

SIMPSON CIRCUIT COURT
DIVISION I

CIVIL ACTION NO. 25-CI-00198

FREEDOM MORTGAGE CORPORATION

PLAINTIFF

vs.

NOTICE OF SALE
Electronically Filed

BRITTANY NICOLE SHEPHERD

DEFENDANT

Pursuant to a Judgment and Order of Sale in Simpson Circuit Court entered November 3, 2025, in Civil Action No. 25-CI-00198, Freedom Mortgage Corporation, plaintiff, versus, Brittany Nicole Shepherd, 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 4811 Nashville Road, Franklin, Kentucky 42134, to-wit:

Beginning at a point in the west right-of-way line of and being 50' from the center line of U.S. Hwy. 31-W also a corner with J. E. Groves; thence with right-of-way line S 09° 52' W 105.0' to another corner with J. E. Groves; thence N 84° 26' W 170.0'; thence N 09° 52' E 105.0'; thence S 84° 26' E 170.0' back to the point of beginning, containing 0.41 acres more or less.

Being the same property conveyed to Brittany Nicole Shepherd by William J. Bradley, unmarried, and Carl C. Pritchard and Shelley Pritchard, husband and wife, by deed dated June 7, 2018, of record in Deed Book 335, Page 25, Simpson County Clerk's office.

The property valuation administrator's map number for the subject property is 044-28-00-005.00.

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 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 \$89,234.25, with interest from and after October 2, 2025, at the rate of 2.75% per annum, plus attorney fees in the amount of \$3,510.00, 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 2.75% 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:

Mark N. Dierks, Esq.
c/o Brock & Scott, PLLC
6725 Miami Avenue, Suite 202
Cincinnati, OH 45243

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

Brittany Nicole Shepherd
4811 Nashville Road
Franklin, KY 42134

This November 5, 2025.

BY: /s/ ROBERT YOUNG LINK

Master Commissioner
Simpson Circuit Court