

SIMPSON CIRCUIT COURT
DIVISION I

CIVIL ACTION NO. 19-CI-00186

AMERICAN ADVISORS GROUP

PLAINTIFF

vs.

NOTICE OF SALE

Unknown defendant, spouse of MERLE LOWE
aka WILLA MERLE LOWE,
JEFF BRASSELL aka GEORGE J. BRASSELL,
Individually and as Administrator of the Estate of
MERLE LOWE aka WILLA MERLE LOWE,
LINDA BRASSELL aka LINDA E. BRASSELL,
SCOTTY JAY BRASSELL aka SCOTTY BRASSELL,
Unknown defendant, spouse of SCOTTY JAY BRASSELL,
DANNY BRIAN BRASSELL,
Unknown defendant, spouse of DANNY BRIAN BRASSELL,
COREY ANDREW BRASSELL,
Unknown defendant, spouse of COREY ANDREW BRASSELL,
Unknown defendants, who are the heirs or devisees
or legatees of MERLE LOWE aka WILLA
MERLE LOWE and their spouses and any unknown
person who may have an interest in the property,
which is the subject matter of this action,
Unknown defendants, who are the heirs or devisees
or legatees of MARK BRASSELL aka JAY
MARK BRASSELL aka JAY BRASSELL and their
spouses and any unknown person who may have an
interest in the property, which is the subject matter of this action,
Unknown defendants, who are the heirs or devisees or
legatees of JACK BRASSELL and their spouses and
any unknown person who may have an interest in the
property, which is the subject matter of this action,
UNITED STATES OF AMERICA, SECRETARY OF
HOUSING AND URBAN DEVELOPMENT,
COUNTY OF SIMPSON,
THE MEDICAL CENTER AT BOWLING GREEN,
ANESTHESIA & PAIN SPECIALISTS OF BOWLING GREEN, P.L.C.,
THE MEDICAL CENTER AT FRANKLIN,
FRANKLIN ER PHYSICIANS,
PALISADES COLLECTION, LLC ASSIGNEE OF AT&T NATIONAL,
MIDLAND FUNDING, LLC,
EMSCO,

LAWSON ELECTRIC SERVICES, INC.,
CAPITAL ONE BANK (USA), N.A.,
SOUTHERN KY ORAL SURGERY ASSOCIATES,
WOMEN'S HEALTH SPECIALISTS,
WHAYNE SUPPLY COMPANY,
and CITY OF FRANKLIN

DEFENDANTS

Pursuant to a Judgment and Order of Sale entered in Simpson Circuit Court on December 2, 2020, in Civil Action No. 19-CI-00186, American Advisors Group, plaintiff, versus, Unknown defendant, spouse of Merle Lowe aka Willa Merle Lowe, Jeff Brassell aka George J. Brassell, Individually and as Administrator of the Estate of Merle Lowe aka Willa Merle Lowe, Linda Brassell aka Linda E. Brassell, Scotty Jay Brassell aka Scotty Brassell, Unknown defendant, spouse of Scotty Jay Brassell, Danny Brian Brassell, Unknown defendant, spouse of Danny Brian Brassell, Corey Andrew Brassell, Unknown defendant, spouse of Corey Andrew Brassell, Unknown defendants, who are the heirs or devisees or legatees of Merle Lowe aka Willa Merle Lowe and their spouses and any unknown person who may have an interest in the property which is the subject matter of this action, Unknown defendants, who are the heirs or devisees or legatees of Mark Brassell aka Jay Mark Brassell aka Jay Brassell and their spouses and any unknown person who may have an interest in the property which is the subject matter of this action, Unknown defendants, who are the heirs or devisees or legatees of Jack Brassell and their spouses and any unknown person who may have an interest in the property which is the subject matter of this action, United States of America, Secretary of Housing and Urban Development, County of Simpson, The Medical Center at Bowling Green, Anesthesia & Pain Specialists of Bowling Green, P.L.C., The Medical Center at Franklin, Franklin ER Physicians, Palisades Collection, LLC assignee of AT&T National, Midland Funding, LLC, EMSCO, Lawson Electric Services, Inc., Capital One Bank (USA), N.A., Southern KY Oral Surgery Associates, Women's Health Specialists, Wayne Supply Company, and City of Franklin, defendants, I shall sell to the highest bidder at public auction on **Friday, January 8, 2021, at the hour of 2:00 p.m., at the Rotary Pavilion, the pavilion being located at the southwest corner of the intersection of Main Street and Kentucky Avenue, being the northeast corner of the Historic Courthouse Square lawn, Franklin, Kentucky**, the following-described property having as its mailing address 305 West Washington Street, Franklin, Kentucky 42134, to-wit:

