

SIMPSON CIRCUIT COURT
DIVISION I

CIVIL ACTION NO. 21-CI-00159

JAMES C. BRITT

PLAINTIFF

vs.

NOTICE OF SALE

JEFFREY TURLEY and wife,
VANESSA TURLEY,
THE MEDICAL CENTER AT FRANKLIN, INC.
CITY OF FRANKLIN, KENTUCKY and
SIMPSON COUNTY, KENTUCKY

DEFENDANTS

Pursuant to a Judgment and Order of Sale in Simpson Circuit Court dated December 1, 2021, in Civil Action No. 21-CI-00159, James C. Britt, plaintiff, versus, Jeffrey Turley and wife, Vanessa Turley, The Medical Center at Franklin, Inc. City of Franklin, Kentucky and Simpson County, Kentucky, defendants, I shall sell to the highest bidder at public auction on Friday, December 17, 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 513 Sarver Street, Franklin, Kentucky 42134, to-wit:

A lot situated in Franklin, Simpson County, Kentucky, being bounded on the north by Sarver Street and on the south by Walker Street, more particularly described and bounded as follows:

Beginning at a post in the northwest corner 246 feet southeast of Todd Street, in the south right of way of Sarver Street, and a corner to Earl Burrus; thence with the line of Earl Burrus S 30° 00' W 130.2 feet to a pin, a corner to Lot No. 2; thence with the north line of Lot No. 2 S 73° 00' E 92.6 feet to a pin, a new corner to J.J. Northington; thence with a new line of J.J. Northington N 28° 00' E 104.5 feet to a pin, a corner to the south right of way of Sarver Street; thence with the line of the south right of way of Sarver Street N 57° 00' W 87.0 feet to the point of beginning.

LESS THE FOLLOWING DESCRIBED PROPERTY conveyed to J. J. Northington et ux by deed dated July 31, 1973, of record in Deed Book 112, Page 266, Simpson County Clerk's Office:

Beginning at a pin in the northwest corner in line with the south right of way of Sarver Street and a new corner to Earl Burrus; thence with a new line of Earl Burrus S 21° 30' W 105.8 feet to a pin, a corner to J. J. Northington; thence with the line of J. J. Northington N 28° 00' E 104.5 feet to a pin, a corner to the south right of way of Sarver Street; thence

with the line of the south right of way of Sarver Street N 57° 00' W 12.0 feet to the beginning, according to July 21, 1973 survey by E. C. Ellis, Kentucky Registered Land Surveyor No. 318.

Being the same property conveyed to Jeffrey Turley and wife, Vanessa Turley, by James C. Britt, unmarried, by deed dated April 5, 2018, of record in Deed Book 334, Page 143, Simpson County Clerk's Office.

The property valuation administrator's map number for the subject property is as follows: 009-00-13-004.00.

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 personam judgment in favor of the plaintiff against the defendant Jeffrey Turley, and an in rem judgment in favor of the plaintiff against the defendant Vanessa Turley, in the amount \$30,314.15, with interest from and after the date of judgment at the rate of 6% per annum, plus attorney's fees and costs in the amount of \$3,554.10.

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 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 1st day of December, 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:

Timothy D. Mefford, Esq.
303 North College Street
Franklin, KY 42134

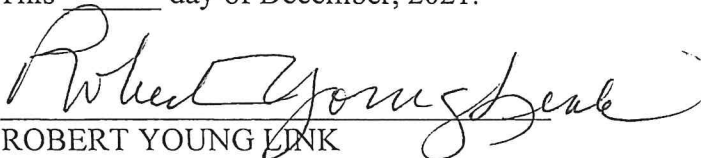
Charles Adams, Esq.
P. O. Box 1865
Bowling Green, KY 42102

W. Scott Crabtree, Esq.
P. O. Box 615
Franklin, KY 42135-0615

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

Amanda East, Esq.
P. O. Box 305
Franklin, KY 42135-0305
*Warning Order Attorney and
Guardian Ad Litem*

This 1st day of December, 2021.



ROBERT YOUNG LINK

Master Commissioner

Simpson Circuit Court