

SIMPSON CIRCUIT COURT
DIVISION I

CIVIL ACTION NO. 19-CI-00397

CITY OF FRANKLIN, KENTUCKY

PLAINTIFF

vs.

NOTICE OF SALE

GALAXY PROPERTIES, INC.,
COMMONWEALTH OF KENTUCKY,
SOUTHERN TAX SERVICES, LLC,
KLAS PROPERTIES, LLC,
NEW CONCEPT ONE, INC.,
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. 19-CI-00397, City of Franklin, Kentucky, plaintiff, versus, Galaxy Properties, Inc., Commonwealth of Kentucky, Southern Tax Services, LLC, Klas Properties, LLC, New Concept One, Inc. 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 514 Morris Street, Franklin, Simpson County Kentucky 42134, to-wit:

Beginning at a stake on the south side of Morris Street, corner to Bradley; thence with line of Bradley south 200 feet to a stake in Bradley's line, corner to Hunt; thence with line of Hunt, west 75 feet to a stake, corner to Hunt; thence with line of Hunt, north 200 feet to a stake on the south side of Morris Street; thence with the south side of Morris Street, east 75 feet to the place of beginning.

Being the same property conveyed to Galaxy Properties, Inc., a Kentucky corporation, by Manuel Bell and wife, Portia Bell, by deed dated December 15, 1992, of record in Deed Book 183, Page 285, Simpson County Clerk's Office.

The property valuation administrator's map number for the subject property is as follows:
014-00-13-005.00.

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 \$2,160.64, with interest from and after August 31, 2020, at the rate of 6% per annum, plus attorney fees in the amount of \$1,500.00, and costs in the amount of \$2,252.06.

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

R. Campbell Connell, Esq.
Department of Revenue
P. O. Box 5222
Frankfort, KY 40602
Attorney for Commonwealth of Kentucky

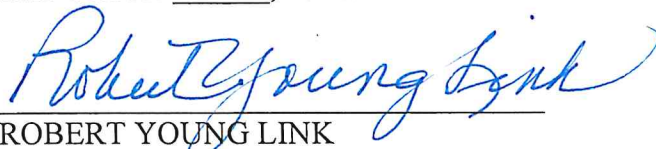
Zach Webster, Esq.
Overly & Johnson, LLC
P. O. Box 911028
Lexington, KY 40591
Attorney for Southern Tax Services, LLC

Klas Properties, LLC
Karen Kane-Roby, Esq.
154 Vanderbilt Court
Bowling Green, KY 42103
Attorney for Klas Properties, LLC

Galaxy Properties, Inc
Manuel Bell, Registered Agent
507 Morris Street
Franklin, KY 42134

New Concept One, Inc.
Henry D. Ricketts, Jr.
407 Morris Street
Franklin, KY 42134

This October 2, 2020.


ROBERT YOUNG LINK
Master Commissioner
Simpson Circuit Court