

SIMPSON CIRCUIT COURT  
DIVISION I

CIVIL ACTION NO. 23-CI-00151

FREEDOM MORTGAGE CORPORATION

PLAINTIFF

vs.

NOTICE OF SALE  
**Electronically Filed**

LEON SAMUELS, as administrator of the estate of  
JIMMIE D. SAMUELS,  
LEON SAMUELS,  
HERBERT BLACK,  
ETHAN CARVER,  
ANNA CRUEZ-SAMUELS,  
JONELLE HYDE,  
EARLIE SAMUELS,  
ELIZABETH SAMUELS,  
JOHN SAMUELS,  
JOSEPH SAMUELS,  
KELLY SAMUELS,  
KERRI SAMUELS,  
LACY SAMUELS,  
TONY SAMUELS,  
WILLIAM SAMUELS,  
MELANIE SAMUELS-BLACK,  
Unknown Spouse if any, of JERRY CAROL SAMUELS,  
JACQUELYN WILLIAMS,  
JERRY WILLIAMS,  
Unknown Heirs, Devisees or Legatees, and their  
Spouses, if any, of BOBBY SAMUELS,  
Unknown Heirs, Devisees or Legatees, and their  
Spouses, if any, of JERRY CAROL SAMUELS,  
Unknown Heirs, Devisees or Legatees, and their  
Spouses, if any, of JIMMIE D SAMUELS,  
Unknown Heirs, Devisees or Legatees, and their  
Spouses, if any, of KENNETH SAMUELS,  
Unknown Occupant, if any,  
Unknown Heirs, Devisees  
or Legatees, and their Spouses, if any, of JOSE SAMUELS,  
Unknown Spouse, if any, of BOBBY SAMUELS,  
Unknown Spouse, if any, of ETHAN CARVER,  
Unknown Spouse, if any, of JIMMIE D SAMUELS,

Unknown Spouse, if any, of JONELLE HYDE,  
Unknown Spouse, if any, of JOSE SAMUELS,  
Unknown Spouse, if any, of KENNETH SAMUELS,  
Unknown Spouse, if any, of KERRI SAMUELS,  
Unknown Spouse, if any, of LEON SAMUELS,  
Unknown Spouse, if any, of TONY SAMUELS and  
KENTUCKY DEPARTMENT OF REVENUE  
INHERITANCE TAX DIVISION

DEFENDANTS

Pursuant to a Judgment and Order of Sale in Simpson Circuit Court dated July 24, 2025, as supplemented by Order entered November 14, 2025, in Civil Action No. 23-CI-00151, Freedom Mortgage Corporation, plaintiff, versus, Leon Samuels, as administrator of the estate of Jimmie D. Samuels, Leon Samuels, Herbert Black, Ethan Carver, Anna Cruz-Samuels, Jonelle Hyde, Earlie Samuels, Elizabeth Samuels, John Samuels, Joseph Samuels, Kelly Samuels, Kerri Samuels, Lacy Samuels, Tony Samuels, William Samuels, Melanie Samuels-Black, Unknown Spouse If Any, Of Jerry Carol Samuels, Jacquelyn Williams, Jerry Williams, Unknown Heirs, Devisees or Legatees, and their Spouses, if any, of Bobby Samuels, Unknown Heirs, Devisees or Legatees, and their Spouses, if any, of Jerry Carol Samuels, Unknown Heirs, Devisees or Legatees, and their Spouses, if any, of Jimmie D Samuels, Unknown Heirs, Devisees or Legatees, and their Spouses, if any, of Kenneth Samuels, Unknown Occupant, if any, Unknown Heirs, Devisees or Legatees, and their Spouses, if any, of Jose Samuels, Unknown Spouse, if any, of Bobby Samuels, Unknown Spouse, if any, of Ethan Carver, Unknown Spouse, if any, of Jimmie D Samuels, Unknown Spouse, if any, of Jonelle Hyde, Unknown Spouse, if any, of Jose Samuels, Unknown Spouse, if any, of Kenneth Samuels, Unknown Spouse, if any, of Kerri Samuels, Unknown Spouse, if any, of Leon Samuels, Unknown Spouse, if any, of Tony Samuels and Kentucky Department of Revenue Inheritance Tax Division, defendants, I shall sell to the highest bidder at public auction on Friday, December 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 535 West Washington Street, Franklin, Kentucky 42134, to-wit:

The following described property located on West Washington Street, in Franklin, Simpson County, Kentucky, and more particularly described as follows:

Beginning at a post in the south right of way line of West Washington Street , corner to Hezekiah Robey; thence S 04 ½ deg. W 132.50 to a stake, a new corner to Martin, McCracken & Harris, thence N 85 1/2 deg. W 96.80 feet to a stake, a new corner to Martin, McCracken & Harris; thence N 04 1/2 deg. E 132.50 feet to a stake in the south right of way line of West Washington Street, a new corner to Martin, McCracken & Harris; thence 85 1/2 deg. E 96.80 feet with the south right of way line of West Washington Street to the point of beginning as per survey by C .E. White, Licensed Land Surveyor, dated January 31, 1972.

