

SIMPSON CIRCUIT COURT
DIVISION I

CIVIL ACTION NO. 24-CI-00268

CITY OF FRANKLIN, KENTUCKY

PLAINTIFF

vs.

NOTICE OF SALE
Electronically Filed

Unknown heirs of CLEO GUMM (*in rem only*);
Unknown heirs of GEMILA GUMM (*in rem only*);
ROBERT S. WOODS (*in rem only*); and
SIMPSON COUNTY, KENTUCKY

DEFENDANTS

Pursuant to a Judgment and Order of Sale in Simpson Circuit Court dated February 23, 2025, in Civil Action No. 24-CI-00268, City of Franklin, Kentucky, plaintiff, versus, Unknown heirs of Cleo Gumm (*in rem only*); unknown heirs of Gemila Gumm (*in rem only*); Robert S. Woods (*in rem only*); and Simpson County, Kentucky, defendants, I shall sell to the highest bidder at public auction on Friday, March 21, 2025, 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 922 West Madison Street, Franklin, Kentucky 42134, to-wit:

A certain lot situated southwest of the public square in Franklin, Simpson County, Kentucky, on the north side of Springfield Road (Ky. 383) more particularly described as follows:

Beginning at a pin in the southeast corner in line with the north right-of-way of the Springfield Road, being 20 feet from center, S 50 deg. 00 min. W 522.7 feet from an iron post in the southwest corner of Sunoco Oil Company, or 78 feet from the property line of the Bowling heirs, and a corner to Mary E. Johnson; thence with the line of the north right-of-way of Ky. 383, S 50 deg. 00 min. W 115.5 feet to a post a corner to Hallie Payne; thence with the line of Hallie Payne, N 4 deg. 00 min. E 180.75 feet to a hackberry stump, S 4 deg. 00 min. W 9.0 feet from a pin in the Bud West line; thence with the line of Mary E. Johnson, S 84 deg. 00 min. E 81.0 feet to a pin a corner to Mary E. Johnson; thence with the line of Mary E. Johnson S 2 deg. 00 min. W 97.0 feet to the point of the beginning, per survey of Ernest C. Ellis, Licensed Surveyor No. 318, dated May 9, 1981, of record in Deed Book 55, Page 260, Simpson County Clerk's Office.

Being the same property conveyed to Cleo Gumm and wife, Gemila Gumm, by Geraldine Y. James, Master Commissioner of the Simpson Circuit Court, by Master Commissioner Deed dated April 22, 1981, of record in Master Commissioner Deed Book 9, Page 229, in the Simpson County Clerk's office.

The property valuation administrator's map number for the subject property is 012-00-08-028.00.

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 2025 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 \$17,719.50, with interest through March 31, 2025, at the rate of 6% per annum, plus attorney fees in the amount of \$3,600.00, and costs in the amount of \$2,268.42.

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 6% 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 2025 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 February 25, 2025.

BY: /s/ ROBERT YOUNG LINK

Master Commissioner
Simpson Circuit Court

CERTIFICATE OF SERVICE

A true copy of the foregoing was on this date delivered by electronic service to the following:

W. Scott Crabtree, Esq.
P. O. Box 615
Franklin, KY 42135-0615
Attorney for Plaintiff

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

A true copy of the foregoing was on this date mailed to the following:

Robert S. Woods
922 West Madison Street
Franklin, KY 42135

Unknown Spouse of Cleo Gumm
Unknown Spouse of Gemila Gumm
4530 Washington Street
St. Louis, MO 63108

Unknown Spouse of Cleo Gumm
Unknown Spouse of Gemila Gumm
451 W. 115th Street
Chicago, IL 60628

Unknown Spouse of Cleo Gumm
Unknown Spouse of Gemila Gumm
1002 N. Lowell Street
Santa Anna, CA 92703

Unknown Spouse of Cleo Gumm
Unknown Spouse of Gemila Gumm
2472 Harrison Street
San Francisco, CA 94110

This February 25, 2025.

BY: /s/ ROBERT YOUNG LINK
Master Commissioner
Simpson Circuit Court