The following described property located on the south side of West Washington Street in Franklin, Simpson County. Kentucky, to wit:

Beginning at an iron pin on the south side of West Washington Street, corner to Southern Bell Telephone Company; thence with line of said Telephone Company, South 130 feet 2 inches to an iron pin in Jimmy Harding's line; thence with the line of Harding, West 62 feet 9 inches to a stake in Harding's line, corner to J. Elmer Lamb; thence with line of Lamb, North 129 feet to an iron pin on West Washington Street; thence with the South line of West Washington Street, east 63 feet 9 inches to the place of beginning.

Being the same property conveyed to Merle Lowe, no marital status listed, from Reba M. Gibson, unmarried, by deed dated May 1, 1995 and recorded May 3, 1995 in Deed Book 196, Page 186, of the records of the Simpson County Clerk's Office. The said Merle Lowe died on October 20, 2018. Upon her death, all right, title and interest in the subject property became vested in her heirs at law.

The property valuation administrator's map number for the subject property is as follows:
013-00-14-003.00.

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:

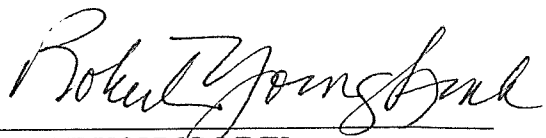
1. Easements, restrictions, and covenants of record;
2. Any state of facts that constitute an objection to title that might be disclosed by an accurate survey;
3. Lien of 2021 City and State and County taxes, not yet due and payable.

Said property shall be sold for the purpose of collecting the following judgment debt: An in rem judgment in favor of the plaintiff, in the amount of \$53,977.34, with interest from and after May 28, 2020, at the rate of 5.25% per annum, plus attorney fees in the amount of \$2,025.00 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 5.25% 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 2021 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 17 day of December, 2020.


ROBERT YOUNG LINK
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:

Lori R. Leach, Esq.
c/o Lerner, Sampson & Rothfuss
P. O. Box 5480
Cincinnati, OH 45201-5480

Katherine A Bell, Esq.
717 West Broadway
Louisville, KY 40202

Sam R. Phillips, Esq.
303 N. College Street
Franklin, KY 42134

Hoy P. Hodges, Esq.
319 E. 10th Avenue
P.O. Box 1865
Bowling Green, KY 42101

W. Scott Crabtree, Esq.
212 South College Street
P.O. Box 615
Franklin, KY 42135-0615

Jeff Brassell, Individually and as Administrator
of the Estate of Merle Lowe
362 Eddings Road
Franklin, KY 42134

Linda Brassell aka Linda E. Brassell
362 Eddings Road
Franklin, KY 42134

Scotty Jay Brassell aka Scotty Brassell
1321 W. Madison Street, Lot 43
Franklin, KY 42134

Danny Brian Brassell
3401 Grandview Avenue
Louisville, KY 40207

Corey Andrew Brassell
5393 State Route 176
Drakesboro, KY 42337

Palisades Collection, LLC
assignee of AT&T National
306 W. Main Street, Ste 512
Frankfort, KY 40601

Midland Funding, LLC
c/o Midland Credit Management, Inc.
312 South 4th Street, Suite 724
Louisville, KY 40202


EMSCO
c/o David N. Siria, Registered Agent
148 Trade Street
Lexington, KY 40511

Lawson Electric Services, Inc.
1046 Searcy Way
Bowling Green, KY 42103

Capital One Bank (USA), N.A.
15000 Capital One Drive
Richmond, VA 23238-1119

Whayne Supply Company
1400 Cecil Avenue
Louisville, KY 40211

This 17 day of December, 2020.



ROBERT YOUNG LINK
Master Commissioner
Simpson Circuit Court