

SIMPSON CIRCUIT COURT
DIVISION I

CIVIL ACTION NO. 23-CI-00214

CITY OF FRANKLIN, KENTUCKY

PLAINTIFF

vs.

NOTICE OF SALE
Electronically Filed

BONEVA SANDRA RASH

Unknown Spouse of BONEVA SANDRA RASH, if any,
FRANKIE SMITH, JR.,

Unknown Spouse of FRANKIE SMITH, JR., if any,

TIFFANEY LEWIS SMITH,

Unknown Spouse of TIFFANEY LEWIS SMITH, if any

Unknown Heirs of FRANK T. SMITH, if any,

HARDCASTLE PROPERTIES, LLC,

and COUNTY OF SIMPSON

DEFENDANTS

Pursuant to a Judgment and Order of Sale in Simpson Circuit Court dated June 6, 2024, in Civil Action No. 23-CI-00214, City of Franklin, Kentucky, plaintiff, versus, Boneva Sandra Rash, Unknown Spouse of Boneva Sandra Rash, if any, Frankie Smith, Jr., Unknown Spouse of Frankie Smith, Jr., if any, Tiffany Lewis Smith, Unknown Spouse of Tiffany Lewis Smith, if any, Unknown Heirs of Frank T. Smith, if any, Hardcastle Properties, LLC, and County of Simpson, defendants, I shall sell to the highest bidder at public auction on Friday, June 28, 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 617 Jackson Street, Franklin, Kentucky 42134, to-wit:

Beginning at a spike in the northeast corner in line with the south right-of-way of Jackson Street, being the northwest corner of the Mary Ellen Robey lot; thence with the Robey line S 5° 58' W 86.4 feet to a post corner to Mrs. Tom Eidson; thence with the line of Mrs. Eidson N 84° 57' W 45.0 feet to a stake, a corner to Willie Rutherford, formerly Maurine Simpson; thence with the line of Rutherford N 4° 34' E 86.4 feet to a spike in the south right-of-way of Jackson Street; thence with the south right-of-way line of Jackson Street S 84° 57' E 46.4 feet to the point of beginning.

Being the same property conveyed to Frank T. Smith by Maurine S. Simpson, unmarried, by deed dated May 13, 1981, of record in Deed Book 137, Page 42, Simpson County Clerk's Office.

The property valuation administrator's map number for the subject property is 009-00-21-007.00.

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 debts: (1) An in rem judgment in favor of the plaintiff, in the amount \$35,133.43 for delinquent property taxes, through May 31, 2024, with interest at the rate of 6% per annum from the date of entry of this judgment; (2) city attorney fees in the amount of \$2,500.00; and (3) reimbursement of costs in the amount of \$3,959.16.

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 June 7, 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:

Boneva Sandra Rash
3435 Summercourt Drive #223
Jonesboro, Georgia 30236

Unknown Spouse of Boneva Sandra Rash
3435 Summercourt Drive #223
Jonesboro, Georgia 30236

Frankie Smith, Jr.
262 Lewis Road
Bowling Green, Kentucky 42104

Unknown Spouse of Frankie Smith, Jr.
262 Lewis Road
Bowling Green, Kentucky 42104

Tiffany Lewis Smith
1500 Bryant Way
Bowling Green, Kentucky 42103

Unknown Spouse of Tiffany Lewis Smith
1500 Bryant Way
Bowling Green, Kentucky 42103

Hardcastle Properties, LLC
c/o Cheryl H. Anderson, Reg. Agent
333 West Vine Street, Suite 207
Lexington, Kentucky 40507

Hardcastle Properties, LLC
c/o Charles Hardcastle
P. O. Box 51866
Bowling Green, Kentucky 42102

This June 7, 2024.

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