

SIMPSON CIRCUIT COURT
DIVISION I

CIVIL ACTION NO. 26-CI-00094

KENTUCKY HOUSING CORPORATION

PLAINTIFF

vs.

NOTICE OF SALE
Electronically Filed

STEPHANIE D. KEY, f/k/a STEPHANIE ANN COWLES,
THE MEDICAL CENTER AT BOWLING GREEN
and THE MEDICAL CENTER AT FRANKLIN

DEFENDANTS

Pursuant to a Judgment and Order of Sale in Simpson Circuit Court dated May 7, 2026, in Civil Action No. 26-CI-00094, Kentucky Housing Corporation, plaintiff, versus, Stephanie D. Key, f/k/a Stephanie Ann Cowles, The Medical Center at Bowling Green and The Medical Center at Franklin, defendants, I shall sell to the highest bidder at public auction on Friday, May 29, 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 308 Robey Street, Franklin, Kentucky 42134, to-wit:

Certain property located in Simpson County, Kentucky and more particularly described as follows:

Beginning at a stake on Potter & Brumfield Road, a new corner to Noah Spears; thence 100 feet in an easterly direction to a stake or stone, corner to Spears and Harding; thence along Harding's line in a northerly direction 70 feet to a new road, unnamed, which road runs from the Potter & Brumfield Road to the Filter Plant Road; thence in a westerly direction along the new unnamed road to the right-of-way line of the Potter & Brumfield Road; thence in a southerly direction 70 feet with the right-of-way of the said Potter & Brumfield Road to the place of beginning. Said property herein described being a part of Lots 1, 2, 3, & 4 of Section C of the ES Robey Subdivision according to plat of record in Deed Book 65, page 165, in the Office aforesaid.

Being the same property conveyed to Stephanie D. Key, unmarried, by deed dated July 6, 2022, of record in Deed Book 366, page 809, Simpson County Clerk's office.

The property valuation administrator's map number for the subject property is 015-00-04-001.00.

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 judgment debt: an in personam judgment in favor of the plaintiff, in the amount of \$161,075.82, with interest from and after August 1, 2025, at the rate of 5.75% per annum, plus attorney fees in the amount of \$3,900.00 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 5.75% 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 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 7, 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:

Septtimous Taylor, II, Esq.
4830 Towne Square Court
Owensboro, KY 42301

Hoy Hodges, Esq.
Hodges & Adams,
319 E. 10th Ave.
Bowling Green, KY 42102

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

Stephanie D. Key
308 Robey Street
Franklin, KY 42134

Kentucky Housing Corporation
1231 Louisville Road
Frankfort, KY 40601

This May 7, 2026.

BY: /s/ ROBERT YOUNG LINK
Master Commissioner
Simpson Circuit Court