

SIMPSON CIRCUIT COURT  
DIVISION I

CIVIL ACTION NO. 22-CI-00011

FRANKLIN BANK & TRUST COMPANY

PLAINTIFF

vs.

NOTICE OF SALE

THE ESTATE OF NANCYE KEY, DECEASED;  
c/o JIMMY DOUGLAS KEY, ADMINISTRATOR;  
JEFFREY SCOTT KEY;  
JIMMY DOUGLAS KEY;  
TONYA KEY;  
JAMES LAWRENCE KEY;  
COURTNEY KEY;  
THE MEDICAL CENTER AT FRANKLIN, INC.; and  
ALL UNKNOWN HEIRS, DEVISEES, LEGATEES,  
BENEFICIARIES, AND CREDITORS OF NANCYE  
KEY, DECEASED, THEIR SPOUSES AND ANY  
AND ALL UNKNOWN CREDITORS AS TO ANY  
UNKNOWN HEIRS OR THEIR SPOUSES, AND  
INCLUDING ANY AND ALL INDIVIDUALS OR  
ENTITIES CLAIMING ANY LIEN, RIGHT, INTEREST  
OR CLAIM IN AND TO 116 CHERRY STREET,  
FRANKLIN, KENTUCKY, INCLUDING BUT NOT  
LIMITED TO ANY UNKNOWN SPOUSE OF  
JEFFREY SCOTT KEY

DEFENDANTS

Pursuant to a Judgment and Order of Sale in Simpson Circuit Court entered on May 9, 2022, in Civil Action No. 22-CI-00011, Franklin Bank & Trust Company, plaintiff, versus, The Estate of Nancye Key, deceased; Jimmy Douglas Key, Administrator; Jeffrey Scott Key; Jimmy Douglas Key; Tonya Key; James Lawrence Key; Courtney Key; The Medical Center at Franklin, Inc.; All unknown heirs, devisees, legatees, beneficiaries, and creditors of Nancye Key, deceased, their spouses and any and all unknown creditors as to any unknown heirs or their spouses, and including any and all individuals or entities claiming any lien, right, interest or claim in and to 116 Cherry Street, Franklin, Kentucky, including but not limited to any unknown spouse of Jeffrey Scott Key, defendants, I shall sell to the highest bidder at public auction on Friday, June 10, 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 116 Cherry Street, Franklin, Kentucky 42134, to-wit:

A certain tract of land in Franklin, Simpson County, Kentucky, and further described from a survey dated May 28, 1996, by Robert G. May, Kentucky Registered Land Surveyor, No. 2142 as follows:

Beginning at the northeast corner to this tract, a corner to Darin Smith, in the south right of way line of Cherry Street; thence with the line of Smith, S 0 deg. 37 min. W 150.00 feet to a post in the line of same, a corner to Mary Yokley; thence with the line of Yokley, N 88 deg. 57 min. W 68.00 feet to a post in the line of same, a corner to Jim Sullivan; thence with the line of Sullivan, N 00 deg. 37 min. E 150.00 feet to the south right of way line of Cherry Street; thence with aforesaid right of way line, S 88 deg. 57 min. E 68.00 feet to the beginning point, containing 0.234 acres.

Being the same property conveyed to Ralph Key and Nancye Key, husband and wife, as joint tenants with right of survivorship, by Timmie S. Gann and Regina Gann, husband and wife, by deed dated September 4, 2009, of record in Deed Book 284, Page 168, in the Simpson County Clerk's Office. Ralph Key died on August 18, 2017, and left Nancye Key surviving him. Nancye Key died on August 9, 2021 survived by three sons Jimmy Key, married to Tonya Key, Jeffrey Scott Key, single, and James Lawrence Key, married to Courtney Key.

The property valuation administrator's map number for the subject property is as follows:  
014-00-02-006.00.

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 \$39,036.93, with interest from and after September 20, 2021, at the rate of 5.125% per annum, plus attorney fees in the amount of \$4,968.75, plus Warning Order Attorney fees in the amount of \$443.85, plus all costs of sale.

**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 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 17 day of May, 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:

Larry F. Hinton, Esq.  
P. O. Box 4000  
Bowling Green, KY 42102-4000  
*Attorney for Plaintiff*

Hoy P. Hodges, Esq.  
P. O. Box 1865  
Bowling Green, KY 42102  
*Attorney for The Medical Center at Franklin*

The Estate of Nancye Key, deceased  
c/o Jimmy Douglas Key, Administrator  
5807 Galloways Mill Road  
Rockfield, KY 42274

Jimmy Douglas Key  
5807 Galloways Mill Road  
Rockfield, KY 42274

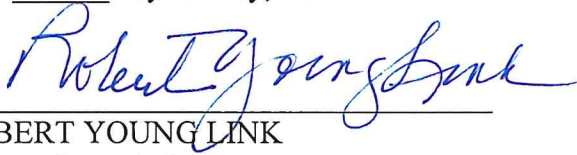
Tonya Key  
5807 Galloways Mill Road  
Rockfield, KY 42274

James Lawrence Key  
305 Glendale Road  
Franklin, KY 42134

Courtney Key  
305 Glendale Road  
Franklin, KY 42134

Jeffrey Scott Key  
116 Cherry Street  
Franklin, KY 42134

This 17 day of May, 2022.



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ROBERT YOUNG LINK  
Master Commissioner  
Simpson Circuit Court