

SIMPSON CIRCUIT COURT
DIVISION I

CIVIL ACTION NO. 19-CI-00401

CITY OF FRANKLIN, KENTUCKY

PLAINTIFF

vs.

NOTICE OF SALE

THERESA GUMM

and unknown spouse of THERESA GUMM

COREY GUMM

and unknown spouse of COREY GUMM

SHERITA DAWKINS

and unknown spouse of SHERITA DAWKINS

HARDCASTLE PROPERTIES, LLC

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-00401, City of Franklin, Kentucky, plaintiff, versus, Theresa Gumm and unknown spouse of Theresa Gumm, Corey Gumm and unknown spouse of Corey Gumm, Sherita Dawkins and unknown spouse of Sherita Dawkins, Hardcastle Properties, LLC, 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**) located at the northwest corner of the intersection of North High Street and Roosevelt Street, Franklin, Simpson County Kentucky 42134, to-wit:

Beginning at a set iron pin on the east side of a 15' alley, the southwest corner to David and Beverly Wilson, and being the southwest corner to lot 53, and the northwest corner to lot 52 of the D.S. Henry Annex as shown in Deed Book 21 , page 219; thence with the south line of Wilson (lot 53), N 83° 30' 00" E 155.00 feet to a set iron pin on the west side of North High St., a corner to Wilson; thence with the west side of North High St., S 06° 50' 20" E 100.00 feet to a set railroad spike at the intersection of same and Roosevelt St.; thence along the north side of Roosevelt St., S 83° 30' 05" W 155.00 feet to a set iron pin on the east side of a 15' alley, at the southwest corner of a barn; thence with the east side of said alley, N 06° 50' 25" W 100.00 feet to the beginning point. Containing 0.356 acres. All set iron pins are 1/2" x 18" rebar with yellow cap number 2142.

Being the same property conveyed to David Carlton Gumm by Simpson County, State of Kentucky, by deed dated September 25, 1998, of record in Deed Book 215, Page 554, Office of the Simpson County Clerk. The said David Carlton Gumm died married and intestate a resident of Simpson County on April 18, 2007 and title to the

above-described property passed to his only heirs-at-law as follows: an undivided one-half (1/2) interest to his wife, Theresa Gumm; an undivided one-fourth (1/4) interest to his son, Corey Gumm; and an undivided one-fourth (1/4) interest to his daughter, Sherita Dawkins. See Affidavit of Descent of record in Deed Book 272, Page 585, Office of the Simpson County Clerk. See also Affidavit Concerning Estimated Fair Market Value of Real Estate Transferred by Intestacy of record in Deed Book 276, Page 689, Office of the Simpson County Clerk.

The property valuation administrator's map number for the subject property is as follows: 009-00-38-015.00.

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 \$26,279.58, 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 \$2,030.71.

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 the plaintiff

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

Theresa Gumm
2701 North Mill Avenue, Apt. 92
Bowling Green, KY 42104

Unknown Spouse of Theresa Gumm
2701 North Mill Avenue, Apt. 92
Bowling Green, KY 42104

Corey Gumm
350 Loving Chapel Road
Franklin, KY 42134

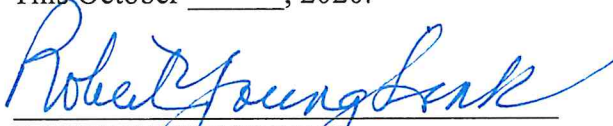
Unknown Spouse of Corey Gumm
350 Loving Chapel Road
Franklin, KY 42134

Sherita Dawkins
815 Old Dickerson Road
Goodlettsville, TN 37072

Unknown Spouse of Sherita Dawkins
815 Old Dickerson Road
Goodlettsville, TN 37072

Hardcastle Properties, LLC
c/o Cheryl H. Anderson
333 W. Vine Street, Ste. 207
Lexington, KY 40507

This October 2, 2020.



ROBERT YOUNG LINK
Master Commissioner
Simpson Circuit Court