

SIMPSON CIRCUIT COURT
DIVISION I

CIVIL ACTION NO. 18-CI-00173

CITIZENS FIRST BANK

PLAINTIFF

vs.

NOTICE OF SALE

JERRY WAY GOODRUM,
JESSE BRENT GOODRUM,
GOODRUM PALLET, LLC,
CONNER INDUSTRIES, INC.,
SOUTHERN MISSISSIPPI TRADING, LLC,
CERTIFIED PALLET, LLC,
SIMPSON COUNTY, KENTUCKY,
CITY OF FRANKLIN, KENTUCKY, and
UNKNOWN TENANT OF BRECKINRIDGE STREET

DEFENDANTS

Pursuant to a Judgment and Order of Sale entered in Simpson Circuit Court on October 19, 2018, in Civil Action No. 18-CI-00173, Citizens First Bank, plaintiff, versus, Jerry Way Goodrum, Jesse Brent Goodrum, Goodrum Pallet, LLC, Conner Industries, Inc., Southern Mississippi Trading, LLC, Certified Pallet, LLC, Simpson County, Kentucky, City of Franklin, Kentucky, and Unknown tenant of Breckinridge Street, defendants, I shall sell to the highest bidder at public auction on Friday, November 16, 2018, at the hour of 2:00 p.m., at the Simpson County Justice Center, 101 Court Street, Franklin, Kentucky, the following-described properties located in Franklin, Simpson County, Kentucky 42134, to-wit:

EACH PROPERTY WILL BE SOLD AS A SEPARATE SALE, AND THESE PROPERTIES WILL NOT BE COMBINED.

ALL PROPERTIES WILL BE SOLD ONE AFTER THE OTHER, AND CONTRACTS WILL BE EXECUTED AT THE CLOSE OF THE LAST SALE.

ALL PROSPECTIVE PURCHASERS SHOULD BE PRESENT AT THE OPENING OF THE SALE AT 2:00 P. M. IN ORDER TO HEAR ALL ANNOUNCEMENTS.

**SALE NO. 1:
501 W. Madison (Map Code: 013-00-09-022.00)**

TRACT I:
Beginning at a chiseled x found in concrete in the southerly right-of-way of West Madison Street (approximately 20 feet from centerline), the northeasterly corner of the subject owners, Warehouse Management, LLC, as appears in Deed Book 233, page 15, at a corner with Deuce Properties (DB 165 Pg 409); thence along the line of the subject

owners with Deuce Properties, Linda Godfrey, Joe Beasley, and Lora Jones Shannon S 02° 13' 00" W, generally along a block retaining wall a distance of 284.49 feet to an iron pin found #3290; thence with the lines of Melissa Sampson (DB 213 Pg 344) and Don Thompson (DB 238 Pg 404) S 23° 19' 56" W 163.44 feet to an iron pin found #3290 at a corner to Betty White (DB 236 Pg 187); thence with the lines of Betty White the following two (2) calls: (1) S 09° 12' 11" W 36.44 feet to an iron pin found #3290, (2) S 86° 23' 06" E 47.57 feet to an iron pin found at a corner to George Hanford (DB 170 Pg 50); thence along the line of the subject owner with George Hanford S 08° 35' 41" W 54.00 feet to an iron pin found #3290, at a corner with Jean Almand (DB 120 Pg 613); thence along the line of the subject owner with Jean Almand, continuing S 08° 35' 41" W 53.94 feet to a 5/8" iron pipe found on the northerly side of a 10 foot wide alley; thence along the northerly side of said 10 foot wide alley N 82° 42' 09" W 271.75 feet to an iron pipe found at the intersection of said 10 foot wide alley with the easterly line of a 20 foot wide alley; thence along the easterly side of said 20 foot wide alley the following two (2) calls: (1) N 01° 55' 40" E 44.91 feet to a 5/8" iron pipe found, (2) N 02° 08' 26" E 493.59 feet to a railroad spike found in the southerly right-of-way of West Madison Street; thence along the southerly right-of-way of West Madison Street N 88° 35' 15" E 299.91 feet to the point of beginning, containing 3.64 acres, more or less, according to May, 2004 survey of Gary Lee Dunning, Kentucky Registered Land Surveyor #3290, and subject to all legal conditions and easements of record. Basis of bearing for this description is a magnetic observation on the traveled centerline of West Madison Street.

