

SIMPSON CIRCUIT COURT
DIVISION I

CIVIL ACTION NO. 19-CI-00274

THE BANK OF NEW YORK MELLON
fka The Bank of New York as Trustee for
CWABS, Inc. Asset-Backed Certificates,
Series 2002-1

PLAINTIFF

vs.

NOTICE OF SALE

Unknown Defendants, who are the Heirs or Devisees
or Legatees of HARRY HOGAN & their Spouses and
any Unknown Person who may have an interest in the
Property which is the subject matter of this action,
THE MEDICAL CENTER AT BOWLING GREEN,
THE MEDICAL CENTER AT FRANKLIN, INC.
ANESTHESIA & PAIN SPECIALISTS OF
BOWLING GREEN, PLC, and
CARDIAC SURGERY OF SOUTH CENTRAL KY,

DEFENDANTS

Pursuant to a Judgment and Order of Sale entered in Simpson Circuit Court February 7, 2020, in Civil Action No. 19-CI-00274, The Bank of New York Mellon fka The Bank of New York as Trustee for CWABS, Inc. Asset-Backed Certificates, Series 2002-1, plaintiff, versus, Unknown Defendants, who are the Heirs or Devisees or Legatees of Harry Hogan & their Spouses and any Unknown Person who may have an interest in the Property which is the subject matter of this action, The Medical Center at Bowling Green, The Medical Center at Franklin, Inc., Anesthesia & Pain Specialists of Bowling Green, PLC, and Cardiac Surgery of South Central KY, defendants, I shall sell to the highest bidder at public auction on Friday, March 6, 2020, 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 515 Millwood Drive, Franklin, Kentucky 42134, to-wit:

Being Lot No. 16, of Section IV of Millwood Estates Subdivision, according to plat of record in Plat Book 4, Page 221B, Slide 111, Simpson County Court Clerk's Office.

Subject to all restrictions, easements, streets, and setback lines shown on the aforesaid plat, and subject to restrictions of record in Plat Book 4, Page 118, and as amended by restrictions of record in Plat Book 4, Page 133, Simpson County Clerk's Office.

Being the same property conveyed to Harry Hogan, unmarried, from Shannon N. Groves fka Shannon Nichole McMillin and Mark Groves, wife and husband, by deed dated August 15, 2001 and recorded at Deed Book 231, Page 649 in the records of the Simpson County Clerk. Harry Hogan died intestate on September 30, 2018, whereupon title descended to his heirs at law.

The property valuation administrator's map number for the subject property is as follows:
019-00-12-016.00.

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 2020 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: An in rem judgment in favor of the plaintiff, in the amount of \$41,214.66, with interest from and after July 29, 2019, at the rate of 8.75% per annum, 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 8.75% 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 2020 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 10 day of February, 2020.



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:

David E. Johnson, Esq.
c/o Lerner, Sampson & Rothfuss
P. O. Box 5480
Cincinnati, OH 45201-5480

Hoy P. Hodges, Esq.
319 E. 10th Avenue
Bowling Green, KY 42102

Unknown Defendants, Heirs or devisees
of Harry Hogan
515 Millwood Drive
Franklin, KY 42134

This February 10, 2020.



ROBERT YOUNG LINK
Master Commissioner
Simpson Circuit Court