

ALLEN CIRCUIT COURT
DIVISION I

CIVIL ACTION NO. 21-CI-00337

STEVE MEADOR and DEBBIE J. MEADOR, his wife

PLAINTIFFS

vs.

NOTICE OF SALE

JOHN PAUL CATES, single;
BRANDY ATWOOD, formerly BRANDY CATES,
and JORDAN ATWOOD, her husband
O'NEAL STEEL, INC.;
UNITED STATES OF AMERICA,
DEPARTMENT OF THE TREASURY,
INTERNAL REVENUE SERVICE;
UNITED RENTALS (NORTH AMERICA), INC.;
IRON WORKERS TENNESSEE VALLEY AND
VICINITY WELFARE FUND;
IRON WORKERS TENNESSEE VALLEY AND
VICINITY PENSION FUND;
IRON WORKERS TENNESSEE VALLEY AND
VICINITY ANNUITY FUND;

DEFENDANTS

AND

IRON WORKERS TENNESSEE VALLEY AND
VICINITY WELFARE FUND;
IRON WORKERS TENNESSEE VALLEY AND
VICINITY PENSION FUND;
IRON WORKERS TENNESSEE VALLEY AND
VICINITY ANNUITY FUND;

COUNTERCLAIM PLAINTIFFS
CROSSCLAIM PLAINTIFFS,

vs.

STEVE MEADOR and DEBBIE J. MEADOR, his wife;

COUNTERCLAIM
DEFENDANTS

JOHN PAUL CATES;
BRANDY ATWOOD, f/k/a BRANDY CATES;
JORDAN ATWOOD;
O'NEAL STEEL, INC.;
UNITED RENTALS (NORTH AMERICA), INC.,
UNITED STATES OF AMERICA,

DEPARTMENT OF THE TREASURY,
INTERNAL REVENUE SERVICE;

CROSSCLAIM DEFENDANTS

Pursuant to a Judgment and Order of Sale in Allen Circuit Court dated May 10, 2022, in Civil Action No. 21-CI-00337, Steve Meador and Debbie J. Meador, his wife, plaintiffs, versus, John Paul Cates, single; Brandy Atwood, formerly Brandy Cates, and Jordan Atwood, her husband, O'Neal Steel, Inc.; United States of America, Department of the Treasury, Internal Revenue Service; United Rentals (North America), Inc.; Iron Workers Tennessee Valley and Vicinity Welfare Fund; Iron Workers Tennessee Valley and Vicinity Pension Fund; Iron Workers Tennessee Valley and Vicinity Annuity Fund; Defendants, and Iron Workers Tennessee Valley and Vicinity Welfare Fund; Iron Workers Tennessee Valley and Vicinity Pension Fund; Iron Workers Tennessee Valley and Vicinity Annuity Fund; Counterclaim Plaintiffs, Crossclaim Plaintiffs, vs. Steve Meador and Debbie J. Meador, his wife; Counterclaim Defendants, John Paul Cates; Brandy Atwood, f/k/a Brandy Cates; Jordan Atwood; O'Neal Steel, Inc.; United Rentals (North America), Inc., United States of America, Department of the Treasury, Internal Revenue Service; Crossclaim Defendants, I shall sell to the highest bidder at public auction on Friday, July 8, 2022, at the hour of 1:00 p.m., at the front door of the Allen County, Kentucky, Justice Center, located at 200 West Main Street, Scottsville, Kentucky 42164, the following-described property having as its mailing address 7890 Smiths Grove Road (KY Highway 101) Scottsville, Kentucky 42164, to-wit:

THE SUBJECT REAL ESTATE WILL BE SOLD AS TWO SEPARATE TRACTS. SALE NO. 1 WILL BE LOT NO. 3 CONTAINING 10.173 ACRES, AS DESCRIBED BELOW. SALE NO. 2 WILL BE LOT NO. 4 CONTAINING 12.134 ACRES, AS DESCRIBED BELOW. AT THE CONCLUSION OF THE SECOND SALE, IF ANY PARTY WISHES FOR THE TWO TRACTS TO BE COMBINED INTO ONE SALE, BIDS WILL BE ACCEPTED FOR THE TOTAL PROPERTY (BOTH TRACTS). THE TWO SEPARATE PARCELS ARE DESCRIBED AS FOLLOWS:

SALE NO. 1:

Being Tract No. Three (3), containing 10.173 acres, of the Arshalous Eich Minor Subdivision, as shown on the plat of said subdivision recorded at Plat Book 5, page 161, Allen County Clerk's office.

