

SIMPSON CIRCUIT COURT
DIVISION I

CIVIL ACTION NO. 25-CI-00200

FEDERAL HOME LOAN MORTGAGE CORPORATION,
AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE
MAC SEASONED CREDIT RISK TRANSFER TRUST,
SERIES 2019-2

PLAINTIFF

vs.

NOTICE OF SALE
Electronically Filed

STALENA GAIL WEST and
GERMAN AMERICAN BANK INC.,
d/b/a GERMAN AMERICAN BANK

DEFENDANTS

Pursuant to a Judgment and Order of Sale in Simpson Circuit Court dated December 22, 2025, in Civil Action No. 25-CI-00200, Federal Home Loan Mortgage Corporation, as trustee for the benefit of the Freddie Mac Seasoned Credit Risk Transfer Trust, Series 2019-2, plaintiff, versus, Stalena Gail West and German American Bank Inc., d/b/a German American Bank, defendants, I shall sell to the highest bidder at public auction on Friday, January 23, 2026, 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 718 North Street, Franklin, Kentucky 42134, to-wit:

Being Lot No. 14 of Section A of Green Acres Subdivision according to plat of record in Plat Book 1, Page 47, Simpson County Clerk's Office.

Being the same property conveyed to Stalena Gail West, unmarried by Theresa Gumm, unmarried, Corey Gumm and Kelli Gumm, husband and wife, and Sherita Dawkins, unmarried, by deed dated July 31, 2007, of record in Deed Book 272, Page 587, Simpson County Clerk's office.

The property valuation administrator's map number for the subject property is 011-00-02-009.00.

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 2026 City and State and County taxes, not yet due and payable.

Said property shall be sold for the purpose of collecting the following judgment debts: (1) an in rem judgment in favor of the plaintiff, in the amount of \$93,387.71, with interest from and after September 28, 2025, at the rate of 7.125% per annum, plus attorney fees and Court costs; and, (2) an in rem judgment in favor of the defendant German American Bank in the amount of \$34,451.24, with interest from and after November 17, 2025, at the rate of \$6.12 per diem, plus attorney fees, expenses, and costs in the amount of \$2,566.14.

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 7.125% 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 2026 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 December 23, 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:

Crystal L. Saresky, Esq.
Austin Mitchell, Esq.
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
2400 Chamber Center Drive, Suite 220
Ft. Mitchell, KY 41017
Attorney for Plaintiff

Rhonda S. Miller, Esq.
Smith & Miller, LLP
P. O. Box 3435
Carbondale, IL 62902
Attorney for German American Bank

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

Stalena Gail West
718 North Street
Franklin, KY 42134

This December 23, 2025.

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