8, 2019, at the rate of 7.5% per annum, plus attorney fees in the amount of \$5,267.07 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 7.5% 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 2019 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 8<sup>th</sup> day of February, 2019.

  
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:

Ashley D. Gerughty, Esq.  
Berry & McGehee  
996 Wilkinson Trace, Suite B-1  
Bowling Green, KY 42103  
*Attorney for plaintiff*

Michael B. Fox, Esq.  
185 West Tom T. Hall Blvd.  
P. O. Box 1450  
Olive Hill, KY 41164-1450  
*Attorney for Mid South Capital Partners, LP*

David T. Reynolds, Esq.  
2200 East Parrish Avenue Bldg. C, Suite LL104  
Owensboro, KY 42303  
*Attorney for Nutrien Ag Solutions, Inc. and  
Southern States Simpson Cooperative, Inc.*

Charles W. Adams, Esq.  
Hodges & Adams  
319 E 10th Avenue  
P O Box 1865  
Bowling Green, KY 42102-1865  
*Attorney for The Medical Center at Franklin*

Sam Phillips, Esq.  
Simpson County Attorney  
202 N. College St.  
Franklin, KY 42134  
*Attorney for Simpson County, Kentucky*


Thomas E. Adams a/k/a Tommy Adams  
1560 Sloss Road  
Woodburn, KY 42170

Irene L. Adams  
1560 Sloss Road  
Woodburn, KY 42170

Christopher T. Adams  
1560 Sloss Road  
Woodburn, KY 42170

Christopher T. Adams  
1751 Hack Brown Road  
Franklin, KY 42134

This 8 day of February, 2019.

  
ROBERT YOUNG LINK  
Master Commissioner  
Simpson Circuit Court