

SIMPSON CIRCUIT COURT
DIVISION I

CIVIL ACTION NO. 19-CI-00205

MID SOUTH CAPITAL PARTNERS, LP

PLAINTIFF

vs.

NOTICE OF SALE

YANCY MINTON,
NICOLE MINTON,
CITIZEN FIRST BANK, INC.,
COMMONWEALTH OF KENTUCKY,
CITY OF FRANKLIN,
COMMONWEALTH OF KENTUCKY,
COUNTY OF SIMPSON,
FARMERS NATIONAL BANK, and
HARDCASTLE PROPERTIES, LLC

DEFENDANTS

Pursuant to a Judgment and Order of Sale in Simpson Circuit Court dated October 1, 2021, in Civil Action No. 19-CI-00205, Mid South Capital Partners, LP, plaintiff, versus, Yancy Minton, Nicole Minton, Citizen First Bank, Inc., Commonwealth of Kentucky, City of Franklin, Commonwealth of Kentucky, County of Simpson, Farmers National Bank, and Hardcastle Properties, LLC, defendants, I shall sell to the highest bidder at public auction on Friday, November 5, 2021, at the hour of 2:00 p.m., at the Simpson County Justice Center, 101 Court Street, Franklin, Kentucky, the following-described property having as its mailing address 621 North High Street, Franklin, Kentucky 42134, to-wit:

A certain tract or parcel of land beginning at a stake in edge of property line of Walker Avenue, running thence south with Walker Avenue 52 feet to a stake, corner to Turner; thence with line of Turner west 155 feet to a 15 foot alley; thence with alley north 52 feet to stake, corner to Dillard; thence with line of Dillard 155 feet to the beginning.

Being the same property conveyed by and between James H. Lloyd and his wife, Peggy Lloyd; Barbara Willham, unmarried; Robert Hillenburg and wife, Brenda Hillenburg; Darrell Simpson and wife, Glenda Simpson; Jack Beinburg and wife, Mary F. Beinburg; and Paul Rippy, unmarried; to Yancy D. Minton and wife, Nicole M. Minton by deed dated November 30, 1999, of record in Deed Book 222, Page 119, Simpson County Clerk's Office.

The property valuation administrator's map number for the subject property is as follows:
009-00-38-007.00.

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 2021 City and State and County taxes, not yet due but now 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 \$4,270.60, with interest from and after the date of judgment at the rate of 12% per annum.

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 12% 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 2021 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.

This 7 day of October, 2021.


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:

M. Scott Mattmiller, Esq.
c/o MATTMILLER CROSBIE, PLLC
301 East Main Street, Suite 750
Lexington, KY 40507

W. Scott Crabtree, Esq.
212 South College St.
PO Box 615
Franklin, KY 42135-0615

Sam R. Phillips, Esq.
303 North College St.
Franklin, KY 42134

Farmers National Bank
c/o Any Manager or Officer
208 North Mayo Trail
Pikeville, KY 41501

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

Yancy Minton
556 Briggs Hill Rd.
Bowling Green, KY 42101

Nicole Minton
556 Briggs Hill Rd.
Bowling Green, KY 42101

This 7 day of October, 2021.


ROBERT YOUNG LINK
Master Commissioner
Simpson Circuit Court