

SIMPSON CIRCUIT COURT
DIVISION I

CIVIL ACTION NO. 24-CI-00089

ATLANTIC BAY MORTGAGE GROUP, LLC

PLAINTIFF

vs.

NOTICE OF SALE
Electronically Filed

ASHLEY BROOKE SMITH,
AMANDA SMITH, and
COMMONWEALTH OF KENTUCKY
DEPARTMENT OF REVENUE
DIVISION OF COLLECTIONS

DEFENDANTS

Pursuant to a Judgment and Order of Sale in Simpson Circuit Court dated February 23, 2025, in Civil Action No. 24-CI-00089, Atlantic Bay Mortgage Group, LLC, plaintiff, versus, Ashley Brooke Smith, Amanda Smith, and Commonwealth of Kentucky Department of Revenue Division of Collections, defendants, I shall sell to the highest bidder at public auction on Friday, March 21, 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 6296 Scottsville Road, Franklin, Kentucky 42134, to-wit:

The following paragraph describes a tract of land in Simpson County, Kentucky at 6296 Scottsville Road, near the community of Hickory Flat a portion of the same property as conveyed to John M. Arney and Jana A. Hammock in Deed Book 315, Page 118 (Property One and Property Two) in the public deed records of the Simpson County Clerk's Office; said premises being more particularly described as follows:

Beginning at an iron pin set in the northerly right of way of Kentucky State Highway 100, also known as Scottsville Road, at a new corner to the subject owners, John M. Arney and Jana A. Hammock as appears in Deed Book 315 Page 118, said pin is located for reference as being South 85 degrees 00 minutes 22 seconds West a distance of 891.22 feet from a found metal R/W disk at the intersection of the northerly right of way of Kentucky Highway 100 with the westerly right of way of Kentucky State Highway 622 at Station 645+74.02 being called as 109.09 feet left on state R/W plans dated March 2015; thence from said beginning pin along the old northerly right of way of Kentucky State Highway 100, South 85 degrees 00 minutes 22 seconds West a distance of 320.54 feet to an iron pin set; thence leaving said highway on new lines the following three calls: North 01 degree 58 minutes 17 seconds West a distance of 154.20 feet to an iron pin set; thence North 87 degrees 04 minutes 34 seconds East a distance of 300.58 feet to an iron pin set; thence South 09 degrees 47 minutes 46 seconds East a distance of 143.64 feet to the point of beginning. Surveyed parcel contains 1.06 acres, more or less, and is to be a new

minor subdivision plat tract to be recorded in Minor Plat Book 2, Page 11, subject to all legal conditions and easements of record. This description is based on an actual field survey performed by Gary Lee Dunning, Kentucky Registered Land Surveyor #3290 in October of 2021. Basis of bearing for this description is grid North, Kentucky South Zone, Lambert projection. Unless stated otherwise, all iron pins set this survey are 5/8" x 18" rebar with plastic identification cap stamped "Dunning #3290".

Subject to any and all easements, restrictions, conditions, and legal highways of record and/or in existence.

Being the same property conveyed from John M. Arney and Jamie Duer Arney, husband and wife, and Jana Arney Hammock and Eddie Dale Hammock, wife and husband, to Ashley Brooke Smith and Amanda Smith, a married couple, for their joint lives and with the remainder unto the survivor thereof, by virtue of a deed dated April 22, 2022, and recorded May 3, 2022, of record in Deed Book 365, Page 256 Simpson County Clerk's office.

The property valuation administrator's map number for the subject property is 054-00-00-021.01.

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 rem judgment in favor of the plaintiff, in the amount \$325,770.40, with interest from and after December 4, 2024, at the rate of 4.5% per annum, plus costs and expenses.

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 4.5% 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 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 February 25, 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:

Chris Polito, Esq.
Reimer Law Co.
P. O. Box 721638
Newport, KY 41072

R. Campbell Connell, Esq.
P. O. Box 5222
Frankfort, KY 40602

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

Ashley Brooke Smith
1098 Ashley Road
Chapmansboro, TN 37035

Amanda Smith
1712 Star Rest Drive
Louisville, KY 40272

This February 25, 2025.

BY: /s/ ROBERT YOUNG LINK

Master Commissioner
Simpson Circuit Court