

SIMPSON CIRCUIT COURT
DIVISION I

CIVIL ACTION NO. 23-CI-00254

CITY OF FRANKLIN, KENTUCKY

PLAINTIFF

vs.

NOTICE OF SALE
Electronically Filed

DENISE H. SIMPSON,
Unknown spouse of DENISE H. SIMPSON, if any,
BRIANA N. SWAN,
Unknown spouse of BRIANA N. SWAN, if any,
AARON M. SWAN,
Unknown spouse of AARON M. SWAN, if any,
and SIMPSON COUNTY, KENTUCKY

DEFENDANTS

Pursuant to a Judgment and Order of Sale in Simpson Circuit Court dated June 6, 2024, in Civil Action No. 23-CI-00254, City of Franklin, Kentucky, plaintiff, versus, Denise H. Simpson, Unknown spouse of Denise H. Simpson, if any, Briana N. Swan, Unknown spouse of Briana N. Swan, if any, Aaron M. Swan, Unknown spouse of Aaron M. Swan, if any, and Simpson County, Kentucky, 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 618 Jackson Street, Franklin, Kentucky 42134, to-wit:

A certain lot of land lying in the Harristown Annex of Franklin, Simpson County, Kentucky, and being Lot No.40 and bounded on the north by D. D. Williams' Lot No. 41, east by Tom Finn's Lot No. 39, south by Street and west by an alley. Also, two certain lots or parcels of land lying in Franklin, Simpson County, Kentucky, Lots No. 38 and 39 in the Harristown Annex fronting 40 feet east on Street in said annex and running back in parallel lines 120 feet.

LESS the following described parcel of land conveyed by George W. Doss and wife, Martha Doss, to Murrel Doss and wife, Annie Mae Doss, by deed dated April 6, 1962, of record in Deed Book 84, Page 461, Simpson County Court Clerk's Office, and more particularly described in said deed as follows:

A certain tract of land situated in the northwestern part of Franklin, Simpson County, Kentucky, in what is known as the Harristown section on the west side of Stewart Avenue and more particularly described according to survey by E. C. Ellis, Surveyor, as follows: Beginning at a post, a corner to Will Smith's lot and in line with the right of way of Stewart Avenue, thence with the line of the right of way of Stewart Avenue South 4-1/2 West 60 feet to an

iron pipe driven in the ground, a corner to a tract of land this day being conveyed to Charleston Doss and wife, Brookie Mae Doss, and being 60 feet north of Jackson Street, thence with the line of said tract this day being conveyed to Charleston Doss and Brookie Mae Doss, as aforesaid North 83-1/2 West 75 feet to an iron pipe driven in the ground, another corner to said tract this day being conveyed to Charleston Doss and Brookie Mae Doss, thence with a new line of the granters herein North 4-1/2 East 60 feet to a corner post, a corner to Will Smith's lot, thence with the line of Smith South 83-1/2 East 75 feet to the point of beginning.

LESS the following described parcel of land conveyed by George W. Doss and wife, Martha Doss, to Charleston Doss and wife, Brookie Mae Doss, by deed dated April 6, 1962, of record in Deed Book 90, Page 345, Simpson County Court Clerk's Office, and more particularly described in said deed as follows:

A certain tract of land situated in the northwestern part of Franklin, Simpson County, Kentucky, in what is known as the Harristown Section bounded on the east by Stewart Avenue, and the south by Jackson Street, and more particularly described according to a survey by E. C. Ellis, Surveyor, as follows: Beginning at an iron pipe driven in the ground in the right of way of Stewart Avenue, and a corner to a tract of land this day being conveyed to Murrel Doss and wife, Annie Mae Doss, thence with the line of said tract this day being conveyed to Murrel Doss and Annie Mae Doss North 83½ West 75 feet to an iron pipe driven in the ground, another corner to said tract this day being conveyed to Murrel Doss and Annie Mae Doss, thence with a new line of the grantors herein South 4½ West 60 feet to a stake, a corner to the right of way of Jackson Street, thence with the line of the right of way of Jackson Street South 83½ East 75 feet to a stake, a corner to the right of way of Stewart Avenue, thence with the right of way of Stewart Avenue North 4½ East 60 feet to the point of beginning.

Being the same property conveyed to Denise H. Simpson, Briana N. Swan and Aaron M. Swan, by James Robey, unmarried, by deed dated March 27, 1996, of record in Deed Book 221, Page 725, Simpson County Clerk's Office.

The property valuation administrator's map number for the subject property is 009-00-16-009.00.

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 \$22,832.44 for delinquent property taxes, through June 30, 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 \$2,750.00; and (3) reimbursement of costs in the amount of \$2,184.36.

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:

Denise H. Simpson
1912 North Alpine Drive
Glendale Heights, IL 60139

Unknown Spouse of Denise H. Simpson
1912 North Alpine Drive
Glendale Heights, IL 60139

Briana N. Swan
1912 North Alpine Drive
Glendale Heights, IL 60139

Unknown Spouse of Briana N. Swan
1912 North Alpine Drive
Glendale Heights, IL 60139

Aaron M. Swan
1912 North Alpine Drive
Glendale Heights, IL 60139

Unknown Spouse of Aaron M. Swan
1912 North Alpine Drive
Glendale Heights, IL 60139

This June 7, 2024.

BY: /s/ ROBERT YOUNG LINK

Master Commissioner
Simpson Circuit Court