

SIMPSON CIRCUIT COURT  
DIVISION I

CIVIL ACTION NO. 18-CI-00303

FIRST SECURITY BANK, INC.

PLAINTIFF

vs.

NOTICE OF SALE

MAMIE FLOWERS;  
unknown spouse, if any, of MAMIE FLOWERS;  
THE MEDICAL CENTER AT FRANKLIN;  
DISCOVER BANK;  
CACH, LLC;  
EQUABLE ASCENT FINANCIAL, LLC;  
COMMONWEALTH OF KENTUCKY  
DIVISION OF COLLECTIONS  
DEPARTMENT OF REVENUE;  
FRANKLIN-SIMPSON CO. AMBULANCE  
SERVICE;  
INFECTIOUS DISEASE & TRAVEL MEDICINE  
SPECIALISTS;  
INPATIENT MEDICINE ASSOCIATES;  
JOHN V. ADAMS, MD;  
WESTERN KENTUCKY HEART & LUNG  
ASSOCIATES, PSC;  
THE MEDICAL CENTER AT BOWLING GREEN;  
DOT CAPITAL INVESTMENTS, LLC;  
and COUNTY OF SIMPSON, 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-00303, First Security Bank, Inc.; plaintiff, versus, Mamie Flowers; Unknown Spouse, if any, of Mamie Flowers; The Medical Center at Franklin; Discover Bank; Cach, LLC; Equable Ascent Financial, LLC; Commonwealth of Kentucky Division of Collections Department of Revenue; Franklin-Simpson Co. Ambulance Service; Infectious Disease & Travel Medicine Specialists; Inpatient Medicine Associates; John V. Adams, Md; Western Kentucky Heart & Lung Associates, PSC; The Medical Center at Bowling Green; Dot Capital Investments, LLC; County of Simpson, 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 206 Coates Road, Franklin, Simpson County, Kentucky 42134, to-wit:

Being Lot No. 22 of Country Estates Subdivision, according to plats of record in Plat Book 2, page 89-A, Plat Book 3, page 36, and Plat Book 4, page 45 (Slide 23), Simpson County Clerk's Office.

Being the same property conveyed to Wondal Flowers and Mamie Flowers, husband and wife, as joint tenants with right of survivorship, by Key Bank, USA, N. A., by deed dated September 9, 2004, of record in Deed Book 253, Page 290, and by deed of correction dated November 11, 2004, of record in Deed Book 255, page 425, Simpson County Clerk's Office. Wondal Flowers died on July 31, 2009, and left the said Mamie Flowers surviving him.

The property valuation administrator's map number for the subject property is as follows:  
029-18-00-042.00.

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 rem judgment in favor of the plaintiff, in the amount of \$110,049.87, with interest from and after August 22, 2018, at the rate of 12% 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 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 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:

Charles J. Otten, Esq.  
Morgan & Pottinger, P.S.C.  
401 S. Fourth Street, Ste. 1200  
Louisville, Kentucky 40202


Charles W. Adams, Esq.  
Hodges & Adams  
P.O. Box 1865  
Bowling Green, KY 42102-1865

Justin H. Ramey, Esq.  
Greg Taylor & Associates, PLLC  
P.O. Box 505  
Murray, KY 42071

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

Mamie Flowers  
142 Boat Ramp Road  
Franklin, KY 42134

This 8<sup>th</sup> day of February, 2019.

  
ROBERT YOUNG LINK  
Master Commissioner  
Simpson Circuit Court