

SIMPSON CIRCUIT COURT
DIVISION I

CIVIL ACTION NO. 19-CI-00368

CITY OF FRANKLIN, KENTUCKY

PLAINTIFF

vs.

NOTICE OF SALE

BRANDY LAW, unknown spouse of BRANDY LAW,
COMMONWEALTH OF KENTUCKY,
THE MEDICAL CENTER AT FRANKLIN, INC.
HARDCASTLE PROPERTIES, LLC
JEFFERSON CAPITAL SYSTEMS, LLC
FARM CREDIT SERVICES OF MID-AMERICA, FLCA,
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-00368, City of Franklin, Kentucky, plaintiff, versus, Brandy Law, unknown spouse of Brandy Law, Commonwealth of Kentucky, The Medical Center at Franklin, Inc., Hardcastle Properties, LLC, Jefferson Capital Systems, LLC, Farm Credit Services of Mid-America, FLCA, 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 1220 Derek Drive, Franklin, Simpson County Kentucky 42134, to-wit:

Being Lot No. 68 of Section B of Briarwood Village Subdivision according to plat of record in Plat Book 4, Page 119 and 120, and revised in Plat Book 4, Page 173 and 174, in the Office of the Clerk of Simpson County, Kentucky.

Being the same property conveyed to Brandy Law, single, by Roger Lance Lewis and wife, Jolie Chandler Lewis, by deed dated July 26, 2007, of record in Deed Book 272, Page 507, in the Office aforesaid.

The property valuation administrator's map number for the subject property is as follows:
019-00-10-006.00.

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 \$38,358.69, with interest from and after July 31, 2020, at the rate of 6% per annum, plus attorney fees in the amount of \$3,500.00, and costs in the amount of \$2,030.81.

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 2nd day of October, 2020.


ROBERT YOUNGLINK
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

Commonwealth of Kentucky
Office of the Attorney General
700 Capital Avenue, Ste. 118
Frankfort, KY 40601

Charles W. Adams
Hodges & Adams
P. O. Box 1865
Bowling Green, KY 42102

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

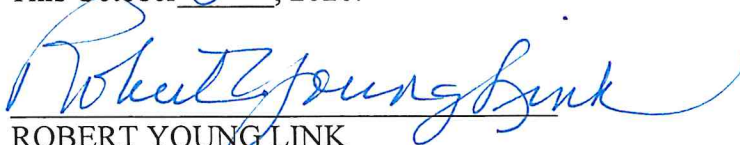
Jefferson Capital Systems, LLC
c/o Corporation Service Company
421 West Main Street
Frankfort, KY 40601

Farm Credit Services of Mid-America, FLCA
1601 UPS Drive
Louisville, KY 40223-4390

Brandy Law
1918 Siloam Church Road
Westmoreland, TN 37186

Unknown Spouse of Brandy Law
1918 Siloam Church Road
Westmoreland, TN 37186

This October 2, 2020.



ROBERT YOUNG LINK
Master Commissioner
Simpson Circuit Court