

SIMPSON CIRCUIT COURT
DIVISION I

CIVIL ACTION NO. 25-CI-00005

BETTY CAROL NOLAN, individually
and on behalf of all heirs of
BETTY BARBER NOLAN

PETITIONER

vs.

NOTICE OF SALE
Electronically Filed

WALTER HASSELL,
VICKIE BAKER and husband, SCOTT BAKER,
NANNIE COVINGTON,
AMANDA NOLAN,
MEGAN NOLAN,
ASHLEE CAPPUCCI,
ERICA TIDWELL, and husband, BRIAN TIDWELL,
BRIONA NOLAN WILLIAMS, and wife, CINDY WILLIAMS,
APRIL EVANS, and wife, YOLANDA EVANS,
SELECT PORTFOLIO SERVICING, INC.,
COMMONWEALTH OF KENTUCKY,
DEPARTMENT OF REVENUE
DIVISION OF COLLECTIONS,
SIMPSON COUNTY, KENTUCKY,
and CITY OF FRANKLIN, KENTUCKY

RESPONDENTS

Pursuant to a Judgment and Order of Sale in Simpson Circuit Court April 9, 2026, in Civil Action No. 25-CI-00005, Betty Carol Nolan, individually, and on behalf of all heirs of Betty Barber Nolan, petitioner, versus, Walter Hassell, Vickie Baker and husband, Scott Baker, Nannie Covington, Amanda Nolan, Megan Nolan, Ashlee Cappucci, Erica Tidwell, and husband, Brian Tidwell, Briona Nolan Williams, and wife, Cindy Williams, April Evans, and wife, Yolanda Evans, Select Portfolio Servicing, Inc., Commonwealth of Kentucky, Department of Revenue Division of Collections, Simpson County, Kentucky, and City of Franklin, Kentucky, respondents, I shall sell to the highest bidder at public auction on Friday, May 8, 2026, 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 609 Jackson Street, Franklin, Kentucky 42134, to-wit:

Being 1-8th of Lot #48 of the Margery Bell Addition and bounded on the north by Jackson Street, on the west by Simon Taylor heirs, on the east by Hampton heirs, formerly now Hallie Payne, and on the south by Henry Martin's heirs, formerly now Homer Neal.

According to the records of the Simpson County Property Valuation Administrator, the subject property is currently bounded on the north by Jackson Street, on the east by J. C. Flippin and Vertner Lee, on the south by Edmond Bailey, and on the west by Mrs. O. C. Forte.

Being the same property in which an undivided one-half (1/2) interest was conveyed to Betty Nolan by John Paul Bradley, Jr., husband of Melody Bradley, by deed dated February 6, 1992, of record in Deed Book 178, Page 156, Office of the Simpson County Clerk. Being also the same property in which Melody Bradley, wife of John Paul Bradley, Jr., conveyed her dower interest in the hereinabove-described property to Betty Nolan by deed dated February 6, 1992, of record in Deed Book 178, Page 160, Office of the Simpson County Clerk. This being also the same property in which an undivided one-half (1/2) interest was conveyed to Betty Nolan by Gladys Bradley, unmarried, by deed dated February 6, 1992, of record in Deed Book 178, Page 164, Office of the Simpson County Clerk. See also Affidavit of Descent of Betty Barber Nolan (being the same person as Betty Nolan) of record in Deed Book 379, Page 662, Office of the Simpson County Clerk.

The property valuation administrator's map number for the subject property is 009-00-21-011.00.

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 2026 City and State and County taxes, not yet due and payable.

Said property shall be sold for the purpose of collecting the following debt: mortgage in favor of Select Portfolio Servicing, Inc., in the amount \$38,998.29, with interest thereon at the rate of \$3.48 per day.

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% per annum. Any surety must be approved by the Master Commissioner. **Interested parties should contact the Master Commissioner prior to the date of sale for pre-approval of any surety.** 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 2026 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 April 13, 2026.

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

David W. Cliffe, Esq.
c/o Reisenfeld & Associates, LLC
3962 Red Bank Road
Cincinnati, OH 45227
Attorney for Select Portfolio Servicing, Inc.

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

W. Scott Crabtree, Esq.
212 South College Street
Franklin, KY 42134
Attorney for City of Franklin, Kentucky

R. Campbell Connell, Esq.
Finance and Administrative Cabinet
Department of Revenue
P. O. Box 5222
Frankfort, KY 40601
Attorney for Commonwealth of Kentucky, Department of Revenue Division of Collections

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

Vickie Baker
402 Peebles Avenue
Franklin, Kentucky 42134

Scott Baker
402 Peebles Avenue
Franklin, KY 42134

Walter Hassell
407 South Cleveland Avenue
Hopkinsville, KY 42240

Nannie Covington
607 Pelham Street
Franklin, KY 42134

Megan Nolan
2202 Lorain Place
Lorain, OH 44052

Amanda Nolan
503 Ironwood Court
Elyria, OH 44035

Ashlee Cappucci
9032 Pinebreeze Drive
Riverview, FL 33578

Ericka Tidwell
221 E. Haltern Ave.
Glendora, CA 91740

Brian Tidwell
221 E. Haltern Ave.
Glendora, CA 91740

Briana Nolan Williams
114 E. 2nd Street
Long Beach, CA 90802

Cindy Williams
114 E. 2nd Street
Long Beach, CA 90802

April Evans
6564 Aintree Place
Indianapolis, IN 46250

Yolanda Evans
6564 Aintree Place
Indianapolis, IN 46250

This April 13, 2026.

BY: /s/ ROBERT YOUNG LINK

Master Commissioner
Simpson Circuit Court