

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, 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, September 5, 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 August 13, 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 Cruetz-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 August 13, 2025.

BY: /s/ ROBERT YOUNG LINK

Master Commissioner
Simpson Circuit Court