

SIMPSON CIRCUIT COURT
DIVISION I

CIVIL ACTION NO. 22-CI-00168

NEWREZ LLC,
D/B/A SHELLPOINT MORTGAGE SERVICING

PLAINTIFF

vs.

NOTICE OF SALE
Electronically Filed

Unknown Spouse, if any, of MACK A. HOLT,
MICHAEL WILSON HOLT,
Unknown Spouse, if any, of MICHAEL WILSON HOLT,
Unknown Heirs, Devisees or Legatees, and their
Spouses, if any, of MACK A. HOLT,
Unknown Spouse, if any, of BRENDA SUE BROWN
aka BRENDA BROWN aka BRENDA S. BROWN,
Unknown Heirs, Devisees or Legatees, and their Spouses,
if any, of BRENDA SUE BROWN aka BRENDA BROWN
aka BRENDA S. BROWN,
JOHN ROBERT BROWN aka JOHN R. BROWN,
as the Administrator of the Estate of BRENDA SUE BROWN
aka BRENDA BROWN aka BRENDA S. BROWN,
JOHN ROBERT BROWN aka JOHN R. BROWN,
Unknown Spouse, if any, of JOHN ROBERT BROWN
aka JOHN R. BROWN,
CHRIS W. CARTER,
Unknown Spouse, if any, of CHRIS W. CARTER,
Unknown Occupant, if any of 529 Lake Spring Road, Franklin, KY 42134,
and COMMONWEALTH OF KENTUCKY DEPARTMENT
OF REVENUE, INHERITANCE TAX DIVISION

DEFENDANTS

Pursuant to a Judgment and Order of Sale in Simpson Circuit Court entered on October 26, 2023, in Civil Action No. 22-CI-00168, Newrez LLC, d/b/a Shellpoint Mortgage Servicing, plaintiff, versus, Unknown Spouse, if any, of Mack A. Holt, Michael Wilson Holt, Unknown Spouse, if any, of Michael Wilson Holt, Unknown Heirs, Devisees or Legatees, and their Spouses, if any, of Mack A. Holt, Unknown Spouse, if any, of Brenda Sue Brown aka Brenda Brown aka Brenda S. Brown, Unknown Heirs, Devisees or Legatees, and their Spouses, if any, of Brenda Sue Brown aka Brenda Brown aka Brenda S. Brown, John Robert Brown aka John R. Brown, as the Administrator of the Estate of Brenda Sue Brown aka Brenda Brown aka Brenda S. Brown, John Robert Brown aka John R. Brown, Unknown Spouse, if any, of John Robert Brown aka John R. Brown, Chris W. Carter, Unknown Spouse, if any, of Chris W. Carter, Unknown Occupant, if any of 529 Lake Spring Road, Franklin, KY 42134, and Commonwealth of Kentucky Department

of Revenue, Inheritance Tax Division, defendants, I shall sell to the highest bidder at public auction on Friday, November 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 529 Lake Spring Road, Franklin, Kentucky 42134, to-wit:

LOT 1.

Beginning at an iron pipe in the North right of way of the Lake Spring Road, corner to James Snider tract; thence with Snider's line N 21½ W to a stake at the high water mark of a dry creek, a distance of approximately 400 feet; thence easterly along the high water mark of said dry creek 110 feet to a stake; thence southerly to a stake in the north line of Lake Spring Road a distance of approximately 350 feet; thence S 40 W 110 feet with the Lake Spring Road to the point of beginning.

LOT 2.

Beginning at a stake in the Southwest corner in line with the North right of way of the Lake Spring Road, being 110 feet from a pipe in the James Snider corner, and a corner to E. H. Taylor; thence with the East line of E. H. Taylor, N 19 deg. 00 minutes E 350.0 feet to a stake a corner in the Henry Broderson line; thence with a new line of Henry Broderson, N 68 deg. 30 minutes E 110.0 feet to a stake a new corner to Henry Broderson; thence with another new line of Henry Broderson, S 17 deg. 15 minutes W 297.5 feet to a stake a corner to the North right of way of the Lake Spring Road; thence with the line of the North right of way of the Lake Spring Road, S 40 deg. 00 minutes W 110.0 feet to the point of beginning, according to survey of E.C. Ellis, certified land surveyor, dated April 22, 1972. See plat of record in Plat Book 2, Page 97B, Simpson County Clerk's office.

