

SIMPSON CIRCUIT COURT
DIVISION I

CIVIL ACTION NO. 25-CI-00405

COMMUNITY TRUST BANK, INC.

PLAINTIFF

vs.

AMENDED NOTICE OF SALE
Electronically Filed

STEPHEN TOWE, aka
STEPHEN JASON TOWE,
CARRIE TOWE,
GOLD CITY GROCERY, LLC and
U.S. SMALL BUSINESS ADMINISTRATION

DEFENDANTS

Pursuant to a Judgment and Order of Sale in Simpson Circuit Court dated May 7, 2026, in Civil Action No. 25-CI-00405, Community Trust Bank, Inc., plaintiff, versus, Stephen Towe, aka Stephen Jason Towe, Carrie Towe, Gold City Grocery, LLC and U.S. Small Business Administration, 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 6006 Gold City Road, Franklin, Kentucky 42134, to-wit:

Beginning at a stone at the intersection of the Bowling Green Road with the Franklin and Scottsville Road; thence S 47 ½ E 19 poles 13 links with George White's line to a stone, a corner to said White; thence due East 5 poles 20 links with said White's line to a stone; thence N 6 E 17 poles 8 links to a stone in the Franklin and Scottsville Road; thence with said road N 79 W 17 poles 1 link to the beginning, containing one acre, more or less.

Being the same property conveyed to Stephen Towe and Carrie Towe, husband and wife, by Patricia Neal, unmarried, by deed dated March 22, 2023, of record in Deed Book 371, Page 589, Simpson County Clerk's office.

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

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 debts: (1) an in personam judgment in favor of the plaintiff, in the amount of \$273,633.11, with interest from and after November 25, 2025, at the rate of 9.75% per annum, plus attorney fees and Court costs; and, (2) an in personam judgment in favor of the plaintiff, in the amount of \$174,999.16, with interest from and after November 25, 2025, at the rate of 10.55% 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 10.55% 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:

Virginia Baird, Esq.
P. O. Box 351
Pikeville, KY 41502
Attorney for plaintiff

Christopher Minix, Esq.
1011 Lehman Avenue, Suite 101
Bowling Green, KY 42103
Attorney for Stephen Towe, Carrie Towe and Gold City Grocery, LLC

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

Stephen Jason Towe
56 Silver Oak Court
Scottsville, KY 42164

Carrie Towe
56 Silver Oak Court
Scottsville, KY 42164

U.S. Small Business Administration
600 Martin Luther King Jr. Place, Room 188
Louisville, KY 40202

This May 7, 2026.

BY: /s/ ROBERT YOUNG LINK

Master Commissioner
Simpson Circuit Court