Being the same property conveyed to Jimmie D. Samuels and Barbel Samuels, husband and wife, from Jimmie D. Samuels and Barbel Samuels, who incorrectly took title as Babel Samuels, husband and wife, by Deed dated January 28, 2008, recorded February 13, 2008, of record in Deed Book 275, Page 459, Simpson County Clerk's office. The said Barbel Samuels died on April 3, 2022, and pursuant to the survivorship clause of the aforementioned deed, all interest, right and title became solely vested to Jimmie D. Samuels upon the death of Barbel Samuels. The said Jimmie D. Samuels died intestate on November 14, 2022. (For a list of the heirs-of-law of Jimmie D. Samuels, the same person as Jimmie Don Samuels, see Affidavit of Descent of record in Deed Book 376, page 831, Simpson County Clerk's office.)

The property valuation administrator's map number for the subject property is 013-00-01-004.00.

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 \$177,035.86, with interest from and after December 1, 2022, at the rate of 5.99% 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 5.99% 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 17, 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:**

Michael R. Brinkman, Esq.  
c/o Reisenfeld & Associates, LLC  
3962 Red Bank Road  
Cincinnati, OH 45227

Timothy J. Crocker, Esq.  
P.O. Box 305  
Franklin, KY 42135  
*Counsel for Leon Samuels, as Administrator of the  
Estate of Jimmie D Samuels and Leon Samuels*

Amanda East, Esq.  
P.O. Box 305  
Franklin, KY 42135

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

Leon Samuels  
415 McClendon Road, Apt. 102  
Franklin, KY 42134

Unknown Spouse, if any, of Jimmie D Samuels  
535 W Washington Street  
Franklin, KY 42134

Unknown Spouse, if any, of Leon Samuels  
415 McLendon Rd, Apt 102  
Franklin, KY 42134

William Samuels  
503 Pelham St  
Franklin, KY 42134

Elizabeth Samuels  
503 Pelham St  
Franklin, KY 42134

Joseph Samuels  
12051 224th St  
Cambria Heights, NY 11411

Earlie Samuels  
12051 224th St  
Cambria Heights, NY 11411

Unknown Spouse, if any, of Jose Samuels  
816 West Madison Street  
Franklin, KY 42134

Unknown Heirs, Devisees or Legatees, and their Spouses, if any, of Jose Samuels  
816 West Madison Street  
Franklin, KY 42134

Tony Samuels  
P.O. Box 552  
Franklin, KY 42134

Unknown Spouse, if any, of Tony Samuels  
P.O. Box 552  
Franklin, KY 42134

Ethan Carver  
112 Emily Lane, Apt. C  
Portland, TN 37148

Unknown Spouse, if any, of Ethan Carver  
112 Emily Lane, Apt. C  
Portland, TN 37148

Unknown Spouse, if any, of Bobby Samuels  
115 Akin Avenue  
Franklin, KY 42134

Unknown Heirs, Devisees or Legatees, and their Spouses, if any, of Bobby Samuels  
115 Akin Avenue  
Franklin, KY 42134

Melanie Samuels-Black  
1321 Dell Way  
Bowling Green, KY 42101

Herbert Black  
1321 Dell Way  
Bowling Green, KY 42101

Unknown Spouse, if any, of Jerry Carol Samuels  
506 Jefferson Street  
Franklin, KY 42134

Unknown Heirs, Devisees or Legatees; and their Spouses, if any, of Jerry Carol Samuels  
506 Jefferson Street  
Franklin, KY 42134

Jonelle Hyde  
3001 Hamilton Church Road, Unit 201  
Antioch, TN 37013

Unknown Spouse, if any, of Jonelle Hyde  
3001 Hamilton Church Road, Unit 201  
Antioch, TN 37013

Jacquelyn Williams  
107 D and H Court  
Franklin, KY 42134

Jerry Williams  
107 D and H Court  
Franklin, KY 42134

John Samuels  
136 Brentley Lane  
Orange Park, FL 32065

Anna Cruez-Samuels  
136 Brentley Lane  
Orange Park, FL 32065

Unknown Spouse, if any, of Kenneth Samuels  
1425 Hatter Road, Lot 7  
Franklin, KY 42134

Unknown Heirs, Devisees or Legatees, and their Spouses, if any, of Kenneth Samuels  
1425 Hatter Road, Lot 7  
Franklin, KY 42134

Kelly Samuels  
2231 Vances Mill Road  
Franklin, KY 42134

Lacy Samuels  
2231 Vances Mill Road  
Franklin, KY 42134

Kerri Samuels  
1425 Hatter Road, Lot 7  
Franklin, KY 42134

Unknown Spouse, if any, of Kerri Samuels  
1425 Hatter Road, Lot 7  
Franklin, KY 42134

Unknown Heirs, Devisees or Legatees, and their Spouses, if any, of Jimmie D Samuels  
535 W Washington St  
Franklin, KY 42134

Unknown Occupant, if any  
535 W Washington Street  
Franklin, KY 42134

This November 17, 2025.

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

Master Commissioner  
Simpson Circuit Court