

SIMPSON CIRCUIT COURT
DIVISION I

CIVIL ACTION NO. 20-CI-00065

DEUTSCHE BANK NATIONAL TRUST COMPANY,
As Trustee For Morgan Stanley ABS Capital I Inc.
Trust 2002-NC6, Mortgage Pass-Through Certificates,
Series 2002-NC6

PLAINTIFF

vs.

NOTICE OF SALE

DENISE M. HAYES aka DENISE MARIE HAYES,
LARRY J. HAYES aka LARRY JOHN HAYES,
COMMONWEALTH OF KENTUCKY,
COUNTY OF SIMPSON,
ANESTHESIA AND PAIN SPECIALIST OF BOWLING
GREEN, PLC aka ANESTHESIA AND PAIN
SPECIALISTS OF BOWLING GREEN, P.L.C.,
BOWLING GREEN ASSOCIATED PATHOLOGISTS, PSC,
CITY OF FRANKLIN,
GRAVES-GILBERT CLINIC,
PORTFOLIO RECOVERY ASSOCIATES, LLC
and THE MEDICAL CENTER AT BOWLING GREEN

DEFENDANTS

Pursuant to a Judgment and Order of Sale entered in Simpson Circuit Court on August 20, 2020, in Civil Action No. 20-CI-00065, Deutsche Bank National Trust Company, As Trustee For Morgan Stanley ABS Capital I Inc. Trust 2002-NC6, Mortgage Pass-Through Certificates, Series 2002-NC6, plaintiff, versus, Denise M. Hayes aka Denise Marie Hayes, Larry J. Hayes aka Larry John Hayes, Commonwealth of Kentucky, County of Simpson, Anesthesia and Pain Specialist of Bowling Green, P.L.C. aka Anesthesia and Pain Specialists of Bowling Green, P.L.C., Bowling Green Associated Pathologists, PSC, City of Franklin, Graves-Gilbert Clinic, Portfolio Recovery Associates, LLC and The Medical Center at Bowling Green, defendants, I shall sell to the highest bidder at public auction on Friday, September 18, 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 206 Macedonia Road, Franklin, Kentucky 42134, to-wit:

Beginning at a pipe in James Bailey's southeast corner in the west right-of-way of Macedonia Road, which beginning point is 328.1 feet south of the south edge of the curb on East Madison Street (Deed Book 99, page 573); thence with Bailey's line N 89° 30' W 157 feet to a pipe; thence N 2° 58' E 30.5 feet to a rock, the southeast corner of Earl Atwood in the Bailey line; thence with Atwood's line (Deed Book 71, page 124); S 88° W 50.0 feet to Atwood's southwest corner in the line of Betty S. Hendrick; thence with the line of said Hendrick (Deed Book 120, page 727) S 2° 58' W approximately 190 feet, the distance from Madison Street and Hendrick's southeast corner in the line of Paynter-Viola Williams tract; thence with said tract, which line is

a prolongation of Hendrick's south line (Deed Book 13, page 81, a source deed in the Paynter-Williams tract); S 89° 30' E to the west right-of-way line of Macedonia Road, approximately 212 feet; thence with said right-of-way to the point of beginning.

Being the same property conveyed to Larry J. Hayes and Denise M. Hayes, by Lasalle Bank National Association As Indenture Trustee, Under The Indenture Dated December 1, 1999, Series 1999-4, by deed dated August 1, 2002, of record in Deed Book 238, page 347, Simpson County Clerk's Office

The property valuation administrator's map number for the subject property is as follows: 014-00-09-026.00.

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 debt: An in rem judgment in favor of the plaintiff, in the amount of \$37,754.16, with interest on the amount of \$29,113.88 from and after August 7, 2020, at the rate of 9.99% 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 9.99% 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.

**SPECIAL NOTICE CONCERNING COVID-19 RULES:
HEALTH AND SAFETY MEASURES MANDATED BY THE KENTUCKY SUPREME
COURT WILL REQUIRE ALL PERSONS AT MASTER COMMISSIONER SALES TO
OBSERVE SOCIAL DISTANCING, AND THE USE OF FACIAL COVERINGS OVER THE**

NOSE AND MOUTH WILL BE REQUIRED AT MASTER COMMISSIONER SALES.

This 31st day of August, 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:

Victoria M. Kadreva Holmes, Esq.
Millsap & Singer, LLC
10200 Forest Green Blvd, Suite 405
Louisville, KY 40223

Sam R. Phillips, Esq.
303 North College Street
Franklin, KY 42134

Charles W. Adams, Esq.
P.O. Box 1865
Bowling Green, KY 42102

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

Portfolio Recovery Associates, LLC
421 West Main Street
Frankfort, KY 40601

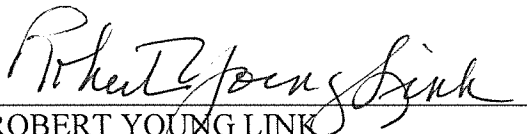
Portfolio Recovery Associates, LLC
401 South Fourth Street, Suite 1200
Louisville, KY 40202

Denise M. Hayes
aka Denise Marie Hayes
206 Macedonia Road
Franklin, KY 42134

Denise M. Hayes
aka Denise Marie Hayes
405 South Railroad Street
Franklin, KY 42134

Larry J. Hayes
aka Larry John Hayes
206 Macedonia Rd
Franklin, KY 42134

This August 31st, 2020.


ROBERT YOUNG LINK
Master Commissioner
Simpson Circuit Court