

SIMPSON CIRCUIT COURT
DIVISION I

CIVIL ACTION NO. 26-CI-00052

U. S. BANK NATIONAL ASSOCIATION

PLAINTIFF

vs.

NOTICE OF SALE
Electronically Filed

TORI JANITH
aka TORI MICHELLE VANEGAS ESCOBAR,
CARLOS VANEGAS ESCOBAR,
Unknown spouse of JAMES VANDERLAAN,
Unknown spouse of LORENE DOWELL,
MED CENTER HEALTH PRIMARY CARE FRANKLIN
and THE MEDICAL CENTER AT FRANKLIN, INC.

DEFENDANTS

Pursuant to a Judgment and Order of Sale in Simpson Circuit Court entered July 16, 2026, in Civil Action No. 26-CI-00052, U. S. Bank National Association, plaintiff, versus, Tori Janith aka Tori Michelle Vanegas Escobar, Carlos Vanegas Escobar, Unknown spouse of James Vanderlaan, Unknown spouse of Lorene Dowell, Med Center Health Primary Care Franklin, and The Medical Center at Franklin, Inc., defendants, I shall sell to the highest bidder at public auction on Friday, August 7, 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 302 Witt Road, Franklin, Kentucky 42134, to-wit:

Being Lot 11A of the W. H. Meador Subdivision as shown on the plat of record in Plat Book 4, page 279, Simpson County Clerk's office.

Subject to any and all easements, restrictions, conditions, and legal highways of record and/or in existence.

Being the same property conveyed to Tori Michelle Vanegas Escobar and Carlos Vanegas Escobar, husband and wife, by Joshua Jones and Shellie Jones, husband and wife, by deed dated May 12, 2021, recorded on May 13, 2021, of record in Deed Book 356, Page 527, Simpson County Clerk's Office.

The property valuation administrator's map number for the subject property is 013-00-05-003.00.

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 \$126,196.36, with interest from and after May 26, 2026, at the rate of 3.5% 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 3.5% 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 July 17, 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:

Veronica L. Stewart, Esq.
c/o Tiffany & Bosco, P.A.
P. O. Box 721638
Newport, KY 41072

Charles W. Adams, Esq.
P. O. Box 1865
Bowling Green, KY 42102

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

Tori Janith aka Tori Vanegas Escobar
302 Witt Road
Franklin, KY 42134

Carlos Vanegas Escobar
302 Witt Road
Franklin, KY 42134

This July 17, 2026.

BY: /s/ ROBERT YOUNG LINK

Master Commissioner
Simpson Circuit Court