

SIMPSON CIRCUIT COURT
DIVISION I

CIVIL ACTION NO. 23-CI-00213

CITY OF FRANKLIN, KENTUCKY

PLAINTIFF

vs.

NOTICE OF SALE
Electronically Filed

WAYNE HUDSON aka EARL WAYNE HUDSON (*in rem only*),
Unknown spouse of EARL WAYNE HUDSON,
RITA G. HUDSON aka RITA ANDREWS aka RITA G. LEE
Unknown spouse of RITA G. HUDSON
aka RITA ANDREWS aka RITA G. LEE,
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-00213, City of Franklin, Kentucky, plaintiff, versus, Wayne Hudson aka Earl Wayne Hudson (*in rem only*) Unknown Spouse of Earl Wayne Hudson, Rita G. Hudson aka Rita Andrews aka Rita G. Lee Unknown spouse of Rita G. Hudson aka Rita Andrews aka Rita G. Lee, 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 612 Lemon Street, Franklin, Kentucky 42134, to-wit:

Certain real property located in Franklin, Simpson County, Kentucky, to-wit:

Fronting 50 feet on Lemon Street and running back 220 feet to the line of S. J. Patterson, formerly, now Moye, and bounded on the north by C. J. Garrett, formerly, now Law; on the east by Lemon Street; on the south by A.G. Witt, formerly now Moye; and, the west by S. J. Patterson formerly, now Moye.

Being the same property conveyed by Otis Rogers and wife, Betty Rogers to Wayne Hudson and wife, Rita Hudson, by deed dated September 14, 1992, of record in Deed Book 181, Page 549, Simpson County Clerk's Office.

The property valuation administrator's map number for the subject property is 021-00-07-025.00.

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 \$13,537.43, with interest on \$10,083.75 from and after December 31, 2023, 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:

Earl Wayne Hudson
504 Brevard Street
Franklin, Kentucky 42134

Rita G. Lee
685 D. B. Burr Road
Franklin, Kentucky 42134

This March 27, 2024.

BY: /s/ ROBERT YOUNG LINK

Master Commissioner
Simpson Circuit Court