

SIMPSON CIRCUIT COURT
DIVISION I

CIVIL ACTION NO. 24-CI-00285

KENTUCKY HOUSING CORPORATION

PLAINTIFF

vs.

NOTICE OF SALE
Electronically Filed

JOHN ELI AUGUSTINE and
JENNIFER AUGUSTINE

DEFENDANTS

Pursuant to a Judgment and Order of Sale in Simpson Circuit Court dated January 19, 2025, in Civil Action No. 24-CI-00285, Kentucky Housing Corporation, plaintiff, versus, John Eli Augustine and Jennifer Augustine, defendants, I shall sell to the highest bidder at public auction on Friday, February 14, 2025, 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 709 Victoria Way, Franklin, Kentucky 42134, to-wit:

Being Lot No. 138 of Windsor Park Subdivision Section 3 Phase 1 as shown of record in Plat Cabinet 6, page 48, Simpson County Clerk's office.

Being the same property conveyed to John Eli Augustine, married, and by deed dated August 11, 2023, of record in Deed Book 374, Page 429, Simpson County Clerk's Office.

The property valuation administrator's map number for the subject property is 034-33-00-138.00.

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 2025 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 personam judgment in favor of the plaintiff, in the amount \$268,385.88, with interest from and after March 1, 2024, at the rate of 6% per annum, plus costs and attorney fees in the amount of \$3,450.00.

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 2025 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 January 23, 2025.

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:

Ben L. Rettig, Esq.
Stierle and Rettig, PLLC
410 W. Chestnut St., Suite 617
Louisville, KY 40202

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

John Eli Augustine
709 Victoria Way
Franklin, KY 42134

Jennifer Augustine
709 Victoria Way
Franklin, KY 42134

This January 23, 2025.

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