

SIMPSON CIRCUIT COURT  
DIVISION I

CIVIL ACTION NO. 18-CI-00120

WELLS FARGO BANK, N.A. SUCCESSOR BY  
MERGER TO WELLS FARGO BANK MINNESOTA,  
NATIONAL ASSOCIATION, AS TRUSTEE FOR GSAMP  
TRUST 2003-AHL, MORTGAGE PASS-THROUGH  
CERTIFICATES, SERIES 2003-AHL

PLAINTIFF

vs.

NOTICE OF SALE

JANET AUSTIN aka JANET G AUSTIN  
unknown spouse of JANET AUSTIN aka JANET G AUSTIN  
JENNIFER AUSTIN  
TIFFANY AUSTIN  
JESSICA AUSTIN  
unknown spouse of JENNIFER AUSTIN  
unknown spouse of TIFFANY AUSTIN  
unknown spouse of JESSICA AUSTIN  
COMMONWEALTH OF KENTUCKY,  
COUNTY OF SIMPSON  
CITY OF FRANKLIN, KENTUCKY  
UNKNOWN DEFENDANTS, who are the heirs or  
devises or legatees of KENNY AUSTIN aka  
KENNY R. AUSTIN & their spouses and any  
unknown person who may have an interest in  
the property which is the subject matter of this action

DEFENDANTS

Pursuant to a Judgment and Order of Sale entered in Simpson Circuit Court entered on July 24, 2019, as supplemented by an Order dated October 14, 2019, in Civil Action No. 18-CI-00120, Wells Fargo Bank, N.A. successor by merger to Wells Fargo Bank Minnesota, National Association, as trustee for GSAMP Trust 2003-AHL, Mortgage Pass-Through Certificates, Series 2003-AHL, plaintiff, versus, Janet Austin aka Janet G Austin, Unknown spouse of Janet Austin aka Janet G Austin, Jennifer Austin, Tiffany Austin, Jessica Austin, Unknown spouse of Jennifer Austin, Unknown spouse of Tiffany Austin, Unknown spouse of Jessica Austin, Commonwealth of Kentucky, County of Simpson, City of Franklin, Kentucky, Unknown defendants, who are the heirs or devisees or legatees of Kenny Austin aka Kenny R. Austin & their spouses and any unknown person who may have an interest in the property which is the subject matter of this action, defendants, I shall sell to the highest bidder at public auction on Friday, November 8, 2019, 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 505 Robey Street, Franklin, Simpson

County, Kentucky 42134, to-wit:

Being Lot No. 3 of Section A of Green Acres Subdivision according to plat thereof of record in Plat Book 1, page 32, Simpson County Clerk's office.

Being the same property in which an undivided one-half interest was conveyed to Kenny Austin and Janet Austin, husband and wife, as joint tenants with right of survivorship, by Ray Dean Austin and Sally Pearl Austin, husband and wife, by deed dated September 19, 2000, of record in Deed Book 226, page 333, in the Office aforesaid. The said Kenny Austin and Janet Austin, husband and wife, and Ray Dean Austin and Sally Pearl Austin, husband and wife, quit claimed the subject property to Kenny Austin and Janet Austin by deed dated November 7, 2001, of record in Deed Book 233, page 86, in the Office aforesaid. The said Kenny Austin died intestate on June 19, 2016. See Probate Case No 16-P-00099.

The property valuation administrator's map number for the subject property is as follows:  
011-00-02-019.00.

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 2019 City and State and County property taxes, not yet due but now payable.

Said property shall be sold for the purpose of collecting an in rem judgment in favor of the plaintiff, in the amount of \$81,760.09, with interest from and after July 1, 2019, at the rate of 7.999% 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 7.999% 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 2019 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 14 day of October, 2019.

  
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:

Christopher M. Hill  
Christopher M. Hill & Associates, P.S.C. 641 Teton Trail  
P.O. Box 817  
Frankfort, KY 40601 Counsel for Plaintiff

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

Sam R. Phillips, Esq.  
303 N. College Street  
Franklin, Kentucky 42134

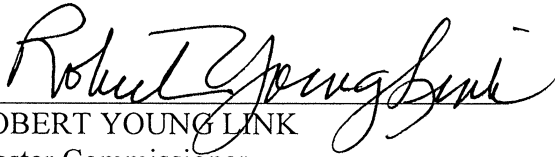
Janet Austin, aka Janet G. Austin  
505 Robey Street  
Franklin, KY 42134

Jennifer Austin  
407 Hendricks Street  
Franklin, KY 42134

Tiffany Austin  
505 Robey Street  
Franklin, KY 42134

Jessica Austin  
505 Robey Street  
Franklin, KY 42134

This 14 day of October, 2019.

  
ROBERT YOUNG LINK  
Master Commissioner  
Simpson Circuit Court