

SIMPSON CIRCUIT COURT  
DIVISION I

CIVIL ACTION NO. 22-CI-00128

21st MORTGAGE CORPORATION

PLAINTIFF

vs.

NOTICE OF SALE  
**Electronically Filed**

JODY R. CASSETTY and  
CASEY LARAE CASSETTY

DEFENDANTS

Pursuant to a Judgment and Order of Sale in Simpson Circuit Court entered on September 30, 2022, as supplemented by Order entered on February 21, 2023, in Civil Action No. 22-CI-00128, 21<sup>st</sup> Mortgage Corporation, plaintiff, versus, Jody R. Cassetty and Casey Larae Cassetty, defendants, I shall sell to the highest bidder at public auction on Friday, March 17, 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 891 Hall Leffew Road, Franklin, Kentucky 42134, to-wit:

A certain tract of land located approximately 4.8 miles east of Franklin, KY, situated on the north side of the Hall-Leffew Road, and further described from a survey dated July 20, 1993, by Gary Sloan, KRLS #2081, as follows:

Beginning at an iron pin in the north right of way line of the Hall-Leffew Road, a new corner to Harry Cassetty; thence with said right of way line N 87° 31' 51" W 1304.89 ft. to a post a new corner to same, said post being located S 88° 07' 10" E 357.16 ft. from a post, Cassetty's corner to Herbert Hall, also located S 82° 51' 55" W 747.01 ft. from a power pole; thence severing the lands of Cassetty, N 04° 50' 21" E 364.98 ft. to a rock, a corner to Herbert Hall; thence with Hall's lines, N 01° 38' 22" E 169.17 ft. to a rock, and N 85° 33' 11" E, passing Hall's corner post at 789.93 ft., 1227.97 ft. to an iron pin, a new corner to Cassetty; thence severing the lands of Cassetty, S 03° 39' 40" E 685.51 ft. to the beginning, containing 17.618 acres.

There is included herein a 2018 Champion Mobile Home, Serial No. 021-000-H-A005184AB.

Being the same property conveyed to Jody Roger Cassetty and Jody Richard Cassetty, as joint tenants with right of survivorship, by Harry Cassetty and Fannie Orvis Cassetty, husband and wife, by deed dated August 27, 1993, of record in Deed Book 187, Page 61, Simpson County Clerk's office. Jody Roger Cassetty is deceased and by virtue of the survivorship clause contained in the deed, title vested in Jody Richard Cassetty.

The property valuation administrator's map numbers for the subject property is as follows:  
046-00-00-063.01 and 46-63.01MH.

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 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 \$150,716.19, with interest from and after October 29, 2021, at the rate of 6.59% per annum, plus attorney fees and costs in the amount of \$2,164.75. for a total amount of \$152,880.94.

**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 6.59% 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 February 21, 2023.

**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:

G. Michael Cain, Esq.  
Kirkland, Cain & Horn, PLLC  
P.O. Box 1100  
Frankfort, Kentucky 40602-1100

**CERTIFICATE OF SERVICE**

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

Jody R. Cassetty  
891 Hall Leffew Road  
Franklin, KY 42134

Casey Larae Cassetty  
891 Hall Leffew Road  
Franklin, KY 42134

This February 21, 2023.

**BY: /s/ ROBERT YOUNG LINK**

Master Commissioner  
Simpson Circuit Court