

SIMPSON CIRCUIT COURT
DIVISION I

CIVIL ACTION NO. 21-CI-00200

ARVEST CENTRAL MORTGAGE COMPANY

PLAINTIFF

vs.

NOTICE OF SALE

LINDA L. WORLEY, aka LINDA WORLEY,
COMMONWEALTH OF KENTUCKY,
COUNTY OF SIMPSON,
Unknown Heirs/Beneficiaries/Legatees/Devises
of BENJAMIN S. WORLEY,
aka BENJAMIN SHELTON WORLEY
and Unknown Spouse of LINDA L. WORLEY,
aka LINDA WORLEY

DEFENDANTS

Pursuant to a Judgment and Order of Sale in Simpson Circuit Court entered on December 13, 2021, in Civil Action No. 21-CI-00200, Arvest Central Mortgage Company, plaintiff, versus, Linda L. Worley, aka Linda Worley, Commonwealth of Kentucky, County of Simpson, Unknown Heirs/Beneficiaries/Legatees/Devises of Benjamin S. Worley, aka Benjamin Shelton Worley and Unknown Spouse of Linda L. Worley, aka Linda Worley, defendants, 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 208 Rutherford Avenue, Franklin, Kentucky 42134, to-wit:

Being the easternmost 98 feet of Lots 28, 29, 30, and 31 of Block C of Sherwood Terrace Subdivision, according to plat of record in Plat Book 1, pages 15 and 15a, Simpson County Clerk's office.

Being the same property conveyed to Benjamin S. Worley and Linda L. Worley, husband and wife, as joint tenants with right of survivorship, by Hill & Associates, Inc. a Kentucky corporation, by deed dated January 30, 2003, of record in Deed Book 240 page 700, in the Office aforesaid. The said Benjamin S. Worley died on November 14, 2018, and left the said Linda L. Worley surviving him.

The property valuation administrator's map number for the subject property is as follows:
035-06-04-004.00.

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 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 rem judgment in favor of the plaintiff, in the amount \$61,469.08, with interest on \$51,092.21 from and after August 19, 2021, at the rate of 4% 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 4% 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:

Victoria M. Kadreva Holmes, Esq.
Millsap & Singer, LLC
10200 Forest Green Blvd, Suite 405
Louisville, KY 40223

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

Linda L. Worley aka Linda Worley
242 Hester Rd
Portland, TN 37148

Linda L. Worley
c/o Westmoreland Care & Rehab Center
1559 New Highway 52
Westmoreland, TN 37186

Unknown Heirs/Beneficiaries/Legatees/Devisees of
Benjamin S. Worley aka Benjamin Shelton Worley
208 Rutherford Ave
Franklin, KY 42134

Unknown Heirs/Beneficiaries/Legatees/Devisees of
Benjamin S. Worley aka Benjamin Shelton Worley
242 Hester Rd
Portland, TN 37148

Unknown Spouse of Linda L. Worley aka Linda Worley
208 Rutherford Ave
Franklin, KY 42134

Unknown Spouse of Linda L. Worley aka Linda Worley
242 Hester Rd
Portland, TN 37148

This 27 day of January, 2022.


ROBERT YOUNG LINK
Master Commissioner
Simpson Circuit Court