Being the same property conveyed to Steve Meador and Debbie J. Meador, husband and wife, by deed dated March 14, 2014, of record in Deed Book 299, Page 06, Allen County Clerk's office.

Further, being the same property which is the subject of a Land Sales Contract from Steve Meador and Debbie J. Meador, husband and wife, to John Paul Cates and Brandy Cates, husband and wife, which instrument was dated August 15, 2014, of record in Deed Book 303, Page 879, Allen County Clerk's office.

SALE NO. 2:

Being Tract No. Four (4), containing 12.134 acres, of the Arshalous Eich Minor Subdivision, as shown on the plat of said subdivision recorded at Plat Book 5, page 161, Allen County Clerk's office.

Being the same property conveyed to Steve Meador and Debbie J. Meador, husband and wife, by deed dated March 14, 2014, of record in Deed Book 299, Page 06, Allen County Clerk's office.

Further, being the same property which is the subject of a Land Sales Contract from Steve Meador and Debbie J. Meador, husband and wife, to John Paul Cates and Brandy Cates, husband and wife, which instrument was dated August 15, 2014, of record in Deed Book 303, Page 879, Allen County Clerk's office.

THE UNITED STATES, INTERNAL REVENUE SERVICE (IRS) SHALL HAVE THE RIGHT TO REDEEM WITHIN 120 DAYS FROM THE DATE OF SALE AS PROVIDED BY 28 U.S.C § 2410.

The property valuation administrator's map number for all of the subject property is as follows: 54-1D-3_4.

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 State and County taxes, not yet due and payable.

Said property shall be sold for the purpose of collecting the following judgment debt: An in rem judgment against John Paul Cates and Brandy Atwood (formerly Cates) in favor of the plaintiff, in the amount \$37,511.62, with interest from and after August 15, 2021, at the daily rate of \$4.87, plus attorney fees in the amount of \$2,000.00, and Court costs.

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% 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 Allen Circuit Court.
5. All announcements made on day of sale will take precedence over previous advertising.

This 14 day of June, 2022.



ROBERT YOUNG LINK
Special Master Commissioner
P. O. Box 474
Franklin, KY 42135
270-586-3283
email: robert@robertlinklaw.com

CERTIFICATE OF SERVICE

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

Kelly D. Powell, Esq.
P. O. Box 478
Scottsville, KY 42164
Attorney for Plaintiffs

Patrick J. Kilburn, Esq.
c/o Lloyd & McDaniel, PLC
P. O. Box 23200
Louisville, KY 40223-0200
Attorney for O'Neal Steel, Inc. and United Rentals (North America), Inc.

Katherine Bell, Esq.
Assistant U.S. Attorney
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Attorney for United States Department of the Treasury, Internal Revenue Service


Andrew E. Mize, Esq.
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515 Park Avenue
Louisville, KY 40208
Attorneys for Iron Workers Tennessee Valley and Vicinity Welfare Fund; Iron Workers Tennessee Valley and Vicinity Pension Fund; Iron Workers Tennessee Valley and Vicinity Annuity Fund

John Paul Cates
60 Lambert Road
Scottsville, KY 42164

Brandy Atwood f/k/a Brandy Cates
735 Woodland Circle Drive
Scottsville, KY 42164

Jordan Atwood
735 Woodland Circle Drive
Scottsville, KY 42164

This 14 day of June, 2022.



ROBERT YOUNG LINK
Special Master Commissioner
Allen Circuit Court