

SIMPSON CIRCUIT COURT  
DIVISION I

CIVIL ACTION NO. 23-CI-00026

MORTGAGE RESEARCH CENTER, LLC  
d/b/a VETERANS UNITED HOME LOANS,  
a MISSOURI LIMITED LIABILITY CORPORATION

PLAINTIFF

vs.

NOTICE OF SALE  
**Electronically Filed**

JOHN E. HICKS, AKA JOHN HICKS

DEFENDANT

Pursuant to a Judgment and Order of Sale in Simpson Circuit Court entered on August 2, 2023, in Civil Action No. 23-CI-00026, Mortgage Research Center, LLC d/b/a Veterans United Home Loans, a Missouri Limited Liability Corporation, plaintiff, versus, John E. Hicks, AKA John Hicks, defendants, I shall sell to the highest bidder at public auction on Friday, August 25, 2023, at the hour of 2:30 p.m., at the Simpson County Justice Center, 101 Court Street, Franklin, Kentucky, the following-described property having as its mailing address 16 Carpenter Road, Franklin, Kentucky 42134, to-wit:

A certain tract of land in Simpson County, Kentucky located approximately 3 miles southeast of Franklin situated on the north side of Peden Mill Road and further described thus:

Beginning at a stake where the north right of way line of Peden Mill Road intersects the east right of way line of the County Farm Road; thence with the east right of way line of said County Farm Road, N 12 Deg. 48' W 148.0 feet to a stake in said line, a new corner with James Carpenter; thence on a new line with James Carpenter, N 88 Deg. 00' E 299.4 feet to a stake, at new corner with same; thence on a new line with James Carpenter, S 12 Deg. 48' E 148.0 feet to a stake, a new corner with same in the north right of way line of Peden Mill Road; thence with said right of way line, S 88 Deg. 00' W 299.4 feet to the beginning point, containing 1.00 acre more or less, as per survey by E. T. Riley, registered land surveyor, dated February 17, 1975.

Subject to all restrictions, conditions and covenants and to all legal highways and easements.

Being the same property conveyed to John E. Hicks, unmarried, by Bobby S. Michael, unmarried, by deed dated July 19, 2019, of record in Deed Book 342, Page 692, Simpson County Clerk's office.

The property valuation administrator's map number for the subject property is 043-00-00-034.00.

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 personam judgment in favor of the plaintiff, in the amount \$197,452.50, with interest from and after February 1, 2020, at the rate of 3.99% 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 3.99% 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 August 2, 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:**

Gail C. Hersh, Jr., Esq.  
Manley Deas Kochalski LLC  
P. O. Box 165028  
Columbus, Ohio 43216-5028

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

John E. Hicks  
16 Carpenter Road  
Franklin, Kentucky 42134

This August 2, 2023.

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