

SIMPSON CIRCUIT COURT
DIVISION II

CIVIL ACTION NO. 20-CI-00333

MID SOUTH CAPITAL PARTNERS, LP

PLAINTIFF

vs.

NOTICE OF SALE
Electronically Filed

DALE MORAN,
COMMONWEALTH OF KENTUCKY,
COUNTY OF SIMPSON,
COMMONWEALTH OF KENTUCKY,
CITY OF FRANKLIN,
HARDCASTLE PROPERTIES, LLC,
PAUL SCOTT KELLEY,
PENNY KELLEY,
REGIONS BANK,
and Unknown spouse, if any, of DALE MORAN

DEFENDANTS

Pursuant to a Judgment and Order of Sale in Simpson Circuit Court entered on November 7, 2022, in Civil Action No. 20-CI-00333, Mid South Capital Partners, LP, plaintiff, versus, Dale Moran, Commonwealth of Kentucky, County of Simpson, Commonwealth of Kentucky, City of Franklin, Hardcastle Properties, LLC, Paul Scott Kelley, Penny Kelley, Regions Bank, and Unknown spouse, if any, of Dale Moran, defendants, 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 212 Brevard Street, Franklin, Kentucky 42134, to-wit:

Being Lot No. 33 of the D. S. Henry Addition to Franklin, Kentucky, according to map or plat thereof of record in Deed Book 21, Page 219, Simpson County Clerk's Office, fronting 50 feet on the east side of Brevard Street and running back parallel lines eastwardly 155 feet to an alley.

Being the same property conveyed to Dale Moran by deed dated April 29, 1997, of record in Deed Book 207, Page 348, Simpson County Clerk's Office.

The property valuation administrator's map number for the subject property is as follows:
009-00-39-016.00.

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 \$8,965.15, with interest from and after September 1, 2022, at the rate of 6% 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 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 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:

Hunter Jones, Esq.
P.O. Box 414
Lexington, KY 40588

Sam R. Phillips, Esq.
303 N. College Street
Franklin, KY 42134

CERTIFICATE OF SERVICE

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

W. Scott Crabtree, Esq.
P.O. Box 615
Franklin, KY 42135

Hardcastle Properties, LLC
Serve: Cheryl H. Anderson, RA
361 Duke Road, Suite A
Lexington, KY 40502

Paul Scott Kelley
2783 Bracken-Prices Mill Road
Franklin, KY 42134

Penny Kelley
2783 Bracken-Prices Mill Road
Franklin, KY 42134

Regions Bank
Serve: Corporation Service Company, RA
421 West Main Street
Frankfort, KY 40601

Dale Moran
704 North Street
Franklin, KY 42134-1055

Unknown spouse of Dale Moran
704 North Street
Franklin, KY 42134-1055

This December 5, 2022.

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