

SIMPSON CIRCUIT COURT
DIVISION I

CIVIL ACTION NO. 25-CI-00166

FRANKLIN BANK & TRUST COMPANY

PLAINTIFF

vs.

AMENDED NOTICE OF SALE
Electronically Filed

JASON ALAN CLIFTON
a/k/a JASON A. CLIFTON,
MOLLY TRYPHENIA CLIFTON
a/k/a MOLLY T. CLIFTON,
and UNITED STATES DEPARTMENT OF
AGRICULTURE, FARM SERVICE AGENCY

DEFENDANTS

Pursuant to a Judgment and Order of Sale in Simpson Circuit Court dated May 7, 2026, in Civil Action No. 25-CI-00166, Franklin Bank & Trust Company, plaintiff, versus, Jason Alan Clifton a/k/a Jason A. Clifton, Molly Tryphenia Clifton a/k/a Molly T. Clifton, United States Department of Agriculture, Farm Service Agency, defendants, the Master Commissioner in conjunction with Ron Kirby, Auctioneer, and United Country Heartland Realty & Auction, LLC, shall sell to the highest bidder at public on Thursday, June 18, 2026, at the hour of 1:00 p.m. **The sale of the subject property will be conducted on the premises at 2108 McKendree Church Road**, in Franklin, Simpson County, Kentucky 42134, to-wit:

Beginning at an iron pin set (all iron pins set are ½" rebar with red caps stamped Hawkins 3894) in the south right of way (30' R/W assumed) of McKendree Church Road, said pin being a corner common to Mark and Vicky Sexton (DB 133 Pg 404 Tr II) approximately 1,970 feet west of the centerline of Hickory Flat Rapids Road, near Rapids in Simpson County, Kentucky; thence with the south right-of-way N 86° 35' 21" E 77.93 feet, N 78° 41' 10" E 94.74 feet, N 77° 14' 44" E 150.28 feet, N 73° 49' 09" E 124.59 feet, to an iron pin set, N 71° 33' 42" E 84.22 feet, N 70° 18' 02" E 117.34 feet, and N 72° 56' 47" E 446.43 feet, to an iron pin set, said pin being a new corner common to Thousand Hills, LLC (DB 261 Pg 223 Tr 1); thence with Thousand Hills, LLC S 17° 18' 43" E 1307.39 feet, to an iron pin set common to L.L. Summers and Gary L. Summers (DB 195 Pg 623); thence with Summers running generally along a fence line S 74° 42' 31" W 847.11 feet to an iron pin set, said pin being a new corner common to Thousand Hills, LLC (DB 261 Pg 223 Tr 2 this survey); thence with Thousand Hills, LLC running generally along a fence line N 12° 48' 43" W 595.02 feet to an iron pin set, and S 66° 17' 46" W 298.18 feet to an iron pin set common to the aforesaid Sexton; thence with Sexton running generally along a fence line N 17° 00' 00" W (used to begin survey as DB 261 Pg 223) 756.03 feet to the beginning, containing 28.892 acres, according to November

20, 2012 survey by Andrew T. Hawkins, Licensed Surveyor #3894, Anderson Engineering and Land Surveying, PLLC.

Being the same property conveyed to Jason Alan Clifton and wife, Molly Tryphenia Clifton, from James B. Stewart, Jr. and wife, Christine Stewart, by deed dated January 3, 2017, of record in Deed Book 325, Page 167, Simpson County Clerk's office.

The property valuation administrator's map number for the subject property is 058-00-00-042.00.

RIGHT OF REDEMPTION

The subject property is sold subject to a one-year Right of Redemption pursuant to 28 U.S.C. § 2410, in favor of the defendant United States.

NOTE: Sold free and clear of any and all judgment liens of the parties listed herein, **except for the right of redemption in favor of United States.**

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 State and County taxes, not yet due and payable.

Said property shall be sold for the purpose of collecting the following debts:

- (1) An in personam judgment in favor of the plaintiff, in the amount of \$517,760.45, together with interest from and after March 25, 2026, at the rate of \$58.00 per day;
- (2) An in personam judgment in favor of the plaintiff, in the amount of \$133,215.48, together with interest from and after March 25, 2026, at the rate of \$24.9144 per day;
- (3) An in personam judgment in favor of the plaintiff, in the amount of \$121,389.02, together with interest from and after March 25, 2026, at the rate of \$22.2222 per day;
- (4) An in personam judgment in favor of the plaintiff, in the amount of \$41,596.07, together with interest from and after March 25, 2026, at the rate of \$8.0208 per day;
- (5) Attorney fees in the amount of \$7,000.00 plus Court costs; and;
- (6) A debt not yet reduced to judgment in favor of United States of America, in the amount of \$229,580.45, with interest accruing at a daily rate of \$14.255, from and after February 5, 2026, 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 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 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 May 19, 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:

Larry F. Hinton, Esq.
Reynolds, Johnston, Hinton, LLP
P. O. Box 4000
Bowling Green, KY 42102
Attorney for plaintiff

Katherine Bell, Esq.
717 West Broadway
Louisville, KY 40202
Attorney for United States

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

Jason Alan Clifton
143 Denning Ford Road
Portland, TN 37148

Molly Tryphenia Clifton
143 Denning Ford Road
Portland, TN 37148

Franklin Bank & Trust Company
Attn: Alex Downing or any officer
317 North Main Street
Franklin, KY 42134

This May 19, 2026.

BY: /s/ ROBERT YOUNG LINK

Master Commissioner
Simpson Circuit Court