

SIMPSON CIRCUIT COURT
DIVISION I

CIVIL ACTION NO. 25-CI-00382

MID SOUTH CAPITAL PARTNERS, LP

PLAINTIFF

vs.

NOTICE OF SALE
Electronically Filed

PINNACLE FAMILY SERVICE, INC.,
and COMMONWEALTH OF KENTUCKY,
COUNTY OF SIMPSON

DEFENDANTS

Pursuant to a Judgment and Order of Sale in Simpson Circuit Court dated May 7, 2026, in Civil Action No. 25-CI-00382, Mid South Capital Partners, LP, plaintiff, versus, Pinnacle Family Service, Inc., and Commonwealth of Kentucky, County of Simpson, defendants, I shall sell to the highest bidder at public auction on Friday, June 5, 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 6324 Nashville Road, Franklin, Kentucky 42134, to-wit:

A certain tract of land in Simpson County, Kentucky, and Sumner County, Tennessee, located approximately 6-1/2 miles south of Franklin, situated on the east side of U.S. Highway No. 31-W and the north side of Mitchellville Road, and further described from a survey made June 15, 1989, by Robert G. May, Land Surveyor, Ky. Reg. No. 2142, as follows:

Beginning at a post in the east right-of-way line of U.S. Highway No. 31-W, a corner to Martin Theatres, Inc., and the northwest corner to this tract; thence with the line of Martin Theatres Inc., S 82° 45' E 756.05 feet to a stake a corner to same in the line of Bobby Hinton; thence with the line of Hinton S 09° 33' W 954.5 feet to an iron post a corner to same in the north right-of-way line of Mitchellville Road; thence with the north right-of-way line of said road, N 82° 04' W 621.2 feet to a stake in said line a corner to Avery Reecer; thence with the lines of Reecer 2 calls: N 11° 30' E 295.0 feet to a rock, and N 85° 15' W 181.7 feet to an iron pin a corner to same in the east right-of-way line of U.S. Highway No. 31-W; thence with the east right-of-way line of U.S. Highway No. 31-W, N 12° 45' E 663.3 feet to the beginning point, containing 15.83 acres.

Being the same property conveyed to Pinnacle Family Service Inc. from Omega Management Services, Inc. by deed dated October 30, 2000, of record in Deed Book 227, Page 77, Simpson County Clerk's Office.

The property valuation administrator's map number for the subject property is 038-29-00-048.00.

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 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 rem judgment in favor of the plaintiff, in the amount of \$6,199.03, with interest from and after April 30, 2026, at the rate of 6% 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 6% 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 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:

Hunter Jones, Esq.
P. O. Box 414
Lexington, KY 40588

Sam Phillips, Esq.
303 North College Street
Franklin, KY 42134

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

Pinnacle Family Services, Inc.
6324 Nashville Road
Franklin, KY 42134

This May 13, 2026.

BY: /s/ ROBERT YOUNG LINK

Master Commissioner
Simpson Circuit Court