

SIMPSON CIRCUIT COURT  
DIVISION I

CIVIL ACTION NO. 15-CI-00034

BANK OF AMERICA, N.A.

PLAINTIFF

vs.

NOTICE OF SALE

NICHOLAS WAYNE HUESTIS;  
JORDAN KAYE HUESTIS;  
Unknown spouse (if any) of  
NICHOLAS WAYNE HUESTIS;  
Unknown spouse (if any) of  
JORDAN KAYE HUESTIS;  
PORTFOLIO RECOVERY ASSOCIATES, LLC;  
and THE MEDICAL CENTER AT FRANKLIN, INC.

DEFENDANTS

Pursuant to a Judgment and Order of Sale entered in Simpson Circuit Court on July 19, 2018, in Civil Action No. 15-CI-00034, Bank of America, N.A., plaintiff, versus, Nicholas Wayne Huestis; Jordan Kaye Huestis; Unknown Spouse (if any) of Nicholas Wayne Huestis; Unknown Spouse (if any) of Jordan Kaye Huestis; Portfolio Recovery Associates, LLC; and The Medical Center at Franklin, Inc., defendants, I shall sell to the highest bidder at public auction on Friday, August 10, 2018, 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 1300 Miller Pond Road, Simpson County, Franklin, Kentucky 42134, to-wit:

The following described real property located in Simpson County, Kentucky, to wit:

Being Lot No. 51 of Westwood Subdivision, as shown on plat of record in Plat Book 4, Page 262, Slide 131, Simpson County Clerk's Office.

The herein conveyed property is conveyed subject to all restrictive covenants, easements, streets, setback lines and other matters shown on the recorded plat, of record in Plat Book 4 Page 262, Slide 131, in the Office aforesaid.

Subject to all restrictions, conditions and covenants and to all legal highways and easements.

Being the same property conveyed to Nicholas Wayne Huestis and Jordan Kaye Huestis, husband and wife, who acquired title, with rights of survivorship, by virtue of a deed from Victor M. Argueta, unmarried, by deed dated May 14, 2010, recorded May 20, 2010, of record in Deed Book 287, Page 781, Simpson County Clerk's office.

The property valuation administrator's map number for the subject property is as follows:  
012-00-22-001.00.

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:

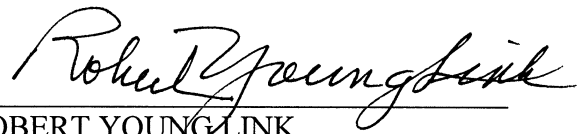
1. Easements, restrictions, and covenants of record;
2. Any state of facts that constitute an objection to title that might be disclosed by an accurate survey; and,
3. Lien of 2018 City and State and County property taxes, not yet due and payable.

Said property shall be sold for the purpose of collecting an in rem judgment in favor of the plaintiff, in the amount of \$77,695.50, with interest from and after April 1, 2017, at the rate of 5.25% 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 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 2018 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 July, 2018.



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:

Nicholas M. Smith, Esq.,  
Manley Deas Kochalski LLC  
P.O. Box 165028  
Columbus OH 43216-5028

Portfolio Recovery Associates, LLC  
with service upon its Registered Agent  
CSC - Lawyers Incorporating Service Company  
421 West Main Street  
Frankfort, KY 40601

Hoy P. Hodges, Esq.  
319 E. 10th Ave.  
P.O. Box 1865  
Bowling Green, KY 42102-1865

Nicholas Wayne Huestis  
1300 Miller Pond Road  
Franklin, KY 42134

Jordan Kaye Huestis  
1300 Miller Pond Road  
Franklin, KY 42134

Unknown Spouse (if any)  
of Nicholas Wayne Huestis  
1300 Miller Pond Road  
Franklin, KY 42134

Unknown Spouse (if any) of  
Jordan Kaye Huestis  
1300 Miller Pond Road  
Franklin, KY 42134

This 19 day of July, 2018.

  
ROBERT YOUNG LINK  
Master Commissioner  
Simpson Circuit Court