

SIMPSON CIRCUIT COURT
DIVISION I

CIVIL ACTION NO. 26-CI-00075

DOT CAPITAL INVESTMENTS, LLC

PLAINTIFF

vs.

NOTICE OF SALE
Electronically Filed

RICHARD D. KENT;
UNKNOWN HEIRS OF RICHARD D. KENT;
THE MEDICAL CENTER AT FRANKLIN, INC.;
ANESTHESIA & PAIN SPECIALISTS OF
BOWLING GREEN, PLC;
CARDIAC SURGERY OF SOUTH CENTRAL KENTUCKY;
CHANI, MULLICK AND GRAU;
THE MEDICAL CENTER AT BOWLING GREEN;
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. 26-CI-00075, DOT Capital Investments, LLC, plaintiff, versus, Richard D. Kent; Unknown heirs of Richard D. Kent; The Medical Center at Franklin, Inc.; Anesthesia & Pain Specialists of Bowling Green, PLC; Cardiac Surgery of South Central Kentucky; Chani, Mullick and Grau; The Medical Center at Bowling Green; 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 being located on Brown Road and Old Brown Road (unnumbered), Franklin, Kentucky 42134, to-wit:

Beginning at a post in the north line of Glenn Myers, the southeast corner to Lot #1 of North Franklin Mobile Home Estates, and the southwest corner to this tract; thence with the east line of Lot #1, N 01° 24' W 37.21 feet to an iron pin where the west right-of-way line of Skerritt Road intersects the south right-of-way line of Coomes Road; thence with the south and east right-of-way lines of Coomes Road and Westfield Road (5) calls: N 84° 03' E 280.00 ft., N 03° 16' W 291.97 ft., S 89° 47' E 121.40 ft., N 30° 36' E 218.42 ft., N 02° 01' W 27.10 ft. to an iron pin in the east right-of-way line of Westfield Rd., a corner to Hal Andrews located 60.00 ft. south of the southwest corner to Lot #69 of North Franklin-Mobile Home Estates; thence with the line of Andrews, running 60.0 feet south of, and parallel to Lot #69, N 87° 59' E 100.00 ft. to an iron pin, a corner to same; thence with the lines of Andrews and Lots #69, 68, 67, 66, 65, 64, and 63, N 02° 01' W 585.00 ft. to a telephone box, the northeast corner to Lot #63; thence with Lot #63 S 87° 59' W 100.00 feet to the northeast corner to same in the east right of-way line of Westfield Road; thence with the east right of-way line of Westfield Road, N 02° 01' W 169.51

feet to the southwest right of way line of Broderson Trailer Park Road; thence with the aforesaid right-of-way (4) calls: S 65° 08' E 112.10 feet, S 63° 24' E 263.37 feet to a concrete monument, S 45° 30' E 82.03 feet, S 45° 48' E 556.55 feet to an iron pin in said line, a corner to Tom Tarrance; thence with the lines of Tarrance (2) calls: N 85° 00' W 153.78 feet, S 11° 51' W 364.50 feet to an iron pin, a corner to same, in the line of Charles Moore; thence with the lines of Moore (2) calls: N 87° 24' W 387.70 feet to iron pin on the west side of a branch, S 25 09' W 453.48 feet to an iron pin on the west side of the branch in the line of Glenn Myers; thence with the line of Myers, N 87° 24' W 450.78 feet to the beginning point, containing 12.30 acres, more or less. This survey is subject to any legal easements or rights-of-ways.

Being the same property conveyed to Richard D. Kent and wife, Sheila V. Kent, by Lucy Mae Broderson, unmarried, and James F. Buckner and Eddie Jean Buckner, husband and wife, by deed dated May 6, 1994, of record in Deed Book 190, page 565, Simpson County Clerk's office. The said Sheila V. Kent, unmarried, conveyed all of her right, title, and interest in and to the subject property to Richard D. Kent, by deed dated June 29, 1995, of record in Deed Book 197, page 84, in the Office aforesaid. The said Richard D. Kent died on or about February 21, 2016.

The property valuation administrator's map number for the subject property is 035-06-00-100.00.

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 \$4,813.02, 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 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:

Justin H. Ramey, Esq.
705-C South 4th Street
P. O. Box 749
Murray, KY 42071

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

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

Unknown Heirs of Richard D. Kent
2170 Nashville Road
Franklin, KY 42134

This June 16, 2026.

BY: /s/ ROBERT YOUNG LINK

Master Commissioner
Simpson Circuit Court