

SIMPSON CIRCUIT COURT
DIVISION I

CIVIL ACTION NO. 22-CI-00072

WELLS FARGO BANK, N.A.

PLAINTIFF

vs.

NOTICE OF SALE
Electronically Filed

KEVIN BROTHERS

DEFENDANT

Pursuant to a Judgment and Order of Sale in Simpson Circuit Court entered on May 18, 2022, as supplemented by Order entered on December 2, 2022, in Civil Action No. 22-CI-00072, Wells Fargo Bank, N.A., plaintiff, versus, Kevin Brothers, defendant, I shall sell to the highest bidder at public auction on Friday, January 6, 2023, 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 520 Clearview Street, Franklin, Kentucky 42134, to-wit:

Being Lot No. 41 of Millwood Estates Subdivision on the north side of Clearview Street in the City of Franklin, Kentucky, according to plat of record in Plat Book 4, Page 118, Simpson County Clerk's office.

Subject to all easements shown and set forth on said plat, and subject to all restrictive covenants of record in Plat Book 4, Page 118, as revised in Plat Book 4, page 133, in the Office aforesaid.

Being the same property conveyed to Kevin Brothers by Shannon D. Kepler, formerly Shannon Head, and Joseph Kepler, wife and husband, by deed dated April 29, 2019, of record in Deed Book 341, Page 412, Simpson County Clerk's office.

The property valuation administrator's map number for the subject property is as follows: 012-00-13-011.00.

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 2023 City and 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 personam judgment in favor of the plaintiff, in the amount \$127,159.77, with interest through

March 9, 2022, in the amount of \$2,986.52, with interest from and after March 9, 2022 at the rate of 4.5% 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 4.5% 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 2023 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 December 5, 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:

Chris Wiley, Esq.
Manley Deas Kochalski LLC,
P.O. Box 165028
Columbus OH 43216-5028

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

Kevin Brothers
1319 Fairfield Road
Westmoreland, TN 37186

This December 5, 2022.

BY: /s/ ROBERT YOUNG LINK

Master Commissioner
Simpson Circuit Court