TRACT II:

Beginning at an iron pin set in the southerly right-of-way of West Madison Street (approximately 20 feet from centerline), the northeasterly corner of the city of Franklin (DB 247 Pg 41) at a corner to the subject owners Warehouse Management, LLC as appears in Deed Book 233, Page 15, and Deed Book 233, Page 22; thence along the southerly right-of-way of West Madison Street N 88° 21' 10" E 78.45 feet to an iron pin set on the westerly side of a 20 foot wide alley; thence along the westerly side of said alley the following two (2) calls: (1) S 02° 08' 26" W 490.90 feet to an iron pin set, (2) S 01° 55' 40" W 38.04 feet to an iron pin set at the intersection of the westerly side of said alley with the northerly right-of-way of Pear Ridge Street (15 feet from centerline); thence along the northerly right of-way of Pear Ridge Street N 85° 28' 21" W 65.88 feet to an iron pin set at the base of a loose corner post, the southeasterly corner of Jerry Jones (DB 182 Pg 282); thence along the line of the subject owners with Jerry Jones and the City of Franklin N 00° 45' 22" E 521.17 feet to the point of beginning, containing 0.87 acre, more or less, according to May, 2004, survey of Gary Lee Dunning, Kentucky Registered Land Surveyor No. 3290, and subject to all legal conditions and easements of record. Basis of bearing for this description is a magnetic observation on the traveled centerline of West Madison Street. Being the same property conveyed to Goodrum Pallet, LLC by Howard Ronald Spears and wife, Wanda L. Spears, by deed dated January 24, 2007, of record in Deed Book 269, Page 430, Simpson County Clerk's Office.

SALE NO. 2:

600-604 W. Madison (Map Code: 013-00-03-021.00)

A tract of land in Simpson County, Kentucky at 600 West Madison Street in the city of Franklin, and being more particularly described as follows:

Beginning at a concrete right of way monument found in the northerly right of way of West Madison Street (approximately 15.4 feet from centerline), the southwesterly corner of the subject owner, Monarch Environmental, Inc. as appears in Deed Book 173 Page 01 at a corner with Tracy Houskins (Deed Book 242 Page 100); thence along the meanders of the northerly right of way of West Madison Street, North 87 degrees 02 minutes 02 seconds East a distance of 275.55 feet to a spike found at a corner with Joe Ferguson (approximately 16 feet from centerline); thence leaving said road on the line of the subject owner with Joe Ferguson, North 05 degrees 29 minutes 08 seconds East a distance of 72.29 feet to an iron pin set at the location of a found bent iron pipe; thence along the line of the subject owners with Joe Ferguson, South 88 degrees 20 minutes 27 seconds West a distance of 77.35 feet to an iron pin set; thence with the line of the subject owners with the Creasy Family Trust (Deed Book 285 Page 736) and Tracy Houskins, South 86 degrees 33 minutes 27 seconds West a distance of 197.10 feet to a concrete right of way monument found, a corner of the subject owners and Tracy Houskins; thence along the line of the subject owners with Tracy Houskins, South 06 degrees 20 minutes 53 seconds West a distance of 72.59 feet to the point of beginning. Surveyed parcel contains 0.46 acre more or less and is subject to all legal conditions and easements of record. This description based on an actual field survey performed by Gary Lee Dunning, Kentucky State Registered Land Surveyor #3290 in May of 2014. Basis of bearing for this description is grid North Kentucky South Zone, Lambert projection per GPS observations. Unless stated otherwise, all iron pins set this survey are 5/8" x 18" iron pins with plastic identification cap stamped "Dunning #3290.

Being the same property conveyed to Goodrum Pallet, LLC by Republic Services of Kentucky, LLC, by deed dated June 27, 2014, of record in Deed Book 310, Page 337, Simpson County Clerk's Office.

