

SIMPSON CIRCUIT COURT
DIVISION I

CIVIL ACTION NO. 22-CI-00241

AMERIHOM MORTGAGE COMPANY, LLC

PLAINTIFF

vs.

NOTICE OF SALE
Electronically Filed

JESSICA L. POE,
JOSEPH B. POE, and
Unknown spouse of JESSICA L. POE

DEFENDANTS

Pursuant to a Judgment and Order of Sale in Simpson Circuit Court dated August 20, 2025, in Civil Action No. 22-CI-00241, Amerihome Mortgage Company, LLC, plaintiff, versus, Jessica L. Poe, Joseph B. Poe, and Unknown spouse of Jessica L. Poe, defendants, I shall sell to the highest bidder at public auction on Friday, September 12, 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 516 Bryant Street, Franklin, Kentucky 42134, to-wit:

Certain Real Property Located in Simpson County, Kentucky and more particularly described:

Being Lot Nos. 17, 18, 19 and 20, Block E, Lincoln Park Subdivision, according to Plat of record in Deed Book 53, Page 387 in the Office of the Simpson County Clerk.

Being the same property conveyed to Jessica L. Poe and Joseph B. Poe by Fannie Mae a/k/a Federal National Mortgage Association, by deed dated March 30, 2016, recorded April 14, 2016, of record in Deed Book 320, page 320, Simpson County Clerk's office. The said Joseph Bryan Poe, unmarried, conveyed all of his right, title, and interest, to Jessica Lynn Poe, by quitclaim deed dated March 15, 2018, of record in Deed Book 333, page 458, in the Office aforesaid.

The property valuation administrator's map number for the subject property is 009-00-11-003.00.

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 2025 City and 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 of \$79,407.80, with interest from and after June 30, 2025, at the rate of 3.5% 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 3.5% 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 August 21, 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

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

Jessica L. Poe
516 Bryant Street
Franklin, KY 42134

Joseph B. Poe
892 Pleasant Ridge Church Road
Adolphus, KY 42120

Unknown Spouse of Jessica L. Poe
516 Bryant Street
Franklin, KY 42134

This August 21, 2025.

BY: /s/ ROBERT YOUNG LINK

Master Commissioner
Simpson Circuit Court