

SIMPSON CIRCUIT COURT  
DIVISION I

CIVIL ACTION NO. 18-CI-00245

KENTUCKY TAX BILL SERVICING, INC.

PLAINTIFF

vs.

NOTICE OF SALE

JAMIE HEUCK;  
UNKNOWN SPOUSE OF JAMIE HEUCK;  
APEX FUND SERVICES CUSTODIAN FOR CERES  
TAX RECEIVABLES, LLC;  
MTAG AS CUSTODIAN FOR MGD-KY, LLC;  
FRANKLIN BANK & TRUST COMPANY;  
CACH, LLC;  
THE MEDICAL CENTER AT FRANKLIN, INC.;  
THE MEDICAL CENTER AT BOWLING GREEN;  
and COUNTY OF SIMPSON, KENTUCKY

DEFENDANTS

Pursuant to a Judgment and Order of Sale entered in Simpson Circuit Court entered on October 8 2019, in Civil Action No. 18-CI-00245, Kentucky Tax Bill Servicing, Inc., plaintiff, versus, Jamie Heuck; unknown spouse of Jamie Heuck; Apex Fund Services Custodian for Ceres Tax Receivables, LLC; MTAG as custodian for MGD-KY, LLC; Franklin Bank & Trust Company; Cach, LLC; The Medical Center at Franklin, Inc.; The Medical Center at Bowling Green; County of Simpson, Kentucky, defendants, I shall sell to the highest bidder at public auction on Friday, November 8, 2019, 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 176 Williams Road, Franklin, Simpson County, Kentucky 42134, to-wit:

A certain tract of land in Simpson County, Kentucky located approximately 7 miles northeast of Franklin, situated on the northwest side of Williams Road and further described from a Survey made July 15, 2009, under the supervision of Robert G. May, LPLS #2142, as follows:

Unless stated otherwise, any monument referred to herein as a pin and cap is a set ½ x 18" rebar with yellow plastic cap stamped R G May 2142. All bearings stated herein are referred to the recorded bearing along the north line of Pirtle as shown in DB 178 PG 150.

Beginning at a pin and cap located 20' northwest of the existing centerline of Williams Road, a corner to H. Wayne Humphrey et al (DB 164 PG 403), the southeast corner to this tract; thence running 20' northwest of and parallel to the existing center line of Williams Road, two calls: (1) on a curve to the left with a

radius of 1275.36', a chord of S 64 deg. 47 min. 31 sec. W 117.54', an arc length of 117.59' (2) S 60 deg. 40 min. 01 sec. W 124.59' to a pin and cap, a new corner to Vickie Pirtle (DB 178 PG 150); thence on a new line with Pirtle, N 25 deg. 02 min. 19 sec. W 367.89' to a pin and cap, a new corner to same, in the line of Ruley and Chandler (DB 225 PG 762); thence with the line of Ruley & Chandler, N 65 deg. 01 min. 00 sec. E 241.79' to an existing 10" wood post where a pin and cap had been set, a corner to same, in the line of H. Wayne Humphrey (DB 164 PG 403); thence with the line of Humphrey, S 25 deg. 02 min. 19 sec. E 346.50' to the beginning point, containing 2.00 acres.

Being the same property conveyed to Jamie Heuck by Deed dated July 12, 2013 and recorded in Deed Book 305, Page 161 of the Simpson County, Kentucky records.

The property valuation administrator's map number for the subject property is as follows: 052-00-00-058.02.

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 2019 State and County property taxes, not yet due but now payable.

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

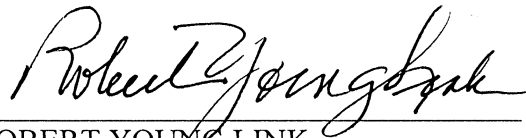
- (A) An in personam judgment in favor of Franklin Bank & Trust Company, in the amount of \$78,811.89, with interest from and after September 9, 2019, at the rate of 6% per annum (daily rate of \$12.5904), plus attorney fees and Court costs and advances for property taxes; and,
- (B) An in personam judgment in favor of Kentucky Tax Bill Servicing, Inc., in the amount of \$6,754.01, together with interest from and after October 8, 2019, at the rate of 6% 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 6% 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 2019 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 9<sup>th</sup> day of October, 2019.



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:

Joshua M. Bilz, Esq.  
4135 Alexandria Pike, Suite 105  
Cold Spring, KY 41076  
*Attorney for KTBS*

Justin D. Crocker, Esq.  
P. O. Box 684  
Russellville, Kentucky 42276  
*Attorney for Jamie Heuck*

Jamie D. Reiter, Esq.  
6001 Christmas Drive  
Nolensville, Tennessee 37135  
*Attorney for Apex Fund Services Custodian for Ceres Tax Receivables, LLC and attorney for MTAG as Custodian for MGDKY, LLC*

David Cummins, Esq.  
200 North Main Street  
P.O. Box 425  
Franklin, Kentucky 42135  
*Attorney for Franklin Bank & Trust. Company*

CACH, LLC  
Serve: Lloyd & McDaniel, PLC  
PO Box 23200  
Louisville, Kentucky 40223


Hoy P. Hodges, Esq.  
319 E. 10th Avenue  
P.O. Box 1865  
Bowling Green, Kentucky 42102  
*Attorney for The Medical Center at Franklin, Inc., and  
attorney for The Medical Center at Bowling Green*

Sam R. Phillips, Esq.  
303 N. College Street  
Franklin, Kentucky 42134  
*Attorney for County of Simpson, Kentucky*

Jamie Heuck  
176 Williams Road  
Franklin, Kentucky 42134

Unknown Spouse of Jamie Heuck  
176 Williams Road  
Franklin, Kentucky 42134

This 9 day of October, 2019.

  
ROBERT YOUNG LINK  
Master Commissioner  
Simpson Circuit Court