

SIMPSON CIRCUIT COURT  
DIVISION I

CIVIL ACTION NO. 20-CI-00103

THE BANK OF NEW YORK MELLON  
f/k/a The Bank of New York as successor trustee  
for JPMorgan Chase Bank, N.A., as Trustee for the  
benefit of the Certificateholders of Equity One ABS,  
Inc. Mortgage Pass-Through Certificates Series 2004-3

PLAINTIFF

vs.

NOTICE OF SALE

MARIE S. POOLE, aka MARIA S. POOLE,  
aka MARIE POOLE, as Executrix of the Estate  
of LOYD WAYNE POOLE, aka L. W. POOLE,  
aka WAYNE POOLE,  
COMMONWEALTH OF KENTUCKY,  
COUNTY OF SIMPSON,  
BOWLING GREEN ASSOCIATED PATHOLOGISTS,  
CINDY POOLE,  
CITY OF FRANKLIN,  
DARRELL POOLE, aka JAMES DARRELL POOLE,  
DENNIS O'KEEFE, M.D.,  
EMERGENCY ROOM PHYSICIANS,  
GARY POOLE,  
MARIE S. POOLE, aka MARIA S. POOLE,  
aka MARIE POOLE,  
MARK POOLE,  
PRIMECARE MEDICINE ASSOCIATES, PLLC,  
THE MEDICAL CENTER AT BOWLING GREEN,  
THE MEDICAL CENTER AT FRANKLIN,  
Unknown Heirs/Beneficiaries/Legatees/Devisees of  
LOYD WAYNE POOLE, aka L. W. POOLE,  
aka WAYNE POOLE,  
Unknown Spouse of CINDY POOLE,  
Unknown Spouse of DARRELL POOLE,  
aka JAMES DARRELL POOLE,  
Unknown Spouse of GARY POOLE,  
Unknown Spouse of LOYD WAYNE POOLE,  
aka L. W. POOLE, aka WAYNE POOLE,  
Unknown Spouse of MARIE S. POOLE,  
aka MARIA S. POOLE, aka MARIE POOLE,  
Unknown Spouse of MARK POOLE,  
and URGENTCARE FRANKLIN

DEFENDANTS

Pursuant to a Judgment and Order of Sale entered in Simpson Circuit Court on August 20, 2020, in Civil Action No. 20-CI-00103, The Bank of New York Mellon f/k/a The Bank of New York as successor trustee for JPMorgan Chase Bank, N.A., as Trustee for the benefit of the Certificateholders of Equity One ABS, Inc. Mortgage Pass-Through Certificates Series 2004-3, plaintiff, versus, Marie S. Poole, aka Maria S. Poole, aka Marie Poole, as Executrix of the Estate of Loyd Wayne Poole, aka L. W. Poole, aka Wayne Poole, Commonwealth of Kentucky, County of Simpson, Bowling Green Associated Pathologists, Cindy Poole, City of Franklin, Darrell Poole, aka James Darrell Poole, Dennis O'Keefe, M.D., Emergency Room Physicians, Gary Poole, Marie S. Poole, aka Maria S. Poole, aka Marie Poole, Mark Poole, Primecare Medicine Associates, PLLC, The Medical Center at Bowling Green, The Medical Center at Franklin, Unknown Heirs/Beneficiaries/Legatees/Devises of Loyd Wayne Poole, aka L. W. Poole, aka Wayne Poole, Unknown Spouse of Cindy Poole, Unknown Spouse of Darrell Poole, aka James Darrell Poole, Unknown Spouse of Gary Poole, Unknown Spouse of Loyd Wayne Poole, aka L. W. Poole, aka Wayne Poole, Unknown Spouse of Marie S. Poole, aka Maria S. Poole, aka Marie Poole, Unknown Spouse of Mark Poole, and UrgentCare Franklin, 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 Fairview, Franklin, Kentucky 42134, to-wit:

A certain house and lot of land, lying and being in J. Lee Moore Subdivision, in Franklin, Simpson County, Kentucky, and bounded and thus described :

Being the South 85 feet of Lots Nos. 9, 10, 11, 12, 13, 14, 15, and 16, section "3" of J. Lee Moore Subdivision, according to map or plat thereof, of record in Deed Book 64, page 629, Simpson County Clerk's Office. Also 12 feet on the South end of Lot No. 9, which was reserved by the first parties in a deed to Mayes.

