

SIMPSON CIRCUIT COURT
DIVISION I

CIVIL ACTION NO. 23-CI-00207

CITY OF FRANKLIN, KENTUCKY

PLAINTIFF

vs.

NOTICE OF SALE
Electronically Filed

MARGERIE HOLCOMB (*in rem only*),
Unknown spouse of MARGERIE HOLCOMB
JASON ALLEN HOLCOMB,
Unknown spouse of JASON ALLEN HOLCOMB,
KEVIN ODELL HOLCOMB,
Unknown spouse of KEVIN ODELL HOLCOMB,
and SIMPSON COUNTY, KENTUCKY

DEFENDANTS

Pursuant to a Judgment and Order of Sale in Simpson Circuit Court dated March 25, 2024, in Civil Action No. 23-CI-00207, City of Franklin, Kentucky, plaintiff, versus, Margery Holcomb (*in rem only*), Unknown spouse of Margery Holcomb, Jason Allen Holcomb, Unknown spouse of Jason Allen Holcomb, Kevin Odell Holcomb, Unknown spouse of Kevin Odell Holcomb, and Simpson County, Kentucky, defendants, I shall sell to the highest bidder at public auction on Friday, April 19, 2024, at the hour of 2:00 p.m., at the Simpson County Justice Center, 101 Court Street, Franklin, Kentucky, the following-described property (**consisting of a vacant lot**) having as its mailing address 609 Mayes Lane, Franklin, Kentucky 42134, to-wit:

Situated on the east side of a 15' alley, and further described from a survey made June 10, 1987, by Robert G. May, Land Surveyor Ky. Reg. No. 2142, as follows:

Beginning at a post in the east right-of-way line of a 15.00 foot alley, located 84.4 feet south of a post the southwest corner of Hubert Rippey; thence with the east right-of-way line of the alley S 02 deg. 15' E 48.6 feet to a post in said line a new corner to Earl Carver; thence on new lines with Carver 3 calls: N 88 deg. 48' E 71.1 feet to a post, N 04 deg. 23' W 49.0 feet to an iron post, S 88 deg. 34' W 69.3 feet to the beginning point, containing 0.79 acre.

Being the same property conveyed to Mason O. Holcomb by Gertha A Holcomb, widow, by deed dated November 5, 2008, of record in Deed Book 279, Page 671, in the Office of the Simpson County Clerk

The property valuation administrator's map number for the subject property is 009-00-38-011.00.

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 2024 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 rem judgment in favor of the plaintiff, in the amount of \$11,016.43, through February 29, 2024, with interest on \$4,269.62 from and after February 29, 2024, at the rate of 6% per annum.

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 2024 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 March 27, 2024.

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:

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

Sam Phillips, Esq.
303 North College Street
Franklin, KY 42134

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

Jason Holcomb
8700 Ky. Hwy. 699
Cornettsville, KY 41731

Unknown Spouse of Jason Holcomb
8700 Ky. Hwy. 699
Cornettsville, Kentucky 41731 0

Margery Holcomb
713 North High Street
Franklin, Kentucky 42134

Unknown Spouse of Margery Holcomb
713 North High Street
Franklin, Kentucky 42134

Kevin Odell Holcomb
299 Johnny's Lane
Scottsville, Kentucky 42164

Unknown Spouse of Kevin Odell Holcomb
299 Johnny's Lane
Scottsville, Kentucky 42164

This March 27, 2024.

BY: /s/ ROBERT YOUNG LINK

Master Commissioner
Simpson Circuit Court