

SIMPSON CIRCUIT COURT  
DIVISION I

CIVIL ACTION NO. 19-CI-00403

ANITA EWELL, Executrix of the  
ESTATE OF BETTY PEARSON

PETITIONER

vs.

NOTICE OF SALE

WILLIAM SMITH PEARSON  
and TRACY PEARSON

RESPONDENTS

Pursuant to a Judgment and Order of Sale entered in Simpson Circuit Court on April 6, 2020, in Civil Action No. 19-CI-00403, Anita Ewell, Executrix of the Estate of Betty Pearson, petitioner, versus, William Smith Pearson and Tracy Pearson, respondents, I shall sell to the highest bidder at public auction on Friday, July 10, 2020, at the hour of 2:00 p.m., at the Simpson County Justice Center, 101 Court Street, Franklin, Kentucky, the following-described property adjacent to 1741 Gregory Road, Franklin, Simpson County, Kentucky 42134, to-wit:

A certain tract of land in Franklin, Simpson County, Kentucky, situated on the north side of Rapids Road (Ky Hwy 73) and further described from a survey made September 23, 2008, under the supervision of Robert G. May, LPLS #2142, as follows:

Tract 7: Beginning at a found iron pin in the north R/W line monumented 30' from existing center line) of Rapids Road (Ky Hwy 73), the southwest corner to Billy and Betty Person [sic]; thence with aforesaid R/W line, N 72 deg. 38' 23" W - 50.36' to a pin and cap in said line, a new corner to Walter and Bettie Sexton; thence on new lines with Walter and Bettie Sexton, (2) calls: (1) N 24 deg. 15' 43" E - 194.33' to a pin and cap, (2) S 66 deg. 14' 17" E 50.00' to a found iron pin (cap #3290), the southwest corner to Betsy L. Scott and the northwest corner to Billy and Petty [sic] Pearson; thence with the west line of Pearson, S 24 deg. 15' 43" W - 188.72' to the beginning point. Containing 0.220 acres.

There is also conveyed herewith a utility easement on any part of the Grantees' septic system currently located on the remaining portions of Grantors' property.

Being the same property conveyed to Billy B. Pearson and wife, Betty Pearson, their heirs and assigns, by Bettie Swift Sexton and husband, Walter J. Sexton, by deed dated October 20, 2008, of record in Deed Book 279, Page 481, Simpson County Clerk's Office. Billy B. Pearson died intestate March 27, 2018, thereby vesting fee simple title in his undivided one-half interest in the property to his heirs, namely: his widow, Betty Pearson, and his son William Smith Pearson and wife, Tracy Pearson.

The property valuation administrator's map number for the subject property is as follows:  
049-00-00-020.01.

NOTE: Sold free and clear of any and all judgment liens of the parties listed herein.

**THIS IS NOT A FORECLOSURE ACTION. This is an action for the sale of real property. According to the pleadings filed in this action, there is no mortgage debt on the subject property.**

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


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 twelve percent (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 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.

**SPECIAL NOTICE CONCERNING COVID-19 RULES:**

**HEALTH AND SAFETY MEASURES MANDATED BY THE KENTUCKY SUPREME COURT WILL REQUIRE ALL PERSONS AT MASTER COMMISSIONER SALES TO OBSERVE SOCIAL DISTANCING, AND THE USE OF FACIAL COVERINGS OVER THE NOSE AND MOUTH WILL BE REQUIRED AT MASTER COMMISSIONER SALES.**

This 11 day of June, 2020.

  
ROBERT YOUNG LINK  
Master Commissioner  
P. O. Box 474  
Franklin, KY 42135  
270-586-3283

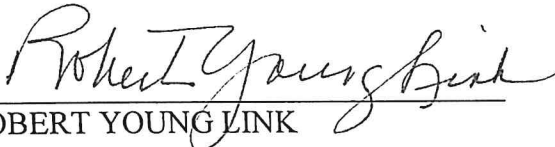
CERTIFICATE OF SERVICE

A true copy of the foregoing was on this date mailed to the following:

Timothy D. Mefford, Esq.  
303 North College Street  
Franklin, KY 42134

Edward Faye, Esq.  
1131 Fairway Street, Suite 200  
Bowling Green, KY 42103

This 11 day of June, 2020.

  
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ROBERT YOUNG LINK  
Master Commissioner  
Simpson Circuit Court