

SIMPSON CIRCUIT COURT
DIVISION I

CIVIL ACTION NO. 17-CI-00163

MID SOUTH CAPITAL PARTNERS, LP
as assignee of SOUTHERN TAX SERVICES, LLC

PLAINTIFF

vs.

NOTICE OF SALE
Electronically Filed

MARCUS BRIGGS,
Unknown Spouse, if any, of MARCUS BRIGGS,
JAMES CORY BRIGGS,
Unknown Spouse, if any, of JAMES CORY BRIGGS,
COMMONWEALTH OF KENTUCKY,
COUNTY OF SIMPSON,
COMMONWEALTH OF KENTUCKY,
CITY OF FRANKLIN,
THE MEDICAL CENTER AT FRANKLIN,
BOWLING GREEN PAPER COMPANY,
BOWLING GREEN RADIOLOGY, PSC,
UNITED STATES OF AMERICA, DEPARTMENT
OF THE TREASURY, INTERNAL REVENUE SERVICE,
K & J PROPERTIES,
HARDCASTLE PROPERTIES, LLC,
TAX EASE LIEN INVESTMENTS 1, LLC,
and JERRY W. SUMMERS

DEFENDANTS

Pursuant to a Judgment and Order of Sale in Simpson Circuit Court dated August 14, 2024, in Civil Action No. 17-CI-00163, Mid South Capital Partners, LP as assignee of Southern Tax Services, LLC, plaintiff, versus, Marcus Briggs, Unknown Spouse, if any, of Marcus Briggs, James Cory Briggs, Unknown Spouse, if any, of James Cory Briggs, Commonwealth of Kentucky, County of Simpson, Commonwealth of Kentucky, City of Franklin, The Medical Center at Franklin, Bowling Green Paper Company, Bowling Green Radiology, PSC, United States of America, Department of the Treasury, Internal Revenue Service, K & J Properties, Hardcastle Properties, LLC, Tax Ease Lien Investments 1, LLC, and Jerry W. Summers, defendants, I shall sell to the highest bidder at public auction on Friday, September 6, 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 822 West Madison Street, Franklin, Kentucky 42134, to-wit:

Certain real property lying and being in the south-western part of Franklin, Simpson County, Kentucky on the Franklin-Springfield Road, and described as follows:

Bounded on the south and east by the Franklin and Springfield Road, bounded on the west by John Hunter (formerly), now Henry Meador, and bounded on the north by Gillie Samuels.

Being the same property conveyed to James E. Briggs and wife, Annisue Story Briggs, by Robert L. Briggs and wife, Virginia P. Briggs, by deed dated December 9, 1982, of record in Deed Book 142, Page 281, in the Office of the Simpson County Clerk. The said Annisue Story Briggs died on July 20, 2002, and title to the property passed to James E. Briggs by virtue of the survivorship provision in said deed. The said James E. Briggs died intestate a resident of Warren County, Kentucky on May 31, 2010, and was survived by his heirs-at-law, Marcus Briggs and James Cory Briggs. See Affidavit of Descent filed September 7, 2010, of record in Deed Book 289, page 407, in the office aforesaid.

The property valuation administrator's map number for the subject property is 012-00-08-001.00.

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 City of Franklin, in the amount \$21,449.61, with interest thereon at the rate of 6% per annum from and after April 30, 2024, plus attorney fees in the amount of \$2,500.00, and costs in the amount of \$206.00.

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 August 16, 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:

Sam R. Phillips, Esq.
303 North College Street
Franklin, KY 42134
Attorney for Simpson County

W. Scott Crabtree, Esq.
P. O. Box 615
Franklin, KY 42135-0615
Attorney for City of Franklin

Jud Patterson, Esq.
Patterson Law Office, PLLC
P. O. Box 673
144 North Broadway
Lexington, KY 40588-0673
Attorney for Mid South Capital Partners, LP

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

Hoy P. Hodges, Esq.
P. O. Box 1865
Bowling Green, KY 42102-1898
*Attorney for The Medical Center at Franklin, Bowling Green Paper Company, and
Bowling Green Radiology, PSC,*

James Cory Briggs
8285 E. Alpine Court
Anaheim, CA 92808

Marcus Briggs
1904 Walter Road
Clarksville, TN 37043

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

Hardcastle Properties, LLC
Attn: Charles Hardcastle
1016 Newman Way, Suite 207
Bowling Green, KY 42104

K & J Properties
and
Jerry W. Summers
1215 Autumn Oaks Drive
Franklin, KY 42134

Tax Ease Lien Servicing, LLC
c/o Corporation Service Company
14800 Landmark Boulevard, Suite 400
Dallas, TX 75254

Tax Ease Lien Investments 1, LLC
c/o Corporation Service Company
421 Main Street
Frankfort, KY 40601

This August 16, 2024.

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