

SIMPSON CIRCUIT COURT
DIVISION I

CIVIL ACTION NO. 19-CI-00442

MID SOUTH CAPITAL PARTNERS, LP

PLAINTIFF

vs.

**NOTICE OF SALE
Electronically Filed**

WILLIAM MICHAEL WEST,
SANDRA GAIL WEST,
KENTUCKY DEPARTMENT OF REVENUE,
DIVISION OF COLLECTIONS,
EQUIFIRST CORPORATION, AND,
THE COMMONWEALTH OF KENTUCKY,
COUNTY OF SIMPSON

DEFENDANTS

Pursuant to a Judgment and Order of Sale in Simpson Circuit Court entered on January 20, 2023, in Civil Action No. 19-CI-00442, Mid South Capital Partners, LP, plaintiff, versus, William Michael West, Sandra Gail West, Kentucky Department of Revenue, Division of Collections, Equifirst Corporation, and The Commonwealth of Kentucky, County of Simpson, 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 3315 Roark Road, Franklin, Kentucky 42134, to-wit:

Beginning at a post in the extreme north corner in line with the west right of way of the Roark Road and the Fay Harmon tract; thence with the line of Fay Harmon, S. 0 deg.30' E. 241.0 feet to a stake, a corner to Mrs. Joe Kinnard in the Harmond line; thence with the line of Mrs. Joe Kinnard, S. 86 deg. 30' E. 189.5 feet to a stake, a corner to the west right of way of the Roark Road; thence with the line and meander of the west right of way of the Roark Road, N. 57 deg. 45' W. 62.4 feet, N. 43 deg. 00' W. 127.0 feet, N. 22 deg. 00' W. 136.4 feet to the point of beginning.

Being a part of the same property conveyed to William Michael West and wife, Sandra Gail West, by Betty S. West, single, by deed dated March 3, 1989, of record in Deed Book 168, Page 417, Simpson County Clerk's office.

The property valuation administrator's map number for the subject property is as follows: 047-00-00-018.00.

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 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 rem judgment in favor of the plaintiff, in the amount \$6,092.02, with interest through October 31, 2022, at the rate of 12% per annum, plus attorney fees in the amount of \$2,000.00.

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 12% 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:

Jud Patterson, Esq.
P.O. Box 673
Lexington, KY 40588

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

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

Kentucky Department of Revenue
c/o Attorney General of Kentucky
700 Capital Avenue, Suite 118
Frankfort, KY 40601

William Michael West
3315 Roark Road
Franklin, Kentucky 42134

Sandra Gail West
3315 Roark Road
Franklin, Kentucky 42134

This February 21, 2023.

BY: /s/ ROBERT YOUNG LINK

Master Commissioner
Simpson Circuit Court