

SIMPSON CIRCUIT COURT  
DIVISION I

CIVIL ACTION NO. 18-CI-00364

FARM CREDIT MID-AMERICA, FLCA

PLAINTIFF

vs.

NOTICE OF SALE

GOODRUM PALLET, LLC,  
CONNER INDUSTRIES, INC.,  
CERTIFIED PALLET, LLC;  
SOUTHERN MISSISSIPPI TRADING, LLC,  
GARY L. SUMMERS,  
JOHN LESLIE GOODRUM,  
ASHLEY GOODRUM, and  
COUNTY OF SIMPSON, KENTUCKY

DEFENDANTS

Pursuant to a Judgment and Order of Sale entered in Simpson Circuit Court entered on July 1, 2019, in Civil Action No. 18-CI-00364, Farm Credit Mid-America, FLCA, plaintiff, versus, Goodrum Pallet, LLC, Conner Industries, Inc., Certified Pallet, LLC, Southern Mississippi Trading, LLC, Gary L. Summers, John Leslie Goodrum, Ashley Goodrum, and County of Simpson, Kentucky, defendants, I shall sell to the highest bidder at public auction on Friday, July 26, 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 3690 Rapids Road, Franklin, Simpson County, Kentucky 42134, to-wit:

TRACT 4 - Beginning at a pin and cap in the north R/W line (monumented 30' from existing centerline) of Rapids Road (Ky Hwy 73), a new comer to Walter & Bettie Sexton (DB 169 PG 362) and located along said R/W line, N 72 deg. 38 min. 23 sec. W 50.36' from the southwest corner to Billy & Betty Pearson (DB 257 PG 312); thence with aforesaid R/W line; three calls: (1) N 72 deg. 38 min. 23 sec. W 190.95', (2) on a curve to the left with a radius of 3019.57', a chord of N 75 deg. 09 min. 41 sec. W 247.26', an arc length of 247.33', (3) N 77 deg. 44 min. 35 sec. W 182.37' to a found 1/2" iron rod in said line, a new corner to Walter & Bettie Sexton, two calls: (1) N 01 deg. 43 min. 49 sec. W 919.37' to an existing tee post, (2) S 82 deg. 36 min. 10 sec. E 540.57' to a pin and cap, a new corner to same in the line of John Wesley Gregory (DB 96 PG 412) and located N 82 deg. 36 min. 10 sec. W 22.32' from an existing tee post; thence with the lines of Gregory, two calls: (1) S 09 deg. 17 min. 50 sec. E 221.82' to a pin and cap, (2) S 59 deg. 14 min. 21 sec. E 60.97' to an existing tee post in the line of same, a new corner to Walter & Bettie Sexton (DB 169 PG 362); thence on new lines with Walter & Bettie Sexton, four calls: (1) S 03

deg. 54 min. 42 sec. W 244.49' to an existing tee post, (2) S 71 deg. 37 min. 01 sec. E 175.18' to a pin and cap, (3) S 23 deg. 15 min. 44 sec. W 289.66' to a pin and cap, (4) S 24 deg. 15 min. 43 sec. W 0 194.33' to the beginning point, containing 14.057 acres.

Being the same property conveyed to Goodrum Pallet, LLC by Todd Reiter and wife, Janie L. Reiter by deed dated June 28, 2012, of record in Deed Book 298, Page 663, Simpson County Clerk's Office.

The property valuation administrator's map number for the subject property is as follows: 049-00-00-021.00.

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 \$122,427.50, with interest from and after November 8, 2018, at the rate of 4.6% 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 4.6% 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 2<sup>nd</sup> day of July, 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:

David T. Reynolds, Esq.  
c/o David T. Reynolds, PLLC  
2200 East Parrish Avenue Building C, Suite LL104  
Owensboro, KY 42303  
*Attorney for Plaintiff*

Robert W. DeWees III, Esq.  
McClain DeWees, PLLC  
6008 Brownsboro Park Blvd., Suite H  
Louisville, KY 40207  
*Attorney for Certified Pallet, LLC*

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

Goodrum Pallet, LLC  
c/o Jesse Brent Goodrum  
4956 Rapids Road  
Franklin, KY 42134

Goodrum Pallet, LLC  
c/o Jerry Way Goodrum  
3908 Rapids Road  
Franklin, KY 42134

Conner Industries, LLC  
P.O. Box 200298  
Dallas, TX 75320-0298

Southern Mississippi Trading, LLC  
P.O. Drawer 3991  
Ramer, TN 38367

Gary L. Summers  
640 Kenny Perry Drive  
Franklin, KY 42134

John Leslie Goodrum  
3690 Rapids Road  
Franklin, KY 42134

Ashley Goodrum  
3690 Rapids Road  
Franklin, KY 42134

This 2<sup>nd</sup> day of July, 2019.



ROBERT YOUNG MINK  
Master Commissioner  
Simpson Circuit Court