

SIMPSON CIRCUIT COURT
DIVISION I

CIVIL ACTION NO. 26-CI-00151

NEW AMERICAN FUNDING, LLC

PLAINTIFF

vs.

NOTICE OF SALE
Electronically Filed

CHARLES M. POWELL,
LESLIE A. POWELL, and
SIMPSON COUNTY BANK dba REGIONS BANK

DEFENDANTS

Pursuant to a Judgment and Order of Sale in Simpson Circuit Court dated September 3, 2026, in Civil Action No. 26-CI-00151, New American Funding, LLC, plaintiff, versus, Charles M. Powell, Leslie A. Powell, and Simpson County Bank dba Regions Bank, defendants, I shall sell to the highest bidder at public auction on Friday, October 23, 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 5219 Adairville Road, Franklin, Kentucky 42134, to-wit:

TRACT I:

A certain tract of land in Simpson County, Kentucky, located approximately 10 miles southwest of Franklin, situated on the east side of Kentucky, Highway No. 591, and further described from a survey made September 4, 1992, under the supervision of Robert G. May, Land Surveyor, Kentucky Reg. No. 2142, as follows:

Beginning at an iron pin in the east right-of-way line of Kentucky Highway No. 591, the southwest corner to the Bobby Joe Forshee lot; thence with the lines of Forshee, (2) calls, (1) S 88 Deg. 34' E 199.81 feet, (2) N 04 Deg. 26' E 109.0 feet to a pin, the northeast corner of same, in the line of Douglas Bayles; thence with the line of Bayles, S 88 Deg. 34' E 192.1 feet to a pin in said line, a new corner to Charles Harris; thence on new lines with Harris, (2) calls; (1) S 04 Deg. 26' W 218.0 feet, (2) N 88 Deg. 34' W 425.7 feet to an iron pin a new corner to same, in the east right-of-way line of Kentucky Highway No. 591; said new corner located N 25 Deg. 59' E 96.1 feet from the northernmost corner of the barn; thence with aforesaid right-of-way line, (2) calls; (1) N 28 Deg. 58' E 28.0 feet, (2) N 18 Deg. 56' E 88.2 feet to the beginning point. Containing 1.50 acres more or less.

TRACT II:

Beginning at an iron pin in the east right-of-way line of Kentucky Highway No. 591, 22.5 feet east of the center line, a corner to Douglas Bayles, and the northwest corner to his lot; thence with aforesaid right-of-way line, S 04 deg. 26' W 109.0 feet to an

iron pin in said line 32.0 feet east of the center line, a corner to Charles Harris, (2) calls; (1) S 88 deg. 34' E 199.81 feet, (2) N 04 deg. 26' E 109.0 feet to a pin a corner to same in the line of Douglas Bayles; thence with the line of Bayles, N 88 degrees 34' W 199.81 feet to the beginning point. Containing 0.50 acres.

Being the same property conveyed to Charles M. Powell and his wife, Leslie A. Powell, jointly for their joint lives with the remainder in fee simple to the survivor thereof, by deed conveyance from Charles Marvin Powell and his wife, Leslie A. Powell, dated February 4, 2021, recorded February 12, 2021, in Deed Book 354, Page 575, Simpson County Clerk's Office.

The property valuation administrator's map number for the subject property is 003-00-00-008.00.

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 personam judgment in favor of the plaintiff, in the amount of \$560,637.73, with interest from and after July 1, 2026, at the rate of 2.75% per annum, plus any additional 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 2.75% 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 October 1, 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:

Maria T. Williams, Esq.
c/o Tiffany & Bosco, P.A.
P. O. Box 721638
Newport, KY 41072

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

Charles M. Powell
5219 Adairville Road
Franklin, KY 42134

Leslie A. Powell
5219 Adairville Road
Franklin, KY 42134

Simpson County Bank dba Regions Bank
Corporation Service Company
315 High Street
Frankfort, KY 40601

This October 1, 2026.

BY: /s/ ROBERT YOUNG LINK

Master Commissioner

Simpson Circuit Court