SALE NO. 3:

400 Industrial Drive (Map Code: 021-00-06-088.00)

Beginning at an iron pipe in the west right of way line of Orange Street, a corner to Fortune Plastics; thence with said right of way line N. 15 deg. 21' W. 258.00 feet to a spike in said right of way line at the intersection of same and the south right of way line of an unnamed street; thence with the south right of way line of said unnamed Street S. 75 deg. 49' W. 401.26 feet to a point at the intersection of same and the east right of way line of the L & N Railroad, said point being 33 feet east of and at right angles to the center line of said railroad; thence with the east right of way line of the L & N R.R., S. 22 deg. 16' E. 297.16 feet to an iron pipe in said right of way line, a corner to

Fortune Plastics; thence with the line of Fortune Plastics N. 74 deg. 30' E 363.83 feet to the point of beginning, containing 2.416 acres, according to June 22, 1984 survey of Gary Sloan, Land Surveyor No. 2081.

Being the same property conveyed to Goodrum Pallet, LLC by Strong and Sudbury, LLC, by deed dated August 29, 2014, of record in Deed Book 311, Page 333, Simpson County Clerk's Office.

SALE NO. 4:

Cherry Street – no street number assigned (Map Code: 014-00-14-001.00)

Certain real property located on the south side of Cherry Street, west of Orange Street Extended, in Franklin, Simpson County, Kentucky, to-wit:

Tract 1: On the south side of Gabard Street and on the east side of Railroad Street and bounded thus: on the west by the L & N Railroad Co., on the south and east by lands formerly owned by Henderson Hunt, and on the north by a street running east and west, containing 6 acres, more or less.

Tract 2: Bounded on the north by the property of Clarence Biggs, on the west by the L & N Railroad Co., on the south by Hughes and Kathleen Frye, and on the east by an alley, containing 2 acres, more or less.

Tract 3: Located just east of the L & N Railroad and bounded thus: Beginning at a stake, corner to Bill Biggs, 24 feet from L & N Railroad right-of-way; thence east of his line 235 feet to a stake, corner to Byrd, Sam Gann and Roy Anderson 313 feet to a stake, corner to Rigsby; thence with the line of Rigsby west 335 feet to a stake 24 feet from L & N Railroad right-of-way; thence north 281 feet to the place of beginning.

Tract 4: Located in Boxtown, beginning 16 feet east of the L & N Railroad line at the northwest corner of First Street; thence eastward and with north line of said street 193 feet to a stake, corner on said street; thence northwardly 105 feet to a stake; thence westwardly 202 feet to a stake within 12 feet of the east line of the L & N Railroad property; thence southwardly with the line of said property 104 feet to the beginning.

THE SUBJECT PROPERTY IS DESCRIBED BY A CURRENT SURVEY DATED MAY. 2014, BY GARY LEE DUNNING, KENTUCKY REGISTERED LAND SURVEYOR NO. 3290 AS FOLLOWS:

Beginning at an iron pin set at the intersection of the southerly right-of-way of Cherry Street (approximately 20 feet from centerline) with the easterly right-of-way of the CSX Railroad (approximately 33 feet from center of rails), the northwesterly corner of the subject owners, Jackie Adams et al as originally described in Deed Book 118, Page 5 (Parcel 3); thence along the meanders of the southerly right-of-way of Cherry Street S 89° 19' 14" E 416.06 feet to an iron pin set at a corner with Ricky Gregory (DB 300 Pg

286); thence leaving said street on the line of the subject owners with Ricky Gregory S 11° 56' 28" E 238.41 feet to an iron pin set at the base of a corner post, a corner with Earl Ray Blackburn (DB 155 Pg 634); thence along the line of Earl Ray Blackburn S 13° 12' 36" E 60.00 feet to an iron pin set on the northerly side of an unimproved alley; thence along the northerly side of said unimproved alley N 78° 51' 09" W 73.59 feet to an iron pin set; thence along the westerly line of an unimproved alley the following seven (7) calls: (1) S 15° 05' 23" E 91.07 feet to an iron pin set, (2) S 13° 27' 17" E 74.15 feet to an iron pin set; (3) S 14° 01' 55" E 40.10 feet to an iron pin set, (4) S 14° 01' 55" E 64.00 feet to an iron pin set, (5) S 15° 22' 11" E 80.23 feet to an iron pin set, (6) S 15° 13' 42" E 82.58 feet to a found corner post with a witness iron pin set at base, (7) S 11° 23' 01" E 180.67 feet to an iron pin set on the northerly side of an unnamed and unimproved street formerly known as First Street; thence along the northerly side of said unimproved street S 84° 36' 13" W 212.84 feet to an iron pin set in the easterly right-of-way of the CSX Railroad; thence along the easterly right-of-way of said railroad N 20° 09' 00" W 986.42 feet to the point of beginning, **containing 6.35** acres, more or less, and subject to all legal conditions and easements of record. Basis of bearing for this description is grid North Kentucky South Zone, Lambert projection per GPS observations on the traveled centerline of the CSX Railroad. Unless stated otherwise, all iron pins set this survey are 5/8" x 18" iron pins with plastic identification cap stamped "Dunning #3290."

