

SIMPSON CIRCUIT COURT  
DIVISION I

CIVIL ACTION NO. 19-CI-00400

CITY OF FRANKLIN, KENTUCKY

PLAINTIFF

vs.

NOTICE OF SALE

JOE FINN,  
ELEANOR SANDRA ELLISON FINN,  
and SIMPSON COUNTY, KENTUCKY

DEFENDANTS

Pursuant to a Judgment and Order of Sale dated October 2, 2020, of record in Simpson Circuit Court Civil Action No. No. 19-CI-00400, City of Franklin, Kentucky, plaintiff, versus, Joe Finn, Eleanor Sandra Ellison Finn, and Simpson County, Kentucky, defendants, I shall sell to the highest bidder at public auction on Friday, October 23, 2020, at the hour of 2:00 p.m., at the Simpson County Justice Center, 101 Court Street, Franklin, Kentucky, the following-described property (**consisting of a vacant lot**) having as its mailing address 408 Jefferson Street, Franklin, Simpson County, Kentucky 42134, to-wit:

A lot of land lying and being in Harristown, an addition to the City of Franklin, Simpson County, Kentucky, and now bounded as follows:

Bounded on the north by Lula Bradley; bounded on the East by Humble; bounded on the South by Jefferson Street; bounded on the West by Neal.

Being the same property conveyed to Joe Finn by Agnes Finn, unmarried, by deed dated May 16, 2000, of record in Deed Book 224, Page 327, in the office of the Simpson County Clerk.

The property valuation administrator's map number for the subject property is as follows:  
009-00-26-016.00.

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 taxes, not yet due and payable.

Said property shall be sold for the purpose of collecting the following judgment debt: An in rem judgment in favor of the plaintiff, in the amount of \$17,012.37, with interest from and after August 31, 2020, at the rate of 6% per annum, plus attorney fees in the amount of \$2,500.00, and costs in the

amount of \$1,270.06.

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.

**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 2 day of October, 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:

W. Scott Crabtree, Esq.  
P. O. Box 615  
Franklin, KY 42135-0615  
*Attorney for plaintiff*

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

Joe Finn  
737 Sheridan Avenue  
Roselle, NJ 07203

Eleanor Sandra Ellison Finn  
737 Sheridan Avenue  
Roselle, NJ 07203

This October 2, 2020.

  
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ROBERT YOUNG LINK  
Master Commissioner  
Simpson Circuit Court