

SIMPSON CIRCUIT COURT
DIVISION I

CIVIL ACTION NO. 15-CI-00184

SOUTHERN TAX SERVICES, LLC

PLAINTIFF

vs.

NOTICE OF SALE

UNKNOWN HEIRS, LEGATEES AND
DEWISEES OF LARRY W. HENSON;
UNKNOWN SPOUSES, IF ANY, OF UNKNOWN
HEIRS, LEGATEES AND DEWISEES OF LARRY W. HENSON;
COMMONWEALTH OF KENTUCKY,
COUNTY OF SIMPSON;
KY LIEN HOLDINGS, LLC;
MID SOUTH CAPITAL PARTNERS, LP;
SASS MUNI-V, LLC F/K/A
U.S. BANK AS CUSTODIAN FOR SASS MUNI V DTR

DEFENDANTS

Pursuant to a Judgment and Order of Sale entered in Simpson Circuit Court on August 18, 2016, in Civil Action No. 15-CI-00184, Southern Tax Services, LLC, plaintiff, versus, Unknown Heirs, Legatees and Devisees of Larry W. Henson; Unknown Spouses, if any, of Unknown Heirs, Legatees and Devisees of Larry W. Henson; Commonwealth of Kentucky, County of Simpson; KY Lien Holdings, LLC; Mid South Capital Partners, LP; Sass Muni-V, LLC f/k/a U.S. Bank As Custodian For Sass Muni V DTR, defendants, I shall sell to the highest bidder at public auction on Friday, September 16, 2016, 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 1455 Henson Road, Franklin, Simpson County, Kentucky 42134, to-wit:

Beginning at an iron pin on the southwest side of the Henson Road, a corner to G. Adams, said pin being 20 feet from the center of said road; thence on a line 20 feet southwest of and parallel to said center line S 59° 29' 23" E 346.76 feet and S 60° 04' 13" E 111.60 feet to an iron pin on the southwest side of same, a corner to Sue Cline; thence with Cline's line S 12° 30' 16" W 517.12 feet to an iron pin in the line of Matthew Alexander, a corner to Mueller; thence with the lines of Alexander and G. Adams N 06° 55' 06" W 318.11 feet to a post, a corner to Adams; thence with Adams' line S 84° 53' 06" W 220.90 feet to a rock and N 03° 16' 10" W 441.20 feet to the beginning, containing 3.00 acres, according to survey of Gary Sloan, Kentucky Registered Land Surveyor No. 2081.

Being the same property conveyed to Larry W. Henson, by deed dated October 28, 1997, of record in Deed Book 210, Page 260, in the Simpson County Clerk's Office. Larry W. Henson died intestate on October 27, 2004.

The property valuation administrator's map number for the subject property is as follows:
057-00-00-022.03.

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:

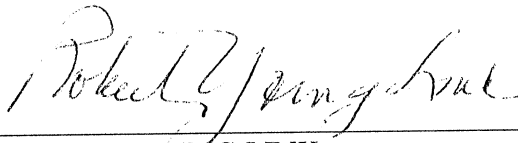
1. Easements, restrictions, and covenants of record;
2. Any state of facts that constitute an objection to title that might be disclosed by an accurate survey;
3. Lien of 2016 State and County property taxes, not yet due and payable.

Said property shall be sold for the purpose of collecting an in rem judgment in favor of the plaintiff, in the amount of \$4,089.19, with interest from and after August 17, 2016, 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 the deed. The 2016 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 19 day of August, 2016.



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:

Zach Webster, Esq.
Shannon Upton Johnson, Esq.
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Attorney for Defendant, Sass Muni-V, LLC f/k/a U.S. Bank As Custodian For Sass Muni V Dtr

This 19 day of August, 2016.



ROBERT YOUNG LINK
Master Commissioner
Simpson Circuit Court