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## 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, December 19, 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](http://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 TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS INDENTURE TRUSTEE OF CIM TRUST 2021-NR1 VS. UNKNOWN SPOUSE, IF ANY, OF DIANNE**

**INMAN AKA DIANE INMAN, et al.** pending in the Judgment and Order of Sale in Warren Circuit Court, Div. II, 19-CI-432, to collect \$166,396.70, interest at a rate of 6.24% per annum and other fees until paid.  
**2110 Robin Rd., Map Code: 040A-59-260**  
Michael R. Brinkman, Attorney for Plaintiff

**SALE No. 2**  
**FIFTH THIRD BANK, N.A. VS JOANN BUCKLEY, et al.** pending in the Judgment and Order of Sale in Warren Circuit Court, Div. II, 23-CI-1153 to collect \$7,452.20, interest at a rate of 12% per annum until paid.  
**1613 Benson Ave., Map Code: 040B-38-100**  
Hillary Hightower, Attorney for Defendant

**SALE No. 3**  
**ANP TAX LIEN COMPANY, LLC VS. UNKNOWN HEIRS, DEVISEES & LEGATEES OF ELAINE JENKINS, et al.** pending in the Judgment and Order of Sale in Warren Circuit Court, Div. I, 24-CI-135, to collect \$7,989.16, interest at a rate of 6% per annum until paid.  
**939 Covington St., Map Code: 040C-11-037**  
Michael P. Bartlett, Attorney for Plaintiff

**SALE No. 4**  
**KENTUCKY HOUSING CORPORATION VS. BRENA MASTERS, et al.** pending in the Judgment and Order of Sale in Warren Circuit Court, Div. V, 24-CI-507 to collect \$289,397.18 interest at a rate of 5.0% per annum until paid.  
**225 Maplemere Dr., Map Code: 052B-17-024**  
Septimious Taylor, Attorney for Plaintiff

**DAVID F. BRODERICK, MASTER COMMISSIONER**

RE/MAX

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RE/MAX

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### 1205 & 1209 Shallowford Street



1205 Shallowford Street  
\$320,300

**GREAT NEW CONSTRUCTION HOMES IN A CONVENIENT LOCATION!**  
These homes have just been completed. They feature 3 bedrooms, 2 full bathrooms, great room with electric fireplace, kitchen with island and pantry, open floor plan, very nice primary bedroom and bathroom, laundry room with cabinets, walk-in closets, covered front and back porches, patio, and much more. Call today for your showing.



1209 Shallowford Street  
\$318,400

**DIRECTIONS:** Nashville Road to Morehead Road, right onto Poplar Log Drive, right onto County House, right onto Shallowford Street



**Jane Parrott**  
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**JEREMY DAWSON** (270) 792-5047  
**NICOLE MAY** (270) 991-1378  
**AMANDA GOLDEN** (270) 779-0179



**2859 Glasgow Road**



**MLS#RA20242431 | \$428,500**  
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.

**3336 Bow Drive**



**MLS#RA20246136 | \$269,900**  
**Location! Location! Hunting Creek Subdivision convenient to basically everywhere!** Spacious brick 1 level home with a big fenced backyard! Home features a foyer entrance with formal living and dining rooms plus open kitchen and family room with vaulted exposed beam ceiling and brick fireplace, 3 good sized bedrooms, 2 full baths, separate laundry room, and big attached garage! Outside you will find a big covered front porch, large rear patio, storage shed and wonderful backyard! Don't drag your feet on this one! Call Nicole (270-991-1378) or Jeremy (270-792-5047) today to set up an appointment.

**762 E. Maple Street**



**MLS#RA20246285 | \$199,900**  
This charming three-bedroom, one-bath home offers great space blocks away from the downtown Scottsville area. The main living space offers an open layout into the kitchen, with three well-sized bedrooms providing ample room for family, guests, or a home office. The single bathroom is thoughtfully designed for convenience and comfort, connecting to both the primary bedroom and the hallway for guest access and access from the primary bedroom. The primary bedroom has not one, but two double closets for ample space for your clothes. Downstairs, a full unfinished basement awaits your creativity, complete with a dedicated hobby room area, ideal for crafting or any personal projects. The backyard is partially enclosed by a classic wood picket fence, creating a private and safe environment for kids, pets, or outdoor gatherings. This home is a canvas ready to be tailored to your unique needs and style! Call Nicole (270-991-1378) or Jeremy (270-792-5047) today to set up an appointment.

**FOR RENT**



**910 S Main St, Franklin, KY**

Boasting with 3100 sq ft of space, there is endless potential for this building! Previously used as a bank, including a drive thru. There is one half bath and a small kitchen. Property has gas heat. Owner will maintain the lawn and landscape. Lessee is responsible for all utilities. Owner is willing to renovate for a long term lease. \$3,300 per month.

Call today for more information or to schedule an appointment for viewing.  
**270-776-0691**



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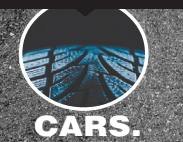
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