

SIMPSON CIRCUIT COURT
DIVISION I

CIVIL ACTION NO. 22-CI-00074

U.S. BANK TRUST NATIONAL ASSOCIATION,
NOT IN ITS INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE FOR RCAF
ACQUISITION TRUST

PLAINTIFF

vs.

NOTICE OF SALE
Electronically Filed

Unknown heirs, devisees, legatees, beneficiaries of
ROBERT R. PINSON and their unknown creditors,
Unknown executor, administrator, or personal
representative of the Estate of ROBERT R. PINSON,
CAPITAL ONE BANK (USA), N.A.,
MIDLAND FUNDING LLC,
TINA KELLEY,
ROBERT PINSON,
JO ANNA WILSON,
THOMAS R. GRACE,
DANNY PINSON,
JAMIE PINSON,
Unknown heirs, devisees, legatees, beneficiaries of
RONNIE PINSON, and their unknown creditors,
Unknown executor, administrator, or personal
representative for the Estate of RONNIE PINSON

DEFENDANTS

Pursuant to a Judgment and Order of Sale in Simpson Circuit Court dated August 28, 2024, in Civil Action No. 22-CI-00074, U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCAF Acquisition Trust, plaintiff, versus, Unknown heirs, devisees, legatees, beneficiaries of Robert R. Pinson and their unknown creditors, Unknown executor, administrator, or personal representative of the Estate of Robert R. Pinson, Capital One Bank (USA), N.A., Midland Funding LLC, Tina Kelley, Robert Pinson, Jo Anna Wilson, Thomas R. Grace, Danny Pinson, Jamie Pinson, Unknown heirs, devisees, legatees, beneficiaries of Ronnie Pinson, and their unknown creditors, unknown executor, administrator, or personal representative for the Estate of Ronnie Pinson, defendants, I shall sell to the highest bidder at public auction on Friday, October 4, 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 609 Blackjack Road, Franklin, Kentucky 42134, to-wit:

The following described property located in Hillcrest Subdivision, near the northwestern corporate limits of Franklin, Simpson County, Kentucky, and bounded and this described:

Being Lot 27 in Section #1 of the Hillcrest Subdivision, according to revised map or plat, which is of record in Plat Book 1, Page 50, Simpson County Court Clerk's Office, to which reference is made for a more detailed description.

Subject to all restrictions, conditions and covenants and to all legal highways and easements.

Being the same property conveyed to Robert R. Pinson and Betty Pinson, husband and wife, as joint tenants with right of survivorship, by Melvin Ghent and Shirley Ghent, husband and wife, by deed dated September 3, 1964, of record in Deed Book 88, Page 186, Simpson County Clerk's office. The said Betty Pinson died on April 2, 2016, and left the said Robert R. Pinson surviving her. The said Robert R. Pinson died on November 29, 2021, and was, according to his obituary and family members, survived by four children, Robert Eugene Pinson, Ronnie Gene Pinson, Tina Kelley, and JoAnna Wilson. The said Ronnie Gene Pinson died on March 21, 2022, and a complete list of his heirs-at-law is unavailable. Thomas Grace was one of his known children.

The property valuation administrator's map number for the subject property is 010-00-12-001.00.

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 plaintiff, in the amount \$57,384.77, with interest from and after June 1, 2021, at the rate of 4.125% per annum, plus attorney fees and 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 4.125% 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 September 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:

Chris Wiley, Esq.
Manley Deas Kochalski LLC
P. O. Box 165028
Columbus OH 43216-5028

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

Unknown heirs, devisees, legatees,
beneficiaries, creditors of Robert R. Pinson
609 Blackjack Road
Franklin, KY 42134

Capital One Bank (USA), N.A.
c/o Officer or Managing Agent
4851 Cox Road
Glen Allen, VA 23060

Midland Funding LLC,
c/o Midland Credit Management, Inc., as Registered Agent
4801 Olympia Park Plaza Suite 4200
Louisville, KY 40241

Tina Kelley
314 Rolling Road Drive
Franklin; KY 42134

Robert Pinson
609 Blackjack Road
Franklin, KY 42134

Jo Anna Wilson
400 Hardison Road
Woodburn, KY 42170

Thomas R. Grace
1115 Witt Road
Bowling Green, KY 42101

Danny Pinson
P.O. Box 262
Teague, TX 75860

Jamie Pinson
P.O. Box 223
Teague, TX 75860

Unknown heirs, devisees, legatees,
beneficiaries, creditors of the Estate of
Ronnie Pinson
8823 New Bowling Green Road
Smiths Grove, KY 42171

This September 4, 2024.

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