

SIMPSON CIRCUIT COURT
DIVISION I

CIVIL ACTION NO. 23-CI-00226

CITY OF FRANKLIN, KENTUCKY

PLAINTIFF

vs.

NOTICE OF SALE
Electronically Filed

Unknown heirs of MARY GILBERT (*in rem only*),
MARTHA JANE TARRENCE (*in rem only*),
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-00226, City of Franklin, Kentucky, plaintiff, versus, Unknown heirs of Mary Gilbert; (*in rem only*), Martha Jane Tarrence (*in rem only*), and Simpson County, Kentucky, defendants, I shall sell to the highest bidder at public auction on Friday, April 26, 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 916 West Madison Street, Franklin, Kentucky 42134, to-wit:

All that certain tract of land lying on the north side of an alley of the land conveyed to Daniel Lewis, Simpson County Clerk's Office, and bounded and thus described:

Bounded on the north by Richardson, bounded on the east by Stanford, bounded on the south by an alley, bounded on the west by Richardson.

Being the same property conveyed to Addie Fisher and Tyree Bowling by Vernon Bowling, unmarried, by deed dated July 8, 1948, of record in Deed Book 67, Page 509, Office of the Simpson County Clerk. The said Addie Fisher died intestate a resident of Simpson County, Kentucky on October 8, 1957, and was survived by her brother, Tyree Bowling. The said Tyree Bowling died a resident of Simpson County, Kentucky on March 27, 1976, and was survived by his daughter and only heir-at-law Mary Gilbert. See Affidavit of Descent dated October 5, 2005, of record in Deed Book 261, Page 112, in the Office aforesaid. Also, see Affidavit in Support of Title dated August 8, 2005, of record in Deed Book 261, Page 115, in the Office aforesaid.

The property valuation administrator's map number for the subject property is 012-00-08-026.00.

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 \$23,206.99, with interest on \$19,804.55 from and after January 31, 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 April 4, 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:

Martha Jane Tarrence
P. O. Box 702
Franklin, KY 42135

This April 4, 2024.

BY: /s/ ROBERT YOUNG LINK

Master Commissioner
Simpson Circuit Court