

SIMPSON CIRCUIT COURT
DIVISION I

CIVIL ACTION NO. 16-CI-00024

WELLS FARGO BANK, N A

PLAINTIFF

vs.

NOTICE OF SALE

TANIA M. SCHUMAKER;
JOE SCHUMAKER, a/k/a JOE R. SCHUMAKER;
unknown spouse (if any) of TANIA M. SCHUMAKER;
unknown spouse (if any) of JOE SCHUMAKER,
a/k/a JOE R. SCHUMAKER;
and CITY OF FRANKLIN, KENTUCKY

DEFENDANTS

Pursuant to a Judgment and Order of Sale entered in Simpson Circuit Court on June 23, 2016, in Civil Action No. 16-CI-00024, Wells Fargo Bank, N A, plaintiff, versus, Tania M. Schumaker; Joe Schumaker, a/k/a Joe R. Schumaker; unknown spouse (if any) of Tania M. Schumaker; unknown spouse (if any) of Joe Schumaker, a/k/a Joe R. Schumaker; and City of Franklin, Kentucky, defendants, I shall sell to the highest bidder at public auction on Friday, July 22, 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 500 Wittland Drive, Franklin, Simpson County, Kentucky 42134, to-wit:

All that certain parcel of land situate in the County of Simpson, State of Kentucky, more particularly described as follows: Being Lot No. 43, located on the West side of Wittland Drive in Millwood Estates, according to plat of record in Plat Book 4, Page 118, Simpson County Clerk's Office.

Being the same property conveyed to Joe R. Shumaker and wife, Tania M. Shumaker who acquired title, with rights of survivorship, by virtue of a deed from J. Jones Builders, LLC, dated December 15, 2011, recorded December 19, 2011, at Deed Book 295, Page 763, Simpson County Clerk's Office.

The property valuation administrator's map number for the subject property is as follows: 012-00-13-013.00.

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:

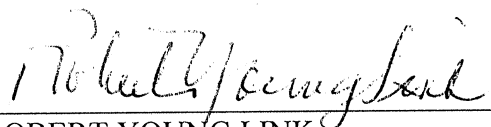
1. Easements, restrictions, and covenants of record;
2. Any state of facts that constitute an objection to title that might be disclosed by an accurate survey;
3. Lien of 2016 City and State and County property taxes, not yet due and payable.

Said property shall be sold for the purpose of collecting an in personam judgment in favor of the plaintiff, in the amount of \$82,170.69, with interest from and after February 25, 2016, at the rate of 4%, per annum, plus attorney fees 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 30 day of June, 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:

Nicholas M. Smith, Esq.
 c/o Manley Deas Kochalski LLC
 P. O. Box 165028
 Columbus, OH 43216-5028

W. Scott Crabtree, Esq.
 P. O. Box 615
 Franklin, KY 42134

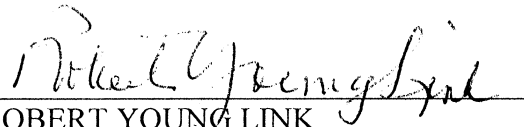
Tania M. Schumaker
500 Wittland Drive
Franklin, KY 42134

Joe Schumaker
500 Wittland Drive
Franklin, KY 42134

Unknown spouse of Tania M. Schumaker
500 Wittland Drive
Franklin, KY 42134

Unknown spouse of Joe Schumaker
500 Wittland Drive
Franklin, KY 42134

This 30 day of June, 2016.


ROBERT YOUNG LINK
Master Commissioner
Simpson Circuit Court