Being the same property conveyed to Goodrum Pallet, LLC by Jonathon Desford Adams, unmarried; Cameron Thomas Adams, unmarried; Etta Jane Adams and husband, Jackie H. Adams; Emily Catherine Potts Gosterisli and husband, Levent Gosterisli; John Floyd Potts, unmarried; and Charles Harold Potts and wife, Dale Potts, by deed dated May 21, 2014, of record in Deed Book 309, Page 574, Simpson County Clerk's Office.

SALE NO. 5:

Kentucky Highway 1008 at intersection with Quick Draw Drive (no street - 22.94 acres (Map Code: 021-00-05-004.00))

Beginning at a point in the northeast corner, in line with the south and east right-of-way of Kentucky Route 1008, being 70 feet from the center of said road, a new corner to Lee R. Hughes, Jr.; thence with the line and meander of the north and east right-of-way line of said road S 52° 24' W 89.76 feet, S 58° 03' W 90.64 feet, S 54° 00' W 154 feet, S 55° 15' W 163 feet to a concrete marker in the east right-of-way line of the CSX Railroad; thence with the east right-of-way line of the CSX Railroad S 26° 17' E 1872.80 feet to an iron pipe, corner to D. W. Huff; thence with the line of D. W. Huff N 57° 56' E 547.63 feet to a post, corner to Jack Traughber in the Huff line; thence with the line of Jack Traughber N 26° 52' W 908.74 feet to a point, a new corner to Hughes; thence with a new line to Hughes N 82° 21' W 96.0 feet, N 26° 17' W 367.76 feet, N 06° 29' E 385.34 feet, N 62° 03' W 295.88 feet to the point of beginning, containing 22.98 acres, more or less.

As an appurtenance to the above-described property, there is hereby conveyed to the grantee, absolutely and in fee simple, *[sic]*, its successors and assigns, a nonexclusive, permanent right-of-way and easement of ingress and egress, to and from the above-described property from the south right-of-way of Kentucky Route 1008, across the property of the grantor, said easement being more particularly described as follows:

An easement and right-of-way extending from the south and east right-of-way of Kentucky Route 1008, beginning at an iron pipe 70 feet from the centerline of said road and a corner to Ross Walker; thence with the right-of-way line of said road S 42° 13' W 25.00 feet to the point of beginning of said easement; thence 25'.0" either side of and along the centerline of said road, from said point S 47° 18' E 55.74 feet to a point; thence along a 53° 46' 225" radius curve to the right 211.14 feet to a point; thence S 06° 29' W 512.50 feet to the end of said easement, being a point, a new corner to Lee R. Hughes.

LESS THE FOLLOWING DESCRIBED PROPERTY conveyed by Franklin Properties, a Kentucky general partnership, to the City of Franklin, Kentucky, by deed dated March 22, 2001, of record in Deed Book 229, Page 111, Simpson County Clerk's Office, to-wit:

