

SIMPSON CIRCUIT COURT
DIVISION I

CIVIL ACTION NO. 19-CI-00396

CITY OF FRANKLIN, KENTUCKY

PLAINTIFF

vs.

NOTICE OF SALE

MICHAEL N. NUCKOLS,
the unknown spouse of MICHAEL N. NUCKOLS, if any,
CHRISTY RENEE FORD a/k/a CHRISTY RENEE NUCKOLS,
the unknown spouse of CHRISTY RENEE FORD
a/k/a CHRISTY RENEE NUCKOLS, if any,
THE MEDICAL CENTER AT FRANKLIN
GRAVES GILBERT CLINIC, P.S.C.,
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-00396, City of Franklin, Kentucky, plaintiff, versus, Michael N. Nuckols, the unknown spouse of Michael N. Nuckols, if any, Christy Renee Ford a/k/a Christy Renee Nuckols, the unknown spouse of Christy Renee Ford a/k/a Christy Renee Nuckols, if any, The Medical Center At Franklin Graves Gilbert Clinic, P.S.C., 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 412 South Railroad Street, Franklin, Simpson County Kentucky 42134, to-wit:

Beginning at a pin in the southeast corner in line with the west right-of-way of South Railroad Street and being 53 feet from the L & N Railroad, and a corner to Les Biggs; thence with the line of the west right-of-way of South Railroad Street N 21° 15' W 110.0 feet to a pin, a corner to the Bolling Estate lot; thence with the line of said Bolling Estate lot S 81° 15' W 173.0 feet to a post, a corner in the Catherine Rigdon lot; thence with the line of Doug Wims N 88° 00' E 137.6 feet to a post, a corner to Les Biggs; thence with the line of Les Biggs N 81° 30' E 68.6 feet to the point of beginning, according to June 9, 1979, survey by E. C. Ellis, Kentucky Registered Land Surveyor.

Being the same property conveyed by Jackie Harris and wife, Barbara Harris to Christy Renee Ford and husband, Michael N. Nuckols, by deed dated January 15, 2013, of record in Deed Book 301, Page 528, Simpson County Clerk's Office.

The property valuation administrator's map number for the subject property is as follows:
014-00-01-013.00.

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 \$14,787.70, 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 \$2,053.41.


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

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

Charles W. Adams
Hodges & Adams
P. O. Box 1865
Bowling Green, KY 42102-1865
Attorney for The Medical Center and Graves Gilbert

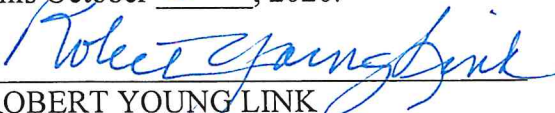
Michael N. Nuckols
100 Morningside Drive
Portland, TN 37148

Unknown Spouse of Michael N. Nuckols
100 Morningside Drive
Portland, TN 37148

Christy Ford a/k/a Christy Nuckols
219 South Cedar Street
Cross Plains, TN 37049

Unknown Spouse of Christy Ford/Nuckols
219 South Cedar Street
Cross Plains, TN 37049

This October 2, 2020.


ROBERT YOUNG LINK
Master Commissioner
Simpson Circuit Court