

SIMPSON CIRCUIT COURT
DIVISION I

CIVIL ACTION NO. 21-CI-00120

THE MONEY SOURCE INC.

PLAINTIFF

vs.

NOTICE OF SALE
Electronically Filed

BRIAN A. HARPER
GLENNON HARPER and
UNKNOWN OCCUPANT, IF ANY

DEFENDANTS

Pursuant to a Judgment and Order of Sale in Simpson Circuit Court entered on September 30, 2022, in Civil Action No. 21-CI-00120, The Money Source Inc., plaintiff, versus, Brian A. Harper, Glennon Harper, and unknown occupant, if any, defendants, I shall sell to the highest bidder at public auction on Friday, October 21, 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 306 Stephens Hill Road, Franklin, Kentucky 42134, to-wit:

Being Lot No. 15, Section V, of Cambridge Trace Subdivision, according to map or plat of which is of record in Plat Book 4, Page 237B, Slide 119, Simpson County Clerk's office, to which reference is made for a more detailed description.

The within property is conveyed subject to building lines, easements, and street rights-of-way shown on the aforesaid plat, and subject to restrictive covenants pertaining to Cambridge Trace Subdivision as shown and set forth in plat of record in Plat Book 4, Page 189, Slide 95, in the Office aforesaid.

Being the same property conveyed to Brian A Harper and wife, Glennon Harper, by Jo Anna Yates, the same person as Joanna C. Yates, unmarried, by deed dated August 15, 2018, of record in Deed Book 336, Page 294, Simpson County Clerk's office.

The property valuation administrator's map number for the subject property is as follows:
035-05-03-015.00.

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 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 \$274,685.04, with interest from and after April 25, 2022, at the rate of 5.25% 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 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 September 30, 2022.

BY: /s/ ROBERT YOUNG LINK

Master Commissioner
Simpson Circuit Court

CERTIFICATE OF SERVICE

A true copy of the foregoing was on this date delivered by electronic service to the following:

Michael R. Brinkman, Esq. (07618)
Aaron M. Cole, Esq. (96677)
D. Geoffrey Varney, Esq. (98705)
Reisenfeld & Associates LLC
3962 Red Bank Road
Cincinnati, OH 45227

CERTIFICATE OF SERVICE

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

Brian A. Harper
306 Stephens Hill Road
Franklin, KY 42134

Glennon Harper
165 Blackberry Drive
Franklin, KY 42134

Unknown Occupant, if any
306 Stephens Hill Road
Franklin, KY 42134

This September 30, 2022.

BY: /s/ ROBERT YOUNG LINK
Master Commissioner
Simpson Circuit Court