

SIMPSON CIRCUIT COURT
DIVISION I

CIVIL ACTION NO. 19-CI-00339

KENTUCKY HOUSING CORPORATION

PLAINTIFF

vs.

NOTICE OF SALE

STEPHEN LEE SCRUGGS;
SOUTHERN KENTUCKY ORAL SURGERY
ASSOCIATES, PLLC; and
THE MEDICAL CENTER AT FRANKLIN, INC.

DEFENDANTS

Pursuant to a Judgment and Order of Sale entered in Simpson Circuit Court on August 20, 2020, as supplemented by Order entered October 22, 2020, in Civil Action No. 19-CI-00339, Kentucky Housing Corporation, plaintiff, versus, Stephen Lee Scruggs; Southern Kentucky Oral Surgery Associates, PLLC; and The Medical Center at Franklin, Inc., defendants, I shall sell to the highest bidder at public auction on Friday, December 4, 2020, at the hour of 2:00 p.m., at the Historic Courthouse, second floor courtroom, 100 Courthouse Square, Franklin, Kentucky, the following-described property having as its mailing address 414 East Cedar Street, Franklin, Kentucky 42134, to-wit:

A certain parcel of land located in Franklin, Simpson County, Kentucky situated on the south side of East Cedar Street, between the railroad and Macedonia Road, more particularly described as follows:

Beginning at a pin where the south edge of the sidewalk that parallels East Cedar Street intersects the west edge of an alley, approximately 10 feet in width, the northeast corner to this lot; thence along the west side of said alley South 00 deg. 55' East 186.30 feet to a pin, corner to Henry McGee; thence with the lines of McGee and James Downey South 87 deg. 49' West 99.40 feet to a pin, the line of Downey a corner to Albert Bridges; said point located 40 feet North of and 19 feet East of an iron pin, a corner to Bridges; thence with the line of Bridges, North 00 deg. 19' East 179.00 feet to an iron pipe, a corner to Bridges, at the South edge of the sidewalk that parallels East Cedar Street; thence along the south edge of aforesaid sidewalk North 83 deg. 14' East 96.00 feet to the point of beginning containing 0.41 acres, less any easements or right of ways of record.

Being the same property conveyed to Stephen Lee Scruggs, unmarried, by deed dated July 13, 2018, of record in Deed Book 335, Page 624, Simpson County Clerk's office.

The property valuation administrator's map number for the subject property is as follows:
014-00-05-011.00.

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 2020 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 \$97,407.44, with interest from and after March 1, 2019, at the rate of 5.375% per annum, plus attorney fees in the amount of \$2,450.00 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 5.375% 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 2020 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.

**SPECIAL NOTICE CONCERNING COVID-19 RULES:
HEALTH AND SAFETY MEASURES MANDATED BY THE KENTUCKY SUPREME COURT WILL REQUIRE ALL PERSONS AT MASTER COMMISSIONER SALES TO OBSERVE SOCIAL DISTANCING, AND THE USE OF FACIAL COVERINGS OVER THE NOSE AND MOUTH WILL BE REQUIRED AT MASTER COMMISSIONER SALES.**

This 19 day of November, 2020.


ROBERT YOUNGLINK
Master Commissioner
P. O. Box 474
Franklin, KY 42135
270-586-3283

CERTIFICATE OF SERVICE

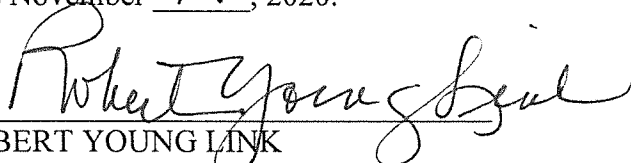
A true copy of the foregoing was on this date mailed to the following:

Ben L. Rettig, Esq.
Stierle and Rettig, PLLC
410 W. Chestnut Street, Suite 617
Louisville, KY 40202

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

Stephen Lee Scruggs
414 East Cedar Street
Franklin, KY 42134

This November 19, 2020.



ROBERT YOUNG LINK
Master Commissioner
Simpson Circuit Court