

SIMPSON CIRCUIT COURT
DIVISION I

CIVIL ACTION NO. 24-CI-00174

NATIONSTAR MORTGAGE, LLC

PLAINTIFF

vs.

NOTICE OF SALE
Electronically Filed

BRANDON N. WILLIAMS
and VASILIKI WILLIAMS

DEFENDANTS

Pursuant to a Judgment and Order of Sale in Simpson Circuit Court dated August 13, 2025, as supplemented by Order entered November 3, 2025, in Civil Action No. 24-CI-00174, Nationstar Mortgage, LLC, plaintiff, versus, Brandon N. Williams and Vasiliki Williams, defendants, 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 615 Loving Chapel Road, Franklin, Kentucky 42134, to-wit:

A certain tract of land in Simpson County, Kentucky, located on the west side of Loving Chapel Road, to-wit:

Beginning at a corner in the west right-of-way line of Loving Chapel Road, a corner to Robert Brown and the southeast corner to this tract; thence with the lines of Brown, (2) calls: (1) N 74 deg. 31' W 248.48 feet, (2) N 81 deg. 24' W 752.24 feet to a corner to same in the line of Gann; thence with the line of Gann, N 51 deg. 39' E 218.20 feet to a corner in said line with Loving Chapel Church; thence with church, (3) calls: (1) S 58 deg. 37' E 119.56 feet, (2) N 51 deg. 30' E 728.01 feet, (3) S 32 deg. 16' E 227.24 feet to the west right-of-way line of Loving Chapel Road; thence with aforesaid right-of-way line, (5) calls; (1) S 20 deg. 03' E 141.69 feet, (2) S 12 deg. 11' E 135.51 feet, (3) S 01 deg. 37' E 84.46 feet, (4) S 4 deg. 38' W 100.07 feet, (5) S 13 deg. 43' W 75.04 feet to the beginning point.

Being the same property conveyed to Brandon N. Williams and Vasiliki Williams, husband and wife, by deed from Marshall F. Hall and Joy Jean Hall, husband and wife, of record in Deed Book 342, page 643, Simpson County Clerk's office, dated July 18, 2019, and recorded on July 22, 2019.

The property valuation administrator's map number for the subject property is 048-00-00-028.01.

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 \$365,185.64, with interest from and after January 28, 2025, at the rate of 2.25% 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 2.25% 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:

Jeffrey Helms, Esq.
Diaz Anselmo & Associates, P.S.C.
P.O. Box 19519, Suite 309
Fort Lauderdale, FL 33318

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

Brandon N. Williams
3415 Tyree Springs Rd
Hendersonville, TN 37075

Vasiliki Williams
99 River Dr
Lobelville, TN 37097

This November 5, 2025.

BY: /s/ ROBERT YOUNG LINK

Master Commissioner
Simpson Circuit Court