

MASTER COMMISSIONER'S SALE

BY VIRTUE OF A DECREE AND ORDER OF SALE OF THE WARREN CIRCUIT COURT, the Master Commissioner will sell at public auction the real property in the following actions on **Thursday, May 30, 2024, about the hour of 5:00 p.m., at the Justice Center, 2nd floor, Courtroom D, Bowling Green, Kentucky.** Said property shall be sold to collect the amounts hereinafter set forth, together with interest and the costs of the action, and upon the following terms and conditions (unless otherwise stated).

A. The purchasers will be required to pay ten percent (10%) down the day of sale in the form of cash or personal check and post bond on the remainder with the balance due in thirty (30) days. Pursuant to KRS 426.705 the bond shall bear interest at the rate the Judgment bears, until paid in full. It is the intention of the office of the Master Commissioner to close within thirty (30) days, but if a holiday falls within the thirty days, or if there are other circumstances beyond our control, the closing may take extra time. The buyer should be aware that they have the option to pay the balance to stop the interest from accruing or the interest will accrue on the unpaid balance.

The Master Commissioner will retain a lien on the property sold to secure the sale price. **If the purchaser elects to post bond, he/she will be required to provide sufficient surety, such as a letter from their bank or a bank representative signing for them at the time of the sale. Please contact the Master Commissioner's Office prior to the sale with questions regarding approved surety at 270-842-0614. Occasionally, additional announcements are published on our webpage at www.warrencountymastercommissioner.com.**

B. The property is sold subject to the following:
 a. State, county, city, and school taxes payable for the entire year of 2024 and all taxes due thereafter.
 b. Easements, restrictions, and covenants of record.
 c. Assessments for public improvements levied against the property.
 d. Any facts which an inspection or accurate survey of the property may disclose.

C. The property shall otherwise be sold free and clear of any and all right, title, and interest of all parties to this action and of their liens and encumbrances thereon except such right of redemption as may exist in favor of the United States of America or the defendants. Also, the Master Commissioner does not obtain a title search or investigate for further liens on the properties listed below nor conduct or authorize a

survey of the property. The purchaser is responsible for title searches and/or any additional liens not named in the Judgment and Order of Sale and for the results of any good and accurate survey of the property.

D. For a more particular description of these properties, refer to the file on record at the Warren Circuit Clerk's Office on the first floor of the Justice Center. Deeds and Wills referenced are of record in the Office of the Warren County Court Clerk.

E. The Master Commissioner does not have access to the properties listed below and therefore makes no representation or warranty of any kind as to the conditions of these properties.

SALE No. 1
U.S. BANK, NATIONAL ASSOCIATION VS. BIANCA FUGATE, et al. pending in the Judgment and Order of Sale in Warren Circuit Court, Div. II, 23-CI-157, to collect \$197,290.92, interest at a rate of 3.75% per annum and other fees until paid.
343 Tower Dr., Map Code: 050B-75-009
 Gail C. Hersh, Jr., Attorney for Plaintiff

SALE No. 2
VANDERBILT MORTGAGE AND FINANCE, INC. VS. NANCY R. SCHRIMSHER, et al. pending in the Judgment and Order of Sale in Warren Circuit Court, Div. I, 23-CI-1371 to collect \$127,633.22, interest at a rate of 10.02% per annum until paid.
2124 Bristow Rd., includes a 2019 Clayton Mobile Home Map Code: 063A-95A
 G.Michael Cain, Attorney for Plaintiff

SALE No. 3
U.S. BANK, N.A. VS. SCOTT A. HARRIS, et al. pending in the Judgment and Order of Sale in Warren Circuit Court, Div. I, 22-CI-1274, to collect \$813,994.39, interest at a rate of 4.75% per annum until paid.
719 Laurelwood Circle, Map Code: 065A-04-034
 Gail C. Hersh, Jr., Attorney for Plaintiff

SALE No. 4
WARREN COUNTY, KENTUCKY FISCAL COURT, BY AND THROUGH, WARREN COUNTY, KENTUCKY CODE ENFORCEMENT BOARD VS. 328 APRIL WAY, BOWLING GREEN, WARREN COUNTY, KENTUCKY A PARCEL OF REAL ESTATE WITH ENCUMBERED WITH CODE ENFORCEMENT VIOLATIONS, AND DEBORAH LEE

JONES, et al. pending in the Judgment and Order of Sale in Warren Circuit Court, Div. 5, 23-CI-872 to collect \$32,455.50 and \$5,934.51 atty. fees, interest at a rate of 12% per annum until paid.
328 April Way, Map Code: 042A-45-041
 Frank Hampton Moore, III, Attorney for Plaintiff

SALE 5 CANCELLED
SALE No. 6
ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC VS. JANICE D. COUSIN, et al. pending in the Judgment and Order of Sale in Warren Circuit Court, Div. II, 23-CI-1332 to collect \$262,468.53, interest at a rate of 2.875% per annum until paid.
8792 Stuart Farms Ave., Map Code: 031A-10F-024
 Mark D. Dierks, Attorney for Plaintiff

