

SIMPSON CIRCUIT COURT
DIVISION I

CIVIL ACTION NO. 23-CI-00225

CITY OF FRANKLIN, KENTUCKY

PLAINTIFF

vs.

NOTICE OF SALE
Electronically Filed

ROXANNE MARIE WALKER (*in rem*),
Unknown spouse of ROXANNE MARIE WALKER,
GREGORY NATHAN WALKER,
KY COLLECT, LLC,
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-00225, City of Franklin, Kentucky, plaintiff, versus, Roxanne Marie Walker (*in rem*), Unknown spouse of Roxanne Marie Walker, Gregory Nathan Walker, KY Collect, LLC, 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 306 Fairview Avenue, Franklin, Kentucky 42134, to-wit:

Being Lots 20, 21, and 22 of Section 4, J. L. Moore Subdivision, according to map or plat thereof of record in Deed Book 64, page 627, Simpson County Clerk's Office.

Beginning at the southeast corner of Lot #19, in the west right-of-way line of Fairview, and being the northeast corner to Lot #4; thence with the east lines of Lot #4, 5, and 6, S 03° 30' E 75.0 feet to the southeast corner to Lot #6, the northeast corner to Lot #7, and the northwest corner of Lot #23; thence with the north line of Lot #23, N 86° 30' E 200.0 feet to the northeast corner to same in the west right-of-way line of Fairview; thence with aforesaid right-of-way N 03° W 75.0 feet to the beginning point, containing 0.34 acre, more or less, according to July 28, 1995 survey by Robert G. May, Registered Land Surveyor No. 2142.

Being the same property conveyed to Roxanne Marie Walker and Gregory Nathan Walker, by Billy Walker and wife, Martha Jane Walker, by quitclaim deed dated April 11, 2003, of record in Deed Book 244, Page 77, in the office of the Simpson County Clerk. The said Gregory Nathan Walker conveyed his interest to Roxanne Marie Walker by quitclaim deed dated August 17, 2005, of record in Deed Book 259, Page 565, Office of the Simpson County Clerk.

The property valuation administrator's map number for the subject property is 012-00-03-007.01.

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 \$23,618.36, with interest on \$18,211.85 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 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:

KY Collect, LLC
c/o G. Steven Douglas, Registered Agent
2780 Point Pleasant Road
Eminence, Kentucky 40019

Roxanne Marie Walker
P. O. Box 614
Franklin, Kentucky 42135

Unknown Spouse of Roxanne Marie Walker
P. O. Box 614
Franklin, Kentucky 42135

Gregory Nathan Walker
P. O. Box 614
Franklin, Kentucky 42135

This April 4, 2024.

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