

SIMPSON CIRCUIT COURT
DIVISION I

CIVIL ACTION NO. 09-CI-00474

TAX EASE LIEN INVESTMENTS 1, LLC

PLAINTIFF

vs.

AMENDED NOTICE OF SALE

SUE ANN BLAND,
PNC FINANCIAL SERVICES GROUP,
BLUEGRASS RADIOLOGY SERVICES,
FRANKLIN ER PHYSICIANS,
SIMPSON COUNTY CLERK,
CITY OF FRANKLIN, KENTUCKY,
SOUTHERN TAX SERVICES, LLC,
THE MEDICAL CENTER AT BOWLING GREEN,
and THE MEDICAL CENTER AT FRANKLIN
and

DEFENDANTS

SOUTHERN TAX SERVICES, LLC

THIRD-PARTY PLAINTIFF

vs.

UNKNOWN SPOUSE, IF ANY,
OF SUE ANN BLAND;
ANESTHESIA AND PAIN SPECIALISTS
OF BOWLING GREEN, PLC; and
ER PHYSICIANS OF BOWLING GREEN-WARREN COUNTY
COMMUNITY HOSPITAL CORPORATION,
d/b/a MEDI-EQUIP

THIRD PARTY DEFENDANTS

Pursuant to a Judgment and Order of Sale entered in Simpson Circuit Court on April 27, 2011, as supplemented by Summary Judgment and Order of Sale entered on October 19, 2017, in Civil Action No. 09-CI-00474, Tax Ease Lien Investments 1, LLC, plaintiff, versus, Sue Ann Bland, PNC Financial Services Group, Bluegrass Radiology Services, Franklin ER Physicians, Simpson County Clerk, City of Franklin, Kentucky, Southern Tax Services, LLC, The Medical Center at Bowling Green, and The Medical Center at Franklin, defendants, and Southern Tax Services, LLC, third-party plaintiff, versus Unknown Spouse, if any, of Sue Ann Bland; Anesthesia and Pain Specialists of Bowling Green, PLC; and ER Physicians of Bowling Green-Warren County Community Hospital Corporation, d/b/a Medi-Equip, third party defendants, I shall sell to the highest bidder at public auction on Friday, November 17, 2017, 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 507 Jefferson Street, Franklin, Simpson County, Kentucky 42134, to-wit:

Fronting on Jefferson Street 35 feet and running back 100 feet; bounded on the north by Jefferson Street; bounded on the west by Jarrett Phillips; bounded the south by R. N. Short; bounded on the east by Tobe Wickware, formerly now Tommy Forline Estate.

Being the same property conveyed to Sue Ann Bland, by deed dated November 6, 1987, recorded in Deed Book 160, page 536, Office of Simpson County Clerk's Office.

The property valuation administrator's map number for the subject property is as follows: 009-00-24-019.00.

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 2017 City and State and County taxes, not yet due and payable.

Said property shall be sold for the purpose of collecting the following judgment debts:

- (1) An in personam judgment in favor of the plaintiff in the amount of \$4,366.49, with interest on \$395.85 at the rate of 12% per annum, from and after June 16, 2008, with interest on \$363.32 from June 16, 2008, at the rate of 12% per annum, with interest on \$341.65 from June 16, 2008, at the rate of 12% per annum, plus attorney fees and Court costs; and,
- (2) An in personam judgment in favor of Simpson County, Kentucky, in the amount of \$3,470.98, with interest from and after October 19, 2017, at the rate of 12% per annum.

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 twelve percent (12%) 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 deed. The 2017 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 23 day of October, 2017.



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:

Donald R. Jones
Wilensky & Jones, LLP
3109 Carlisle St., Suite 100
Dallas, TX 75204
Attorney for plaintiff

Shannon Upton Johnson, Esq.
Zach Webster, Esq.
Overly & Johnson, LLC
104 West Maple Street
Nicholasville, KY 40356
Attorney for Southern Tax Services, LLC

W. Scott Crabtree, Esq.
212 South College Street
Franklin, KY 42135
Attorney for City of Franklin

Sam R. Phillips, Esq.
303 North College Street
Franklin, KY 42134
Attorney for Simpson County, Kentucky

Hoy P. Hodges, Esq.
319 E. 10th Avenue
Bowling Green, KY 42102
*Attorney for Bluegrass Radiology Services, Franklin ER Physicians,
The Medical Center at Bowling Green, The Medical Center at Franklin,
and Anesthesia And Pain Specialists of Bowling Green, PLC*

PNC Bank National Association
f/k/a Provident Bank
1 East 4th Street
Cincinnati, OH 45202

PNC Bank National Association
f/k/a Provident Bank
222 Delaware Avenue
Wilmington, DE 19899


Sue Ann Bland
535 West Kentucky Avenue
Franklin, KY 42134

Unknown spouse, if any of Sue Ann Bland
535 West Kentucky Avenue
Franklin, KY 42134

Sue Ann Bland
507 Jefferson Street
Franklin, KY 42134

Unknown spouse, if any of Sue Ann Bland
507 Jefferson Street
Franklin, KY 42134

This 23 day of October, 2017.



ROBERT YOUNG LINK
Master Commissioner
Simpson Circuit Court