

SIMPSON CIRCUIT COURT
DIVISION I

CIVIL ACTION NO. 26-CI-00157

LOANDEPOT.COM, LLC

PLAINTIFF

vs.

NOTICE OF SALE
Electronically Filed

PERRY ROMEO, unknown spouse of PERRY ROMEO,
and SIMPSON COUNTY

DEFENDANTS

Pursuant to a Judgment and Order of Sale in Simpson Circuit Court dated October 1, 2026, in Civil Action No. 26-CI-00157, Loandepot.com, LLC, plaintiff, versus, Perry Romeo, unknown spouse of Perry Romeo, and Simpson County, defendants, I shall sell to the highest bidder at public auction on Friday, October 30, 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 368 Patton Road, Franklin, Kentucky 42134, to-wit:

Situated in the City of Franklin, County of Simpson, State of Kentucky:

PARCEL I:

Certain real property situated in the Lockewood Subdivision near the northern corporate limits of the City of Franklin, Kentucky and more particularly described as follows:

Being Lot No. 8 of Lockewood Subdivision, map or plat of which is of record in Plat Book 3, Page 111, Simpson County Court Clerk's Office, to which reference for a more detailed description is made.

This property is subject to all restrictions and easements shown and set out in detail on the map or plat of said Lockewood Subdivision formerly Pattonwood Subdivision, of record in Plat Book 3, Pages 84 & 85, Simpson County Court Clerk's Office.

PARCEL II:

A certain tract of land in Simpson County, Kentucky, located just north of Franklin, situated on the north side of Patton Road, in Lockewood Subdivision. and further described from a survey made February 10, 1998, under the supervision of Robert G. May, Land Surveyor, PLS 2142, as follows:

Beginning at a set iron pin in the south line of Lot 32, the northeast corner to Lot 7, and the northwest corner to Lot 8; thence with the west line of Lot 8, S 30 deg. 56' 31" E 154.42 feet to a set iron pin, the southwest corner to same, in the recorded north

right-of-way line of Patton Road; thence S 43 deg. 35' 15" W 39.37 feet to a set iron pin, a new corner to Howell Patton III, located 30' northwest to the existing centerline of Patton Road; thence on a new line with Patton, N 17 deg. 59' 03" W 169.23 feet to the beginning point, containing 0.067 acres.

Being the same property conveyed from Andrew M. Garcia and his wife, Heather Garcia, by and through her attorney in fact, Andrew Garcia, and Toni Hicks, unmarried, to Perry Romeo, unmarried, by deed dated November 26, 2013, and recorded December 2, 2013, of record in Deed Book 307, Page 206, in the office of the Simpson County Court Clerk.

The property valuation administrator's map number for the subject property is 035-02-00-068.00.

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 \$110,259.09, with interest from and after May 6, 2026, at the rate of 6.99% 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 6.99% 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:

Claire T. Morgan, Esq.
10200 Forest Green Blvd., Ste. 405
Louisville, KY 40223

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

Samuel R. Phillips, Esq.
303 North College Street
Franklin, KY 42134

Perry Romeo
368 Patton Road
Franklin, KY 42134

Unknown spouse of Perry Romeo
368 Patton Road
Franklin, KY 42134

This October 1, 2026.

BY: /s/ ROBERT YOUNG LINK

Master Commissioner

Simpson Circuit Court