

SIMPSON CIRCUIT COURT
DIVISION I

CIVIL ACTION NO. 23-CI-00273

SANDRA YARBROUGH BELL

PETITIONER

vs.

NOTICE OF SALE
Electronically Filed

JEFF BELL
ALICIA BELL CARTER and
WELLS FARGO BANK, N. A.

DEFENDANTS

Pursuant to a Judgment and Order of Sale in Simpson Circuit Court dated October 9, 2024, in Civil Action No. 23-CI-00273, Sandra Yarbrough Bell, petitioner, versus, Jeff Bell, Alicia Bell Carter, and Wells Fargo Bank, N. A., defendants, I shall sell to the highest bidder at public auction on Friday, November 8, 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 505 West Street, Franklin, Kentucky 42134, to-wit:

Being Lot 3, Paradise Estates Subdivision, plat of which is of record in Plat Book 1, page 118 and 130, and Plat Book 2, pages 59A and 59B, Simpson County Clerk's office.

Being the same property conveyed to Johnnie Bell by Sandra W. Y. Bell, unmarried, by deed dated December 10, 2009, of record in Deed Book 286, Page 640, Simpson County Clerk's Office. The said Johnnie Bell died intestate, a resident of Simpson County, Kentucky, on September 14, 2018, and left surviving him as his only heirs-at-law, Sandra Dean Bell, Alisha Bell Carter and Jeffery Scott Bell. See Affidavit of Descent of record in Deed Book 363, page 249, Simpson County Clerk's office.

The property valuation administrator's map number for the subject property is 009-00-15-003.00.

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 judgments: (1) An in rem judgment in favor of Wells Fargo Bank, N. A., in the amount of \$49,537.53, with interest from and after December 1, 2023, at the rate 5.5% per annum. (2) An in rem judgment in favor of Sandra Yarborough Bell, in the amount of \$59,034.56, as of June 23, 2023, plus any other payment made by petitioner after June 23, 2023, 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 5.5% 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 October 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:

Timothy D. Mefford, Esq.
303 North College Street
Franklin, Kentucky 42134

Chris Wiley, Esq.
P. O. Box 165028
Columbus, Ohio 43216-5028

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

Jeff Bell
c/o Franklin-Simpson Nursing and Rehabilitation
414 Robey Street
Franklin, KY 42134

Alicia Bell Carter
606 Mimosa Drive
Franklin, KY 42134

This October 16, 2024.

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