

SIMPSON CIRCUIT COURT  
DIVISION I

CIVIL ACTION NO. 17-CI-00325

THE BANK OF NEW YORK MELLON  
fka The Bank of New York, as Trustee for the  
Certificateholders CWABS, Inc., Asset-Backed  
Certificates, Series 2005-7

PLAINTIFF

vs.

NOTICE OF SALE

JERRI BABBS aka JERRI L. BABBS  
aka JERRI LYNN BABBS  
aka JERRIE LYNN BABBS  
aka JERRI L. THOMAS-BABBS;  
THE MEDICAL CENTER AT BOWLING GREEN;  
THE MEDICAL CENTER AT FRANKLIN, INC.;  
J. KELLY PATTERSON, M.D.;  
MEDICAL CENTER EMS, LLC;  
SERVICE ONE CREDIT UNION, INC.;  
GRAVES-GILBERT CLINIC;  
INPATIENT MEDICINE ASSOCIATES;  
and LVNV FUNDING, LLC

DEFENDANTS

Pursuant to a Judgment and Order of Sale entered in Simpson Circuit Court on May 24, 2018, in Civil Action No. 17-CI-00325, The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders CWABS, Inc., Asset-Backed Certificates, Series 2005-7, plaintiff, versus, Jerri Babbs aka Jerri L. Babbs aka Jerri Lynn Babbs aka Jerrie Lynn Babbs aka Jerri L. Thomas-Babbs; The Medical Center at Bowling Green; The Medical Center at Franklin, Inc.; J. Kelly Patterson, M.D.; Medical Center EMS, LLC; Service One Credit Union, Inc.; Graves-Gilbert Clinic; Inpatient Medicine Associates; and LVNV Funding, LLC, defendants, I shall sell to the highest bidder at public auction on Friday, June 15, 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 2401 Nicklaus Lane, Simpson County, Franklin, Kentucky 42134, to-wit:

Being Lot No. 47 of Section III of Country Club Estates north of Franklin, in Simpson County, Kentucky, according to plat of record in Plat Book 4, page 168, Slide 84, Simpson County Court Clerk's Office.

Subject to easements and building lines shown on the aforesaid plat, and to restrictions and protective covenants recorded with aforementioned plat.

Being the same property conveyed to Jerri Babbs by Gregory E. Shelton and Kathy Shelton, husband and wife, by deed dated June 29, 2005, of record in Deed Book 258, page 569, Simpson County Clerk's Office. Being further conveyed to Jerri Babbs, unmarried, by James Babbs, unmarried, by quit claim deed dated January 3, 2013, of record in Deed Book 301, page 515, Simpson County Clerk's Office.

The property valuation administrator's map number for the subject property is as follows:  
035-02-01-022.00.

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 2018 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 \$242,441.33, with interest from and after October 27, 2017, at the daily rate of \$8.45, plus attorney fees in the amount of \$2,430.00, 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 2% 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 24 day of May, 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:

Stephanie A. Maguire, Esq.  
c/o Lerner, Sampson & Rothfuss  
P.O. Box 5480  
Cincinnati, OH 45201-5480

Larry F Hinton, Esq.  
Reynolds, Johnston, Hinton & Pepper, LLP  
310 E. 11th Avenue  
Bowling Green, KY 42102

The Medical Center at Bowling Green  
Serve: Any Officer or Managing Agent  
1101 College St  
Bowling Green, KY 42101

The Medical Center at Franklin, Inc  
Serve: John A. Chaney, Registered Agent  
800 Park St  
Bowling Green, KY 42101

J. Kelly Patterson, M.D.  
Serve: J. Kelly Patterson, M.D., Registered Agent  
P.O. Box 3013  
Franklin, KY 42135

Medical Center EMS, LLC  
Serve: John A. Chaney, Registered Agent  
800 Park St  
Bowling Green, KY 42101

Graves-Gilbert Clinic  
Serve: Any Officer or Managing Agent  
201 Park St  
Bowling Green, KY 42101

Inpatient Medicine Associates  
Serve: Any Officer or Managing Agent  
1101 College St  
Bowling Green, KY 42101

LVNV Funding, LLC  
Serve: Corporation Service Company  
50 W. Broad St, Ste 1330  
Columbus, OH 43215

Jerri Babbs  
2401 Nicklaus Lane  
Franklin, KY 42134

This 24 day of May, 2018.



ROBERT YOUNG LINK  
Master Commissioner  
Simpson Circuit Court