And further described from a more recent survey as follows:

Beginning at an iron pin in the west right of way line of Fairview Avenue, a corner to Cook, said pin being located 525 ft. from the south right of way line of Ky. Hwy. 100; thence with Cook's line, S 87° 00' W 188.00 ft. to an iron pin and N 03° 30' W 100.00 ft. to an iron pin in the south right of way line of Moore St., a corner to same; thence with said right of way line S 87° 00' W 12.00 ft. to an iron pin, the original corner of Lot No. 8, J. Lee Moore S/D Sec. 3; thence with the west line of Lot No. 9, S 03°30' E 185.00 ft. to an iron pin in said line, a corner in the line of same; thence N 87° 00' E 200.00 ft. to an iron pin in the west right of way line of Fairview Avenue; thence with said right of way line, N 03° 30' W 85.00 ft. to the beginning, containing 0.425 acres, more or less, according to survey dated September 11, 1995, under the supervision of Gary Sloan, Land Surveyor, Kentucky Registered No. 2081.

Being the same property conveyed to Loyd Wayne Poole (deceased November 15, 2013) by deed from Shane Moore, unmarried, dated November 10, 1995, and recorded November 14, 1995, of record in Deed Book 199, page 275, 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 \$28,648.11, with interest on the amount of \$22,638.07 from and after June 26, 2020, at the rate of 4% 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 4% 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 31<sup>st</sup> 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  
*Attorney for plaintiff*

Justin D. Crocker, Esq.  
P. O. Box 684  
Russellville, KY 42276  
*Guardian ad Litem for Marie S. Poole aka Maria S. Poole aka Marie Poole*

Sam R. Phillips, Esq.  
303 North College Street  
Franklin, KY 42134  
*Attorney for Simpson County*

Hoy P. Hodges, Esq.  
P.O. Box 1865  
Bowling Green, KY 42102  
*Attorney for The Medical Center at Bowling Green; The Medical Center at Franklin; Bowling Green Associated Pathologists; Dennis OKeefe, M.D.; Emergency Room Physicians; Primecare Medicine Associates, PLLC; and UrgentCare Franklin*

W. Scott Crabtree, Esq.  
P. O. Box 615  
Franklin, KY 42135  
*Attorney for City of Franklin*

Marie S. Poole aka Maria S. Poole  
aka Marie Poole, as Executrix of the  
Estate of Loyd Wayne Poole  
aka L. W. Poole aka Wayne Poole  
1409 Circle Ave.  
Bowling Green, KY 42104

Marie S. Poole aka Maria S. Poole  
aka Marie Poole, as Executrix of the  
Estate of Loyd Wayne Poole aka  
L. W. Poole aka Wayne Poole  
550 High St.  
Bowling Green, KY 42101

Cindy Poole  
1235 Derek Dr  
Franklin, KY 42134

Cindy Poole  
P. O. Box 884  
Franklin, KY 42135

Darrell Poole aka  
James Darrell Poole  
205 Walker St Apt. A  
Franklin, KY 42134

Gary Poole  
103 Hearthstone Dr.  
Portland, TN 37148

Mark Poole  
1901 Murfreesboro Pike Apt. 235  
Nashville, TN 37217

Unknown Heirs/Beneficiaries/Legatees/Devisees  
of Loyd Wayne Poole aka L. W. Poole aka Wayne Poole  
206 Fairview Ave  
Franklin, KY 42134

Unknown Heirs/Beneficiaries/Legatees/Devisees of  
Loyd Wayne Poole aka L. W. Poole aka Wayne Poole  
PO Box 899  
Franklin, KY 42135

Unknown Heirs/Beneficiaries/Legatees Devisees of  
Loyd Wayne Poole aka L. W. Poole aka Wayne Poole  
206 Fairview Ave Apt. B  
Franklin, KY 42134

Unknown Spouse of Cindy Poole  
1235 Derek Drive  
Franklin, KY 42134

Unknown Spouse of Cindy Poole  
PO Box 884  
Franklin, KY 42134

Unknown Spouse of Darrell Poole  
aka James Darrell Poole  
205 Walker Street  
Franklin, KY 42134

Unknown Spouse of Darrell Poole  
aka James Darrell Poole  
205 Walker St Apt. A  
Franklin, KY 42134

Unknown Spouse of Gary Poole  
103 Hearthstone Dr  
Portland, TN 37148

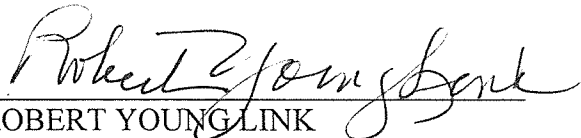
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Franklin, KY 42134

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206 Fairview Ave Apt. B  
Franklin, KY 42134

Unknown Spouse of Mark Poole  
1901 Murfreesboro Pike Apt. 235  
Nashville, TN 37217

Unknown Spouse of Marie S. Poole aka Maria S. Poole aka Marie Poole  
1409 Circle Ave  
Bowling Green, KY 42104

This August 31<sup>st</sup>, 2020.

  
ROBERT YOUNGLINK  
Master Commissioner  
Simpson Circuit Court