

SIMPSON CIRCUIT COURT
DIVISION I

CIVIL ACTION NO. 14-CI-00195

SOUTHERN TAX SERVICES, LLC

PLAINTIFF

vs.

NOTICE OF SALE

SANDRA HOGAN;
unknown spouse, if any, of SANDRA HOGAN;
JANET ANN RIGSBY;
unknown spouse, if any, of JANET ANN RIGSBY;
EARL DAVIS RIGSBY;
unknown spouse, if any, of EARL DAVIS RIGSBY;
JAMES DONNIE RIGSBY;
unknown spouse, if any, of JAMES DONNIE RIGSBY;
CARL DENNIS RIGSBY;
unknown spouse, if any, of CARL DENNIS RIGSBY;
ADRIAN BROWN RIGSBY;
unknown spouse, if any, of ADRIAN BROWN RIGSBY;
COMMONWEALTH OF KENTUCKY, COUNTY OF SIMPSON;
COMMONWEALTH OF KENTUCKY, CITY OF FRANKLIN;
LEGAL RECOVERIES, INC.;
GALLAGHER BASSETT SERVICES, INC.;
MIDLAND FUNDING, LLC;
CYNTHIA DUKES;
LSS AFFILIATES, LLC;
RICHARD L. RIGSBY;
unknown spouse, if any, of RICHARD L. RIGSBY;
and MTAG AS CUSTODIAN FOR MGD-KY, LLC

DEFENDANTS

Pursuant to a Judgment and Order of Sale entered in Simpson Circuit Court entered on December 3, 2019, in Civil Action No. 14-CI-00195, Southern Tax Services, LLC, plaintiff, versus, Sandra Hogan; unknown spouse, if any, of Sandra Hogan; Janet Ann Rigsby; unknown spouse, if any, of Janet Ann Rigsby; Earl Davis Rigsby; unknown spouse, if any, of Earl Davis Rigsby; James Donnie Rigsby; unknown spouse, if any, of James Donnie Rigsby; Carl Dennis Rigsby; unknown spouse, if any, of Carl Dennis Rigsby; Adrian Brown Rigsby; unknown spouse, if any, of Adrian Brown Rigsby; Commonwealth of Kentucky, County of Simpson; Commonwealth of Kentucky, City of Franklin; Legal Recoveries, Inc.; Gallagher Bassett Services, Inc.; Midland Funding, LLC; Cynthia Dukes; LSS Affiliates, LLC; Richard L. Rigsby; unknown spouse, if any, of Richard L. Rigsby; MTAG as Custodian for MGD-KY, LLC, defendants, I shall sell to the highest bidder at public auction on Friday, January 17, 2020, 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 420 Peach Street, Franklin, Simpson County, Kentucky 42134, to-wit:

Beginning at an iron pipe, said pipe located in the south line of F. Savage and in the north right-of-way line of a 16-foot wide road; thence N 87 E 120 feet with the lines of F. Savage and J. Bailey to a point, corner to Dave West; thence S 11 1/4 E 331 feet with the line of West to an iron pipe, corner to West; thence S 73 deg. W 120.20 feet to an iron pipe, corner to Stewart; thence N 10 1/2 W 357.50 feet with the line of Stewart to the point of beginning, containing .95 acre.

Being the same property conveyed to David Ural West and Mary G. West, by deed dated April 27, 1998, of record in Deed Book 213, Page 299, in the Simpson County Clerk's Office. Also by deed dated April 27, 1998 of record in Deed Book 213, Page 296, in the Simpson County Clerks Office. David Ural West died and Mary G. West acquired sole title to the property by virtue of the survivorship provision in said deed. Mary G. West died April 12, 2011, and the Defendant's Sandra Hogan, Janet Ann Rigsby, Earl Davis Rigsby, James Donnie Rigsby, Carl Dennis Rigsby, Adrian Brown Rigsby and Richard L. Rigsby, are Mary G. West's heirs.

The property valuation administrator's map number for the subject property is as follows: 014-00-13-039.00.

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 2020 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 rem judgment in favor of the plaintiff, in the amount of \$6,570.01, with interest from and after November 1, 2019, at the rate of 6% per annum, plus additional attorney fees and Court costs which may be expended.

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 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 2020 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 day of December, 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:

Shannon Upton Johnson, Esq.
Overly & Johnson, LLC
P.O. Box 911028
Lexington, KY 40591
Attorney for plaintiff, Southern Tax Services, LLC

Sam R. Phillips, Esq.
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Franklin, KY 42134
Attorney for defendant, Commonwealth of Kentucky, County of Simpson

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

Marsha Dailey, Esq.
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332 W. Broadway, Suite 300
Louisville, Kentucky 40202
Attorney for defendant, Legal Recoveries, Inc.

The Prentice-Hall Corporation System, Inc.,
Registered Agent Gallagher Bassett Services, Inc.
421 West Main Street
Frankfort, KY 40601

CSC-Lawyers Incorporating Service Company,
Registered Agent Midland Funding, LLC
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Brian K. Pack, Esq.
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135 North Public Square
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Attorney for defendant, LSS Affiliates, LLC

Sandra Hogan
PO Box 752
Franklin, Kentucky 42135-0752

Janet Ann Rigsby
502 Clark Street, Apt A
Franklin, Kentucky 42134

Earl Davis Rigsby
420 Peach Street
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Carl Dennis Rigsby
420 Peach Street
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Adrian Brown Rigsby
420 Peach Street
Franklin, Kentucky 42134

Richard L. Rigsby
420 Peach Street
Franklin, Kentucky 42134

Cynthia Dukes
285 Elmwood Drive
Auburn, Kentucky 42206

This 4 day of December, 2019.



ROBERT YOUNG LINK
Master Commissioner
Simpson Circuit Court