

SIMPSON CIRCUIT COURT
DIVISION I

CIVIL ACTION NO. 25-CI-00079

RITA ANDERSON, individually and as the
personal representative of the estate of
ROGER D. STEWART on behalf of all
heirs of ROGER D. STEWART

PETITIONER

vs.

NOTICE OF SALE
Electronically Filed

FONDA BRYANT,
CINDY ATKINS and husband, CARL ATKINS,
KENNETH ANDERSON, JR.,
Unknown members of the paternal moiety
of ROGER D. STEWART,
NEWREZ LLC doing business as
SHELLPOINT MORTGAGE SERVICING,
BOWLING GREEN-WARREN COUNTY
COMMUNITY HOSPITAL CORPORATION
doing business as THE MEDICAL CENTER
AT BOWLING GREEN,
COMMONWEALTH HEALTH CORPORATION, INC.
doing business as CARDIAC SURGERY OF
SOUTH CENTRAL KENTUCKY,
FRANKLIN-SIMPSON CO. AMBULANCE SERVICE,
COMMONWEALTH HEALTH CORPORATION, INC.,
doing business as INPATIENT MEDICINE ASSOCIATES
MEDICAL CENTER EMS, LLC,
BOWLING GREEN-WARREN COUNTY COMMUNITY
HOSPITAL CORPORATION, doing business as
THE MEDICAL CENTER AT FRANKLIN
(formerly known as THE MEDICAL CENTER
AT FRANKLIN, INC.)
GARRETT T. HUMPHREY JR. and
SIMPSON COUNTY, KENTUCKY

RESPONDENTS

Pursuant to a Judgment and Order of Sale in Simpson Circuit Court entered November 14, 2025, in Civil Action No. 25-CI-00087, Rita Anderson, individually and as the personal representative of the estate of Roger D. Stewart on behalf of all heirs of Roger D. Stewart, petitioner, versus, Fonda Bryant, Cindy Atkins, and husband, Carl Atkins, Kenneth Anderson, Jr., unknown members of the paternal moiety of Roger D. Stewart, Newrez LLC, doing business as Shellpoint Mortgage Servicing, Bowling Green-Warren County Community Hospital Corporation, doing business as The Medical Center at Bowling Green, Commonwealth Health Corporation, Inc.,

doing business as Cardiac Surgery of South Central Kentucky, Franklin-Simpson Co. Ambulance Service, Commonwealth Health Corporation, Inc., doing business as Inpatient Medicine Associates, Medical Center Ems, LLC, Bowling Green-Warren County Community Hospital Corporation, doing business as The Medical Center at Franklin (formerly known as The Medical Center at Franklin, Inc.) Garrett T. Humphrey Jr., and Simpson County, Kentucky, respondents, 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 655 Perry Martin Road, Franklin, Kentucky 42134, to-wit:

Beginning at an iron pipe corner to Glen Lee in the line 25'-0' west of the centerline of Old U.S. Highway 31W; thence with the line of Glen Lee N 75° 26' W 281.42' to a post corner to Glen Lee and a new corner to Bobby Meador in the Bobby Meador line; thence with new lines and corners to Bobby Meador N 19° 26' E 232.43' to a steel post; thence S 81° 49' E 324.09' to an iron pipe a new corner to Bobby Meador in the line 25'-0" west of the centerline of Old U.S. Highway 31-W; thence with the line 25'-0" west of the centerline of Old U.S. Highway 31W S 27° 17' W 274.41' to the point of beginning, containing 1.71 acres, less any easements or rights-of-way of record, according to 12-20-88 survey by Charles E. White, Kentucky Registered Land Surveyor #906.

Being the same property conveyed to Roger D. Stewart, by Barry Richardson and wife, Stephanie Richardson, by deed dated September 20, 1995, of record in Deed Book 198, Page 314, Simpson County Clerk's Office. The said Roger D. Stewart died single, intestate, and a resident of Simpson County, Kentucky on November 20, 2020.

The property valuation administrator's map number for the subject property is 039-00-00-006.00.

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, not yet due and payable.

The defendant Newrez LLC doing business as Shellpoint Mortgage Servicing has filed an answer in the subject action setting forth that Newrez LLC doing business as Shellpoint Mortgage Servicing holds a first mortgage on the subject real estate, and that the balance due on the first mortgage is \$28,383.10, plus interest at the rate of 4.5% from and after July 1, 2024, plus late fees, attorney fees and other costs. However, a judgment has not yet been granted to Newrez LLC doing business as Shellpoint Mortgage Servicing. The subject property will be sold free and clear of the lien of that mortgage.

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 4.5% 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 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:

Timothy J. Crocker, Esq.
P. O. Box 305
Franklin, KY 42135
Attorney for petitioner

Amanda L. East, Esq.
P. O. Box 305
Franklin, KY 42135
Attorney for petitioner

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

Shannon O'Connell Egan, Esq.
Dinsmore & Shohl, LLP
255 East Fifth Street, Suite 1900
Cincinnati, OH 45202
Attorney for Newrez, LLC doing business as Shellpoint Mortgage Servicing

Charles W. Adams, Esq.

Hodges & Adams

P. O. Box 1865

Bowling Green, KY 42102-1865

Attorney for Bowling Green-Warren County Community Hospital Corporation, doing business as The Medical Center at Bowling Green, Commonwealth Health Corporation, Inc., doing business as Cardiac Surgery of South Central Kentucky, Franklin-Simpson Co. Ambulance Service, Commonwealth Health Corporation, Inc., doing business as Inpatient Medicine Associates, Medical Center Ems, LLC, Bowling Green-Warren County Community Hospital Corporation, doing business as The Medical Center at Franklin (formerly known as The Medical Center at Franklin, Inc.)

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

Nathan H. Blaske, Esq.

Dinsmore & Shohl, LLP

255 East Fifth Street, Suite 1900

Cincinnati, OH 45202

Attorney for Newrez, LLC doing business as Shellpoint Mortgage Servicing

Fonda Bryant

802 West Madison Street

Franklin, KY 42134

Cindy Atkins

P. O. Box 677

Franklin, KY 42135

Carl Atkins

P. O. Box 677

Franklin, KY 42135

Kenneth Anderson, Jr.

1600 Kirby Drive

Bowling Green, KY 42104

Garrett T. Humphrey, Jr.

119 Shadow Creek Cove

Mount Juliet, TN 37122

This November 17, 2025.

BY: /s/ ROBERT YOUNG LINK

Master Commissioner

Simpson Circuit Court