

SIMPSON CIRCUIT COURT  
DIVISION I

CIVIL ACTION NO. 23-CI-00076

CARDINAL FINANCIAL COMPANY,  
LIMITED PARTNERSHIP

PLAINTIFF

vs.

NOTICE OF SALE  
**Electronically Filed**

TABITHA FAY RAYZOR,  
Unknown spouse of TABITHA FAY RAYZOR,  
and Unknown spouse of THOMAS JOSEPH OATES

DEFENDANTS

Pursuant to a Judgment and Order of Sale in Simpson Circuit Court dated April 19, 2024, in Civil Action No. 23-CI-00076, Cardinal Financial Company, Limited Partnership, plaintiff, versus, Tabitha Fay Rayzor, Unknown spouse of Tabitha Fay Rayzor, and Unknown spouse of Thomas Joseph Oates, defendants, I shall sell to the highest bidder at public auction on Friday, May 17, 2024, 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 406 East Madison Street, Franklin, Kentucky 42134, to-wit:

A certain parcel of land located on East Madison Street, Franklin, Simpson County, Kentucky, more particularly described as follows:

Beginning at an iron pipe, corner to Oral Meadows in the south line of East Madison Street; thence with the line of Oral Meadows S 0° 27' 06" E 365.80 feet to a post; thence continuing with the line of Oral Meadows N 87° 00' 08" W 114.40 feet to a post corner to Janis Roark S 0° 30' 38" E 210.98 feet to a stake corner to Janis Roark in the line of Mrs. Herbert Williams; thence with the line of Mrs. Herbert Williams S 86° 38' 45" E 218.35 feet to a post corner to Dale Celsor in the line of Mrs. Herbert Williams; thence with the line of Dale Celsor N 0° 48' 41" E 210.71 feet N 0° 10' 11" E 373.62 feet to a spike in the south line of East Madison Street; thence with the south line of East Madison Street S 89° 37' 02" W 112.59 feet to the point of beginning, according to survey of Charles E. White, Registered Land Surveyor #906, dated June 25, 1981.

Subject to an easement over the easternmost 10 feet of a portion of the subject property which was conveyed to Minnie Short dated May 11, 1943, of record in Deed Book 61, page 525, Simpson County Clerk's office.

Subject to any and all easements, restrictions, conditions, and legal highways of record and/or in existence.

Being the same property conveyed to Tabitha Fay Rayzor by Zachary Dale Stradtner, the same person as Zachary D. Stradtner, and Rachel Gibbs Stradtner, the same person as Rachel Gibbs, the same person as R. G. Stradtner, husband and wife, by deed dated September 22, 2020, of record in Deed Book 351, page 286, Simpson County Clerk's office.

The property valuation administrator's map number for the subject property is 014-00-09-008.00.

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 \$143,306.75, with interest from and after October 6, 2023, at the rate of 2.625% 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 2.625% 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 25, 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:**

Brandon M. Franklin, Esq.  
c/o Reimer Law Co.  
P. O. Box 721638  
Newport, Kentucky 41072

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

Tabitha Fay Rayzor  
657 Old Hunters Point Pike  
Lebanon, Tennessee 37087

Tabitha Fay Rayzor  
406 East Madison Street  
Franklin, Kentucky 42134

Unknown spouse of Tabitha Fay Rayzor  
657 Old Hunters Point Pike  
Lebanon, Tennessee 37087

Unknown spouse of Tabitha Fay Rayzor  
406 East Madison Street  
Franklin, Kentucky 42134

This April 25, 2024.

**BY: /s/ ROBERT YOUNG LINK**

Master Commissioner  
Simpson Circuit Court