

SIMPSON CIRCUIT COURT  
DIVISION I

CIVIL ACTION NO. 25-CI-00194

NEWREZ LLC

D/B/A SHELLPOINT MORTGAGE SERVICING

PLAINTIFF

vs.

NOTICE OF SALE  
**Electronically Filed**

MARY LYNNE FREEMAN

DEFENDANT

Pursuant to a Judgment and Order of Sale in Simpson Circuit Court entered November 3, 2025, in Civil Action No. 25-CI-00194, Newrez LLC d/b/a Shellpoint Mortgage Servicing, plaintiff, versus, Mary Lynne Freeman, defendant, I shall sell to the highest bidder at public auction on Friday, November 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 418 E. Washington Street, Franklin, Kentucky 42134, to-wit:

Beginning at a stake or stone, corner to Ford (formerly Ray), in line of East Washington Street; thence with Ford's line southwardly through the center of a double garage to a stake or stone in the line of J.T. Ellis; thence with the line of Ellis westwardly approximately 40 feet to a stake or stone, corner to Ellis in line of Mrs. W.E. Meguiar; thence with Meguiar line northwardly to the south edge of East Washington Street; thence with East Washington Street in an easterly direction approximately 40 feet to the place of beginning.

Being the same property conveyed to Mary Lynne Freeman by Eliseo Delgadillo Hernandez, unmarried, by deed dated January 27, 2023, of record in Deed Book 370, Page 666, Simpson County Clerk's office.

The property valuation administrator's map number for the subject property is 014-00-04-012.00.

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 City and State and County taxes, now 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 of \$145,203.30, with interest from and after July 9,

2025, at the rate of 6.50% per annum, 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 6.50% 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 November 5, 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:**

Jeffrey Helms, Esq.  
c/o Diaz Anselmo & Associates, P.S.C  
P. O. Box 19519  
Fort Lauderdale, FL 33318

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

Mary Lynne Freeman  
418 East Washington Street  
Franklin, KY 42134

This November 5, 2025.

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