

SIMPSON CIRCUIT COURT
DIVISION I

CIVIL ACTION NO. 12-CI-00253

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS
TRUSTEE FOR CDC MORTGAGE CAPITAL TRUST
2003-HE3, MORTGAGE PASS-THROUGH CERTIFICATES,
SERIES 2003-HE3

PLAINTIFF

vs.

NOTICE OF SALE

JANE W. MINNICKS,
the unknown spouse, if any, of JANE W. MINNICKS,
and LVNV FUNDING, LLC

DEFENDANTS

Pursuant to a Judgment and Order of Sale entered in Simpson Circuit Court on January 20, 2016, in Civil Action No. 12-CI-00253, Deutsche Bank National Trust Company, as Trustee for CDC Mortgage Capital Trust 2003-HE3, Mortgage Pass-Through Certificates, Series 2003-HE3, plaintiff, versus Jane W. Minnicks, the unknown spouse, if any, of Jane W. Minnicks, and LVNV Funding, LLC, defendants, I shall sell to the highest bidder at public auction on Friday, March 11, 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 614 South College Street, Franklin, Simpson County, Kentucky 42134, to-wit:

PARCEL I:

Tract I: Being Lot No. 4 in Section 101 of the Highlands Subdivision, map or plat of which is of record in Plat Book 1, Page 60, Simpson County Clerk's Office, to which reference is made for a more detailed description.

Tract II: Being Lot No. 1 of Section 101 of the Highlands Subdivision, map or plat of which is of record in Plat Book 1, Page 60, Simpson County Clerk's Office, to which reference is made for a more detailed description.

Both parcels are conveyed subject to all restrictions and easements shown and set out in detail on the map or plat of said subdivision of record in Plat Book 1, Page 30, in the Office aforesaid, which are made a part of this instrument the same as if incorporated herein in full.

Being a part of the same property conveyed to Emmett L. Minnicks and wife, Jane W. Minnicks, as joint tenants with right of survivorship, by Clay Simpson and wife, Vera Mae Simpson by deed dated November 23, 1979, of record in Deed Book 133, Page 12, Simpson County Clerk's Office. The said Emmett L. Minnicks died on March 9, 1992, and left the said Jane W. Minnicks surviving him.

PARCEL II:

The easternmost one-half of Lot No. 3, Section 101, and the easternmost 71.15 feet of Lot No. 2, of Section 101, of the Highlands Subdivision, map or plat of record in Plat Book 1, Page 60, Simpson County Clerk's Office, to which reference is made for a more detailed description.

This property conveyed subject to all restrictions and easements shown and set out in detail on the map or plat of said subdivision of record in Plat Book 1, Page 30, in the Office aforesaid, which are made a part of this instrument the same as if incorporated herein in full.

Being in part a part of the same property conveyed to Emmett L. Minnicks and wife, Jane W. Minnicks, as joint tenants with right of survivorship, by Clay Simpson and wife, Vera Mae Simpson by deed dated November 23, 1979, of record in Deed Book 133, Page 12, Simpson County Clerk's Office; and being in part the same property conveyed to Emmett L. Minnicks and wife, Jane W. Minnicks, as joint tenants with right of survivorship, by Willis Yokley et al, by deed dated September 18, 1987, of record in Deed Book 160, Page 186, Simpson County Clerk's Office. The said Emmett L. Minnicks died on March 9, 1992 and left the said Jane W. Minnicks surviving him.

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.

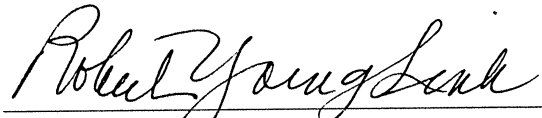
Said property shall be sold for the purpose of collecting an in rem judgment in favor of the plaintiff, in the amount of \$194,231.27, together with interest from and after December 1, 2011, at the rate of 8.1% per annum, plus attorney fees in the amount of \$2,250.00 and Court costs.

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 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 12 day of February, 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:

Travis W. Thompson, Esq.
Clunk, Paisley and Associates, P.S.C.
2360 Chauvin Drive, Suite 204
Lexington, KY 40517-3917

LVNV Funding, LLC;
c/o Ct Corporation System, Agent
1300 East Ninth Street
Cleveland, OH 44114

Jane W. Minnicks
c/o Phil Minnicks
561 North Palmers Chapel Road
White House, TN 37188

This 12 day of February, 2016.



ROBERT YOUNG LINK
Master Commissioner
Simpson Circuit Court