

SIMPSON CIRCUIT COURT  
DIVISION I

CIVIL ACTION NO. 19-CI-00223

U.S. BANK NATIONAL ASSOCIATION

PLAINTIFF

vs.

NOTICE OF SALE

EVER M. SMITH, aka EVER MAE SMITH,  
Unknown spouse (if any) of EVER M. SMITH,  
aka EVER MAE SMITH,  
ERNEST RAY, a possible heir to the estate  
of EVER M. SMITH,  
CAROLYN RAY, spouse of ERNEST RAY,  
TONY PAGE, a possible heir to the estate  
of EVER M. SMITH,  
ELSA PAGE, spouse of TONY PAGE,  
unknown heirs, devisees, legatees, beneficiaries  
of EVER M. SMITH, aka EVER MAE SMITH,  
and their unknown creditors,  
the unknown executor, administrator, or personal  
representative of the Estate of EVER M. SMITH,  
aka EVER MAE SMITH

DEFENDANTS

Pursuant to a Judgment and Order of Sale entered in Simpson Circuit Court May 12, 2022, in Civil Action No. 19-CI-00223, U.S. Bank National Association, plaintiff, versus, Ever M. Smith, aka Ever Mae Smith, Unknown spouse (if any) of Ever M. Smith, aka Ever Mae Smith, Ernest Ray, a possible heir to the estate of Ever M. Smith, Carolyn Ray, spouse of Ernest Ray, Tony Page, a possible heir to the estate of Ever M. Smith, Elsa Page, spouse of Tony Page, unknown heirs, devisees, legatees, beneficiaries of Ever M. Smith, aka Ever Mae Smith, and their unknown creditors, the unknown executor, administrator, or personal representative of the Estate of Ever M. Smith, aka Ever Mae Smith, defendants, I shall sell to the highest bidder at public auction on Friday, July 1, 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 623 Jackson Street, Franklin, Kentucky 42134, to-wit:

That certain real property located in Simpson County, Kentucky, and being more particularly described as follows, to-wit:

Located in Margory Bell Addition to City of Franklin, Simpson County, Kentucky.  
Beginning at the northwest corner of the Monroe Haden lot on Jackson Street; thence westwardly with south line of said street to the Sam Merritt lot; thence southwardly

with the Merritt line to the corner of Susan Robertson and Demond Bowling lots; thence eastwardly with the Susan Robertson line to the Monroe Haden line; thence northwardly with the Haden line to the beginning.

Being the same property conveyed to Ever Mae Smith, single who acquired title by virtue of a deed from Charles Weldon Deweese and Penny Deweese, husband and wife, dated December 15, 2005, recorded December 20, 2005, at Deed Book 262, Page 74, Simpson County, Kentucky records

The property valuation administrator's map number for the subject property is as follows: 009-00-21-004.00.

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 and payable.

Said property shall be sold for the purpose of collecting the following judgment debts: An in rem judgment in favor of the plaintiff, in the amount of \$68,152.79, with interest from and after August 1, 2018, at the rate of 4.54% per annum, plus attorney fees 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 4.54% 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 25 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:

Ryan F. Hemmerle, Esq.  
Manley Deas Kochalski LLC  
P.O. Box 165028  
Columbus OH 43216-5028

Timothy J. Crocker, Esq.  
P.O. Box 305  
Franklin, Kentucky 42135-0305

Ever M. Smith, AKA Ever Mae Smith  
623 Jackson Street  
Franklin, KY 42134

Unknown Spouse (if any) of  
Ever M. Smith, AKA Ever Mae Smith  
623 Jackson Street  
Franklin, KY 42134

Unknown heirs, devisees, legatees, and beneficiaries of Ever M. Smith  
aka Ever Mae Smith and their unknown creditors  
623 Jackson Street  
Franklin, KY 42134

Unknown executor, administrator, or personal representative of  
the Estate of Ever M. Smith, aka Ever Mae Smith  
623 Jackson Street  
Franklin, KY 42134

This 25 day of May, 2022.



ROBERT YOUNG LINK  
Master Commissioner  
Simpson Circuit Court