SALE No. 7
LIGHTSTORM PROPERTIES, LLC VS. SHAWN PAUL DAVID RUSSELL, et al. pending in the Judgment and Order of Sale in Warren Circuit Court, Div. I, 23-CI-796 to collect \$2,171.27, \$350.00 atty. fees, and \$2,771.00, \$1,479.83 other fees, interest at a rate of 6% per annum until paid.
410 Sylvan Circle, Map Code: 030A-44-005
 Erik R. Albrekton, Attorney for Plaintiff

SALE No. 8
THE ESTATE OF W.V. COWLES VS. ROBERT CARLTON MCMINN, et al. pending in the Judgment and Order of Sale in Warren Circuit Court, Div. I, 24-CI-34 to collect \$82,523.26, interest at a rate of 6% per annum until paid.
3020 Boiling Springs Rd., Map Code: 060A-25
 D. Bailey Walton, Attorney for Plaintiff

DAVID F. BRODERICK, MASTER COMMISSIONER



COLDWELL BANKER
 LEGACY GROUP
 Visit: [Facebook.com/JeremyDawsonRealtor](https://www.facebook.com/JeremyDawsonRealtor)

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NEW LISTING!

THIS COUNTRY HOME HAS IT ALL: Award-winning landscaping, a screened-in porch, sunroom, 1,300 sq ft heated/cooled shop/3-car garage with half bath, plus a versatile additional building/barn. Renovated chef's kitchen with custom cabinets, gas range, and granite countertops. This 5-acre retreat also offers a back deck, bamboo floors throughout the main level, luxurious master suite with jacuzzi tub, separate shower with dual shower heads and a heated tile floor. Waterproofed basement with lifetime warranty and a recently replaced roof. High-speed internet available. Minutes from I-65.

→ Call Nicole (270-991-1378) or Jeremy (270-792-5047) today to set up an appointment.



2319 Bellevue Court, Bowling Green, KY 42101
Beautiful 5 bedroom, 3 full baths
 Both floors heated and A/C. Large family room with natural gas log fireplace. Eat-in kitchen, formal dining room, formal living room, 2 workshop areas, small barn, 2 car garage, large deck, built-in gas grill on patio, laundry room. New roofs on home and barn.
Price just lowered to \$349,900.
Brenda Matthews, 1-502-553-6700

Want to sell the old to make room for the new?



Bowling Green
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King Classic Sudoku

	9	1		2		7	5	6
				4			1	
		5	7				9	
8				3				
			4	7		3		
9	3							4
	1	7	6					
					4	1		
		8						2

Difficulty: ★★★★★ 5/19

INSTRUCTIONS: Sudoku is a number placing puzzle based on a 9x9 grid with several given numbers. The object is to place the numbers 1 to 9 in the empty squares so that each row, each column and each 3x3 box contains the same number only once. The difficulty level of the King Classic Sudoku increases from Monday to Sunday.

2	9	8	3	6	4	1	7	5
7	4	3	2	1	5	6	9	8
5	6	1	7	9	8	2	4	3
4	2	6	5	3	9	7	8	1
8	1	9	4	7	6	3	5	2
3	5	7	1	8	2	9	6	4
6	3	5	9	4	1	8	2	7
1	8	4	6	2	7	5	3	9
9	7	2	8	5	3	4	1	6

Difficulty: ★★★ 5/18

Real Estate

Investment Property

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 3 acres with shared driveway and 1 bedroom cottage. \$110,000.
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 42103

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Deals & Bargains

21 feet of unleaded stainless steel pipe. \$75. Call (270)846-5513.

New shelving. Gave \$175 will take \$125 cash. Call (270)202-2774.

Snowball bush in gallon pot. Sprout off my big one. \$20.00 270-781-3648

Don Ensor Baseball Memorabilia. Mahogany framed. Non glare glass. \$30. Photo available. Call (270)846-5513.

Old heavy duty medium oak chest of drawers. 5 drawers, all works. Good condition. \$125. Call (270)202-2774.

Used Master craft tire. 255/55/20 80% tread. \$40 Call 364-203-0790 (local) 9AM-9PM

100 Golf Balls, 50 Golf Tees. All for \$25. Balls found on golf course. Bridgestone, Srixon, Taylor Made, Maxfli, Vice etc. Call 270-782-7715.

4 Pyrex mixing bowls Amish/ Butter Print/ Cinderella. 2 are white, 2 are green. \$175. Photo available. Call (270)846-5513.

Must sell! Church style Yamaha Piano. Excellent condition. 50 keys and 3 pedestals. No chair. Excellent condition. \$200. Call 270-784-0555.

Wheelchair, black, made by Drive. Slightly used, good hand brakes, arms can come off, folds down great, clean \$100 cash. Call (270)202-2774.

6 HB's by Bill O'Reilly "Killing the S.S.", Killing Patton "Killing Reagan", Killing Lincoln "Killing Kennedy" & "Killing Jesus" Call/text 270-847-6574. Exc. cond. 6 for the price of one. \$30/ALL. Call 270-847-6574.