

SIMPSON CIRCUIT COURT  
DIVISION I

CIVIL ACTION NO. 16-CI-00068

DEUTSCHE BANK NATIONAL TRUST COMPANY,  
AS TRUSTEE FOR MERITAGE MORTGAGE LOAN  
TRUST 2005-3, ASSET-BACKED CERTIFICATES,  
SERIES 2005-3,

PLAINTIFF

vs.

NOTICE OF SALE

INA FAYE PENDERGRASS;  
JIMMY PENDERGRASS;  
THE MEDICAL CENTER OF BOWLING GREEN  
DBA BOWLING GREEN-WARREN COUNTY  
COMMUNITY HOSPITAL;  
CARDIAC SURGERY OF SOUTH CENTRAL KENTUCKY;  
MEDICAL CENTER AT FRANKLIN, FRANKLIN ER  
PHYSICIANS;  
and CITY OF FRANKLIN, KENTUCKY

DEFENDANTS

Pursuant to a Judgment and Order of Sale entered in Simpson Circuit Court on August 25, 2016, in Civil Action No. 16-CI-00068, Deutsche Bank National Trust Company, as trustee for Meritage Mortgage Loan Trust 2005-3, Asset-Backed Certificates, Series 2005-3, plaintiff, versus, Ina Faye Pendergrass; Jimmy Pendergrass; The Medical Center of Bowling Green dba Bowling Green-Warren County Community Hospital; Cardiac Surgery of South Central Kentucky; Medical Center at Franklin, Franklin ER Physicians; and City of Franklin, Kentucky, 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 1301 West Madison Street, Franklin, Simpson County, Kentucky 42134, to-wit:

Beginning at a point where the south right of way line of Springfield Road intersects the west right of way line of Western Drive; thence with the west right of way line of Western Drive S 09° 15' E 255.0 ft. to a stake in said line a new corner to W. E. Jenkins; thence on a new line with Jenkins S 78° 37' W 77.0 ft. to a concrete monument a corner to Hershell Groves; thence with the line of Groves N 09° 15' W 205.0 ft. to a concrete monument a corner to same in the south right of way line of Springfield Road; thence with the south right of way line of Springfield Road N 44° 54' E 90.0 ft. to the beginning point. Containing 0.486 acres according to survey dated October 30, 1987, by Robert G. May, Registered Land Surveyor No. 2142.

Being the same property conveyed to Ina Faye Pendergrass and Jimmy Pendergrass, wife and husband, by deed dated September 23, 2005, of record in Deed Book 260 , Page 285, in the Office of the Clerk of Simpson County, Kentucky.

The property valuation administrator's map number for the subject property is as follows:  
019-00-04-004.00.

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 2016 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 \$46,081.45, with interest from and after January 1, 2015, at the rate of 2% per annum, and a deferred principal balance of \$12,185.37, plus costs and attorney fees.

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 26 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:

Mark D. Rucker, Esq.  
Clunk, Paisley and Associates, P.S.C.  
2360 Chauvin Drive, Suite 204  
Lexington, KY 40517-3917

Charles W. Adams, Esq.  
c/o Hodges, Haynes & Adams  
P. O. Box 1865  
Bowling Green, Kentucky 42102-1865

W. Scott Crabtree, Esq.  
P.O. Box 615  
Franklin, KY 42135-0615

This 26 day of August, 2016.



ROBERT YOUNG LINK  
Master Commissioner  
Simpson Circuit Court