

SIMPSON CIRCUIT COURT  
DIVISION I

CIVIL ACTION NO. 25-CI-00222

LIBERTY FEDERAL CREDIT UNION

PLAINTIFF

vs.

NOTICE OF SALE  
Electronically Filed

PRESTON A. JOHNSON,  
a/k/a PRESTON ALLEN JOHNSON,  
a/k/a PRESTON JOHNSON,  
KELSEY A. JOHNSON,  
a/k/a KELSEY M. JOHNSON,  
a/k/a KELSEY JOHNSON,  
ABOUND FEDERAL CREDIT UNION,  
THE MEDICAL CENTER AT BOWLING GREEN,  
GRAVES-GILBERT CLINIC,  
CONAN CONSTRUCTION II LLC,  
and COUNTY OF SIMPSON, KENTUCKY

DEFENDANTS

Pursuant to a Judgment and Order of Sale in Simpson Circuit Court entered November 3, 2025, in Civil Action No. 25-CI-00222, Liberty Federal Credit Union, plaintiff, versus, Preston A. Johnson, a/k/a Preston Allen Johnson, a/k/a Preston Johnson, Kelsey A. Johnson, a/k/a Kelsey M. Johnson, a/k/a Kelsey Johnson, Abound Federal Credit Union, The Medical Center at Bowling Green, Graves-Gilbert Clinic, Conan Construction II LLC, and County of Simpson, Kentucky, defendants, 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 113 Perdue Road, Franklin, Kentucky 42134, to-wit:

Beginning at a pin and cap located 15 feet south of the existing centerline of Perdue Road (Order Book 11 Page 06), the northeast corner to Jo Anna Yates. (DB 330 Pg 239); thence running generally 15 feet south of and parallel to the existing centerline of Perdue Road S 87° 09' 58" E 174.70 feet to a pin and cap, a new corner to Charles Stephenson (DB 305 Pg 30); thence on a new line with Stephenson S 03° 15' 34" W 334.29 feet to a found iron pin (cap #2142) in the center of a drainage ditch, a corner to Glenn Ramsey (DB 283 Pg 366); thence with the line of Ramsey, along the center of the drainage ditch N 69° 27' 39" W 167.49 feet to a found iron pin (cap #2142), a corner to same, Virginia Hammonds (DB 157 Pg 464) and Jo Anna Yates (DB 330 Pg 239); thence with the line of Yates N 00° 16' 29" E 283.62 feet to the beginning point, containing 1.182 acres, according to July 27, 2018 survey by Robert G. May, Kentucky Registered Land Surveyor No. 2142, and as shown as Lot 2 on the Minor

Subdivision plat of Charles Stephenson of record in Plat Book 5, Page 121, Simpson County Clerk's Office. Unless stated otherwise, any monument referred to herein as a pin and cap is a set 1/2" x 18" re bar with yellow plastic cap stamped R G May 2142. All bearings stated herein are referred to the recorded bearing along the east side of Witt Road as shown in Deed Book 330, Page 239, Simpson County Clerk's Office.

Being the same property conveyed to Preston A. Johnson and wife, Kelsey M. Johnson, by Joanna Yates, unmarried, by deed dated January 14, 2021, of record in Deed Book 354, Page 314, Simpson County Clerk's Office.

The property valuation administrator's map number for the subject property is 037-00-00-001.06.

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, now 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 of \$334,388.06, with interest from and after September 24, 2025, at the rate of 6.125% 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 6.125% 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 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:**

David T. Reynolds, Esq.  
2200 East Parrish Avenue  
Building C, Suite LL104  
Owensboro, KY 42303  
*Attorney for plaintiff*

Ricardo Johnstone, Esq.  
c/o Weltman, Weinberg & Reis Co, LPA  
312 Elm Street, Suite 1200  
Cincinnati, OH 45202-3145  
*Attorney for Abound Federal Credit Union*

Timothy J. Crocker, Esq.  
P. O. Box 305  
Franklin, KY 42135  
*Attorney for Conan Construction II LLC*

Charles W. Adams, Esq.  
Hodges & Adams  
P. O. Box 1865  
Bowling Green, KY 42102-1865  
*Attorney for The Medical Center at Bowling Green and Graves Gilbert Clinic*

Samuel Phillips, Esq.  
303 North College Street  
Franklin, KY 42134  
*Attorney for Simpson County, Kentucky*

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

Preston A. Johnson  
113 Perdue Road  
Franklin, KY 42134

Kelsey Johnson  
113 Perdue Road  
Franklin, KY 42134

This November 5, 2025.

**BY: /s/ ROBERT YOUNG LINK**

Master Commissioner  
Simpson Circuit Court