

SIMPSON CIRCUIT COURT  
DIVISION I

CIVIL ACTION NO. 21-CI-00331

KENTUCKY HOUSING CORPORATION

PLAINTIFF

vs.

NOTICE OF SALE

DEREK J. SHOULDERS

DEFENDANT

Pursuant to a Judgment and Order of Sale in Simpson Circuit Court entered on January 27, 2022, in Civil Action No. 21-CI-00331, Kentucky Housing Corporation, plaintiff, versus, Derek J. Shoulders, defendant, I shall sell to the highest bidder at public auction on Friday, February 18, 2022, 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 626 S. Main Street, Franklin, Kentucky 42134, to-wit:

PARCEL I:

Beginning at a stake on "west side of L & N Pike or 31-W, corner to Pepper, formerly Harris; thence West with line of Pepper 296 feet to a stake in Pepper's line, corner to Mayhew formerly, now Downey; thence with line of Downey, North 75 feet to a stake, corner to Groves; thence East and parallel with first line 296 feet to a stake in edge of L & N Pike or 31-W; thence with L & N Pike or 31-W, 75 feet South to the beginning.

PARCEL II:

Beginning at a stake in the curb line of South Main Street on the west side thereof, a corner to the present property of the grantees; running thence southwardly with said curb line 11 feet to another stake, a new corner to Hickman; thence westwardly with a new line between Hickman and Wright and parallel to the present line 217 feet to another stake, another new corner to Hickman; thence northwardly and parallel with said curb line 7 feet to another stake, another new corner to Hickman; thence westwardly with another new dividing line between Hickman and Wright 90 feet to another stake, another new corner to Hickman; thence northwardly and parallel with said curb line 4 feet to another stake, a corner to Hickman, Ben Groves and the present property of Wright; thence eastwardly with the present dividing line between Hickman and Wright 307 feet to the beginning.

The right to use of the property is subject to a joint driveway agreement as set forth in Deed Book 86, Page 495, Simpson County Court Clerk's Office.

PARCEL III:

Beginning at a stake in the Northeast corner in line with the West right-of-way of South Main Street, and a corner to Mrs. Nina Hickman; thence with the line of the West right-of-way of South Main Street, S 0 deg. 36' E 10.0 feet to a stake a new corner to Mrs. Nina Hickman; thence with a new line of Mrs. Nina Hickman, S 86 deg. 10' W 208.5 feet to a stake a new corner to Mrs. Nina Hickman; thence with the line of Mrs. Nina Hickman, N 3 deg. 50' W 10.0 feet to a stake a corner to James Wright; thence with the line of James Wright, N 86 deg. 10' E 209.0 feet to the point of beginning. According to survey by E. C. Ellis, Registered Land Surveyor. See plat of record in Plat Book 3, Page 568, Simpson County Court Clerk's Office.

The right to use of the property is subject to a joint driveway agreement as set forth in Deed Book 112, Page 444, Simpson County Court Clerk's Office.

PARCEL IV:

Beginning at a stake, the westernmost southwest corner to James Wright and the northwest corner to this tract; thence with the line of Wright, running 4 feet south of and parallel to the original line of same, S 87° 53' 24" E 90.0 feet to a stake a corner to same; thence with the line of Wright, S 00° 36' 00" W 13.1 ft. to an 18" oak in the line of same a new corner to Hickman Estate; thence on new lines with Hickman Estate two (2) calls: (1) N 85° 00' 09" W 89.54 ft., and (2) N 03° 10' 47" W 8.62 ft. to the beginning point, containing 0.023 acres, according to January 18, 1991 survey of Robert G. May, registered land surveyor no. 2142.

Being the same property conveyed to Derek J. Shoulders, unmarried, from George D. Carey and wife Diana L. Carey, by Deed dated January 31, 2018, of record in Deed Book 332, Page 702, in the office of the Simpson County Clerk.

The property valuation administrator's map number for the subject property is as follows: 020-00-04-017.00.

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 2022 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, in the amount \$207,703.01, with interest from and after November 18, 2021, at the rate of 5.25% per annum, plus attorney fees in the amount of \$3,000.00.

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 5.25% 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 2022 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 27 day of January, 2022.



ROBERT YOUNG LINK  
Master Commissioner  
P. O. Box 474  
Franklin, KY 42135  
270-586-3283

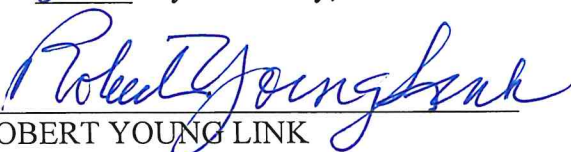
CERTIFICATE OF SERVICE

A true copy of the foregoing was on this date mailed to the following:

Septtimous Taylor, Esq.  
4830 Towne Square Court  
Owensboro, Kentucky 42301

Derek J. Shoulders  
626 S. Main Street  
Franklin, KY 42134

This 27 day of January, 2022.



ROBERT YOUNG LINK  
Master Commissioner  
Simpson Circuit Court