

SIMPSON CIRCUIT COURT  
DIVISION I

CIVIL ACTION NO. 18-CI-00392

FARMERS NATIONAL BANK

PLAINTIFF

vs.

NOTICE OF SALE

BRANDY LEE EVERSOLE;  
JOHN EVERSOLE; and  
unknown spouse of BRANDY LEE EVERSOLE

DEFENDANTS

Pursuant to a Judgment and Order of Sale entered in Simpson Circuit Court entered on May 30, 2019, in Civil Action No. 18-CI-00392, Farmers National Bank, plaintiff, versus, Brandy Lee Eversole; John Eversole; and unknown spouse of Brandy Lee Eversole, defendants, I shall sell to the highest bidder at public auction on Friday, June 28, 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 604 Fairway Drive, Franklin, Simpson County, Kentucky 42134, to-wit:

Being Lot No. 80 of Block "A" of Westview Heights, on the east side of Fairway Drive, in the City of Franklin, Kentucky, according to plat of record in Plat Book 1, Page 46, Simpson County Clerk's office.

Being the same property conveyed to Brandy Lee Eversole by Lawrence E. Krohn and wife, Stephanie E. Krohn, by deed dated May 22, 2014, and of record in Deed Book 309, page 631, in the Simpson County Clerk's Office.

The property valuation administrator's map number for the subject property is as follows: 009-00-03-012.00.

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 2019 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 against Brandy Lee Eversole in favor of the plaintiff, in the amount of \$78,542.31, with interest from and after November 20, 2018, at the rate of 5.5% 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 5.5% 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 4<sup>th</sup> day of June, 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:

Robert C. Chaudoin, Esq.  
c/o Harlin Parker  
P. O. Box 390  
Bowling Green, Kentucky 42102-0390

Brandy Lee Eversole  
604 Fairway Drive  
Franklin, Kentucky 42134

John Eversole  
604 Fairway Drive  
Franklin, Kentucky 42134

Unknown Spouse of Brandy Lee Eversole  
604 Fairway Drive  
Franklin, Kentucky 42134

This 4<sup>th</sup> day of June, 2019.

A handwritten signature in cursive script that reads "Robert Young Link". The signature is written in black ink and is positioned above a horizontal line.

ROBERT YOUNG LINK  
Master Commissioner  
Simpson Circuit Court