Beginning at an iron pin found #2142 at a corner of the subject owners. Franklin Properties, as appears in Deed Book 174, Page 53, at a common corner with the northwesterly corner of TLM Properties (DB 227 Pg 239) and the remaining lands of D. G. International, Inc. (DB 173 Pg 687); thence along the lines of the subject property with TLM Properties the following two (2) calls: (1) S 06° 29' 00" W 71.20 feet to an iron pin found, (2) S 26° 17' 00" E 49.68 feet to the southerly terminus of a newly dedicated 60 foot public roadway; thence along the southerly terminus of said street N 84° 54' 59" W 27.09 feet to the westerly right-of-way of said new street; thence along said westerly right-of-way the following two (2) calls: (1) N 05° 05' 01" E 133.53 feet, (2) N 06° 35' 58" E 295.41 feet to a point in the line with D. G. International, Inc.; thence along the line of D. G. International, Inc., S 62° 04' 28" E 3.07 feet to an existing iron pipe; thence continuing along the line of D. G International, Inc. S 06° 29' 00" W 314.14 feet to the point of beginning, containing 0.04 acre, more or less, and subject to all legal conditions and easements of record, according to December, 2000, survey by Gary Lee Dunning, Kentucky Registered Land Surveyor No. 3290. Basis of bearing for this description is found iron pins on Deed Book 174, Page 53.

Being the same property conveyed to Goodrum Pallet, LLC by Franklin Properties, a Kentucky general partnership, by deed dated December 21, 2015, of record in Deed Book 318, Page 607, Simpson County Clerk's Office.

SALE NO. 6:

100 Breckenridge Street (Map Code: 013-00-40-002.00)

A certain parcel of land located on the south side of Breckenridge Street in Franklin, Simpson County, Kentucky, and bounded as follows:

Beginning at a railroad spike, corner to Ed Krantz at the south edge of a concrete walk that parallels Breckenridge Street, located approximately 81' 7" from the concrete walk on the east side of U.S. Highway 31-W; thence with the south edge of a concrete walk that parallels Breckenridge Street, S 85 deg. 00' E 63.50 ft. to a railroad spike, corner to Jim Yokley; thence with the line of Jim Yokley, S 8 deg. 55' W 70.00 ft. to an iron pipe, corner in the north line of the Kentucky Highway Department; thence with the north line of the Kentucky Highway Department, N 84 deg. 11' W 60.50 ft. to an iron pipe, corner to Ed Krantz; thence with the line of Ed Krantz, N 6 deg. 28' E 69.00 ft. to the point of beginning, less any easements or rights of way of record, as per survey by Charles E. White, licensed land surveyor, dated September 12, 1985.

Being the same property conveyed to Goodrum Pallet, LLC by Unbridled Holdings, LLC, by deed dated August 21, 2014, of record in Deed Book 311, Page 288, Simpson County Clerk's Office.

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 2018 City and State and County property taxes, not yet due and payable.

Said properties shall be sold for the purpose of collecting the following judgments in favor of Citizens First Bank:

A. \$680,764.10, with interest from and after October 2, 2018, at the rate of 5% per annum; and,

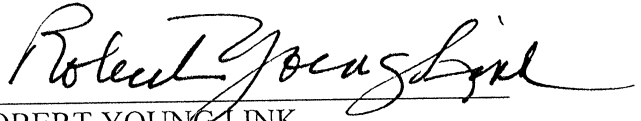
B. \$56,341.56, with interest from and after October 2, 2018, at the rate 5% per annum.

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 five percent (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 2018 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 25 day of October, 2018.


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:

Scott A. Bachert, Esq.
Kerrick Bachert PSC
P O Box 9547
Bowling Green, KY 42102-9547
Attorney for Citizens First Bank

Russ Wilkey, Esq.
111 West Second Street
Owensboro, KY 42303
*Attorney for Jerry Way Goodrum and
Goodrum Pallet, LLC*

Robert W. DeWees III, Esq.
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Louisville, KY 40207
Attorney for Certified Pallet, LLC

Southern Mississippi Trading, LLC
c/o Managing Agent or Officer
P O Drawer 3991
Ramer, TN 38367

Certified Pallet, LLC
c/o Delmar Graber
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Auburn, KY 42206

Sam R. Phillips, Esq.
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Franklin, KY 42134


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212 S. College Street
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Jesse Brent Goodrum
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Franklin, KY 42134

Unknown Tenant
100 Breckinridge Street
Franklin, KY 42134

Mark H. Flener, Esq.
P O Box 8
Bowling Green, KY 42102-0008
Bankruptcy Trustee for Goodrum Pallet, LLC

This 25 day of October, 2018.


ROBERT YOUNG LINK
Master Commissioner
Simpson Circuit Court