AND

A certain parcel of land located approximately 2 miles South of Franklin, Simpson County, Kentucky, more particularly described from a survey made December 14, 1985 by Charles E. White, Land Surveyor, Ky. Reg. No. 906, as follows:

Beginning at a post corner to Richard Cotton in a line 15 feet – 0 inches North of the centerline of the Lake Springs Road, and being the Southwest corner of the described parcel, thence with the line 15 feet – 0 inches North of the centerline of the Lake Springs Road N 42 deg. 52 minutes E 240.18 feet to a railroad Spike corner to George Creasy, thence with the line of George Creasy N 20 deg. 16 minutes W 161.75 feet to a steel rod, continuing in the same line an additional 14.75 feet to a pin in the center of Sharps Branch corner to George Creasy; thence with the line of George Creasy and the meanders of the center of Sharps Branch S 72 deg. 42 minutes W 128.80 feet, N 87 deg. 09 minutes W 81.54 feet, to a pin corner to Richard Cotton; thence with the line of Richard Cotton S 18 deg. 23 minutes E 323.87 feet, to the point of beginning containing 1.15 acres less any easements or rights of way of record.

Being the same property conveyed to Mack A. Holt by Richard Cotton and wife, Lena Lorene Cotton, by deed dated April 27, 2004, of record in Deed Book 250, Page 617, Simpson County Clerk's office. The said Mack A. Holt died testate, a resident of Simpson County, Kentucky, on November 4, 2004, and under the terms of his will, probated on December 7, 2004, of record in Will Book 21, page 226, in the Office aforesaid, devised the subject property to Brenda Sue Brown. The said Brenda Sue Brown died intestate, a resident of Simpson County, Kentucky, on March 18, 2019. According to the probate file of record in Simpson District Court Probate Case no. 19-P-00058, the said Brenda Sue Brown left as her only heirs-at-law, John R. Brown and Chris W. Carter.

The property valuation administrator's map number for the subject property is 037-25-00-039.00.

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 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 \$71,929.57, with interest from and after August 5, 2023, at the rate of 6.375% 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 6.375% 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 October 26, 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:

Michael R. Brinkman (07618)
Reisenfeld & Associates LLC
3962 Red Bank Road
Cincinnati, OH 45227

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

Unknown Spouse, if any, of Mack A. Holt
529 Lake Spring Road
Franklin, KY 42134

Michael Wilson Holt
403 S Olive Street
Peoria, IL 61605

Michael Wilson Holt
700 North Main Street, Apt. 179
Eureka, IL 61530

Unknown Spouse, if any, of Michael Wilson Holt
403 S Olive Street
Peoria, IL 61605

Unknown Spouse, if any, of Michael Wilson Holt
700 North Main Street, Apt. I 79
Eureka, IL 61530

Unknown Heirs, Devisees or Legatees, and their Spouses, if any, of Mack A. Holt
529 Lake Spring Road
Franklin, KY 42134

Unknown Spouse, if any, of Brenda Sue Brown aka Brenda Brown aka Brenda S. Brown
8334 Solar Avenue
Cross Plains, TN 37049

Unknown Heirs, Devisees or Legatees, and their Spouses, if any, of Brenda Sue Brown aka Brenda Brown aka Brenda S. Brown
8334 Solar Avenue
Cross Plains, TN 37049

John Robert Brown aka John R. Brown, as the Administrator of the Estate of Brenda Sue Brown aka Brenda Brown aka Brenda S. Brown
8334 Solar Avenue
Cross Plains, TN 37049-2614

John Robert Brown aka John R. Brown
8334 Solar Avenue
Cross Plains, TN 370 9-2614

Unknown Spouse, if any, of John Robert Brown aka John R. Brown
8334 Solar Avenue
Cross Plains, TN 3-7049-2614

Chris W. Carter
413 South College Street
Franklin, KY 42134

Unknown Spouse, if any, of Chris W. Carter
413 South College Street
Franklin, KY 42134

Unknown Occupant, if any
529 Lake Spring Road
Franklin, KY 42134

Commonwealth of Kentucky Department of Revenue,
Financial Tax Section
501 High Street, Station 61
Frankfort, Kentucky 40601-2103

This October 26, 2023.

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