

SIMPSON CIRCUIT COURT
DIVISION I

CIVIL ACTION NO. 25-CI-00376

GITSIT SOLUTIONS, LLC, NOT IN ITS
INDIVIDUAL CAPACITY BUT SOLELY
IN ITS CAPACITY AS SEPARATE TRUSTEE
OF GV TRUST 2025-1

PLAINTIFF

vs.

NOTICE OF SALE
Electronically Filed

ESTATE OF LINDA S GRIFFIN BROWN
AKA LINDA SUE BROWN (DECEASED)
BY AND THROUGH ADMINISTRATRIX
GINGER GRAVES,
GINGER GRAVES AS ADMINISTRATRIX OF
THE ESTATE OF LINDA SUE BROWN (DECEASED),
UNKNOWN HEIRS/DEVISEES/LEGATEES/BENEFICIARIES
OF LINDA S GRIFFIN BROWN AKA LINDA
SUE BROWN (DECEASED),
VINCENT GRIFFIN,
EUGENE MAURICE GRIFFIN, IV,
GINGER GRAVES,
SHERYL GRIFFIN,
UNKNOWN SPOUSE OF EUGENE MAURICE GRIFFIN, IV,
UNKNOWN SPOUSE OF GINGER GRAVES,
UNKNOWN SPOUSE OF VINCENT GRIFFIN,
UNITED STATES OF AMERICA, SECRETARY
OF HOUSING AND URBAN DEVELOPMENT
and SIMPSON COUNTY, KENTUCKY

DEFENDANTS

Pursuant to a Judgment and Order of Sale in Simpson Circuit Court dated June 10, 2026, in Civil Action No. 25-CI-00376, Gitsit Solutions, LLC, not in its individual capacity but solely in its capacity as separate trustee of GV Trust 2025-1, plaintiff, versus, Estate of Linda S. Griffin Brown aka Linda Sue Brown (deceased) by and through Administratrix Ginger Graves, Ginger Graves as Administratrix of the estate of Linda Sue Brown (Deceased), Unknown Heirs/Devisees/Legatees/Beneficiaries of Linda S. Griffin Brown aka Linda Sue Brown (Deceased), Vincent Griffin, Eugene Maurice Griffin, IV, Ginger Graves, Sheryl Griffin, unknown spouse of Eugene Maurice Griffin, IV, unknown spouse of Ginger Graves, unknown spouse of Vincent Griffin, United States of America, Secretary of Housing and Urban Development and Simpson County, Kentucky, defendants, I shall sell to the highest bidder at public auction on Friday, July 10, 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 523 Greenwood Drive, Franklin, Kentucky 42134, to-wit:

Being Lot No. 146, fronting on Greenwood Drive in Block "B" in Westview Heights, plat of which is Plat Book 1, page 62, Simpson County Clerk's office, to which reference is made for a more detailed description.

Subject to all restrictions, easements, streets and protective covenants shown and set out in detail on said plat, which are made a part of this instrument the same as if incorporated herein in full.

Being the same property conveyed to Eugene Griffin and wife, Linda Griffin, by Dean Weiss and wife, Bernadette Weiss, by deed dated August 28, 1985, of record in Deed Book 151, page 276, Simpson County Clerk's office. The said Eugene Griffin, unmarried, conveyed all of his right, title, and interest in and to the subject property to Linda S. Griffin Brown, by quitclaim deed dated September 13, 1995, of record in Deed Book 198, page 269, in the Office aforesaid. The said Linda S. Griffin Brown died on or about February 19, 2023.

The property valuation administrator's map number for the subject property is 008-00-03-005.00.

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 rem judgment in favor of the plaintiff, in the amount of \$186,516.55, with interest from and after March 30, 2026, at the rate of 5.49% 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 5.49% 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 June 16, 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:

Claire T. Morgan, Esq.
c/o Millsap & Singer
10200 Forest Green Boulevard, Suite 405
Louisville, KY 40223

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

William F. Campbell, Esq.
717 West Broadway
Louisville, KY 40202

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

Estate of Linda S Griffin Brown
c/o Administratrix Ginger Graves
9910 Timberview Way
Louisville, KY 40223

Unknown Heirs/Devisees/Legatees/Beneficiaries
of Linda S Griffin Brown
523 Greenwood Dr.
Franklin, KY 42134

Vincent Griffin
1700 Horizon Blvd
El Paso, TX 79928

Eugene Maurice Griffin, IV
1655 Stevenson Rd
Franklin, KY 42134

Sheryl Griffin
1655 Stevenson Rd
Franklin, KY 42134

Ginger Graves
9910 Timberview Way
Louisville, KY 40223

Unknown Spouse of Vincent Griffin
107 House St
Franklin, KY 42134

Unknown Spouse of Eugene Maurice Griffin, IV
1655 Stevenson Rd
Franklin, KY 42134

Unknown Spouse of Ginger Graves
9910 Timberview Way
Louisville, KY 40223

This June 16, 2026.

BY: /s/ ROBERT YOUNG LINK

Master Commissioner
Simpson Circuit Court