

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, October 16, 2025, 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 2025 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
CITIZENS BANK NA F/K/A RBS CITIZENS NA VS. JACOB BENSON, et al. pending in the Judgment and Order of Sale in Warren Circuit Court, Div. I, 24-CI-565, to collect \$238,385.55, interest at a rate of 6.75% per annum and other fees until paid.
1004 Overboard Ct., Map Code: 051A-37-049
Lori R. Leach, Attorney for Plaintiff

SALE No. 2
FLAGSTAR BANK, FSB VS. DAVID E. BOUCHEY, et al. pending in the Judgment and Order of Sale in Warren Circuit Court, Div. I, 24-CI-312 to collect \$535,326.77, interest at a rate of 4.50% per annum until paid.
1306 Euclid Ave., Map Code: 040C-12-032
John Mark T. Arcilla, Attorney for Plaintiff

SALE No. 3
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
Lori R. Leach, Attorney for Plaintiff

SALE No. 4
KENTUCKY HOUSING CORPORATION VS. DONALD GLENN NORTON, INDIVIDUALLY AS HEIR AND EXECUTOR FOR THE ESTATE OF JONATHON NORTON, et al. pending in the Judgment

and Order of Sale in Warren Circuit Court, Div. I, 25-CI-980 to collect \$160,447.23 interest at a rate of 4.00% per annum until paid.

151 Anders Dr., Map Code: 051A-25-076
Septimious Taylor, Attorney for Plaintiff

SALE No. 5
FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2020-1 VS. VAUGHN C. PARMER, et al. pending in the Judgment and Order of Sale in Warren Circuit Court, Div. II, 25-CI-276 to collect \$77,207.84, interest at a rate of 5.00% per annum until paid.
744 Fern Hill St., Map Code: 028A-05-148
Jeffrey Helms, Attorney for Plaintiff

SALE No. 6
U.S. BANK NATIONAL ASSOCIATION VS. WILODJA WEKAB, et al. pending in the Judgment and Order of Sale in Warren Circuit Court, Div. II, 25-CI-720 to collect \$163,600.99 interest at a rate of 3.50% per annum until paid.
615 Fern Hill St., Map Code: 028A-05-294
Chris Polito, Attorney for Plaintiff

SALE No. 7
U.S. BANK NATIONAL ASSOCIATION VS. GEORGIA WRIGHT, et al. pending in the Judgment and Order of Sale in Warren Circuit Court, Div. 5, 24-CI-1831 to collect \$73,312.51, interest at a rate of 4.125% per annum until paid.
311 Palmer Dr., Map Code: 050B-75-029
Chris Polito, Attorney for Plaintiff

SALE No. 8
ABOUND CREDIT UNION VS. NERMIN ZAHIROVIC, et al. pending in the Judgment and Order of Sale in Warren Circuit Court, Div. 5, 24-CI-1311 to collect \$316,391.66, interest at a rate of 3.50% per annum until paid.
456 Adalynn Circle, Map Code: 054A-37-014
Ricardo L. Johnstone, Attorney for Plaintiff

DAVID F. BRODERICK, MASTER COMMISSIONER

Rentals

Apartments

1 bedroom apt, 1705 Mc-Gregor Ct. \$625/month, \$625 deposit. Call 270-791-4255.

Merchandise

Deals & Bargains

25 Dessert Cookbooks. Smoke Free Home. \$50 Call or text 270-792-4959

Like New Wilson Motorcyle Jacket XL \$75. Call (270) 599-0445

New Harley Davidson JacketVest XL \$75. Call (270) 599-0445

10 Bath and Body Works Foaming Handsoaps. Smoke Free Home. \$35 for all! call or text 270-792-4959

For sale 8ft heavy sturdy wood ladder \$30 pick up in home in Plano BG Ky Call (270) 842 0746 for address

Hurricane Lamp clear globe vase. Heavy and Old 15" tall. \$30. Call (270) 202-5110

New Black and Decker leaf blower with 3 attachments \$35. Call (270) 599-0445

16 Pioneer Woman Ramekins Blue, Red, Turquoise, Cream. Smoke Free Home. \$50. Call or text 270-792-4959

Two boxes of new 10mm Winchester Black Talon ammunition 200gr and one box of Sig Sauer 180gr FMJ. \$40 Call 270-418-9033

Hornady 10mm/40 S&W custom grade dies with shell holder,additional taper crimp die and 173 pieces of new brass. \$45 Call 270-418-9033

10 Vintage Guild and New Sealed Sure-Lox Puzzles all complete! 500 and 1000 pieces. Smoke Free Home. \$60 Call or text 270-792-4959

Furniture & Appliances

onion and potato bin solid oak potato and onion bin amish made beautiful condition. Cash only \$50. Call 270-392-1541

Potato and onion bin. Solid oak onion and potato bin Amish made very nice Cash only. \$50. Call 270-392-1541.

Transportation

Automobiles

2013 Volvo XC60 SUV 138K miles.Great Shape, Leather seats, cold air, 6 Cyl., safe. Must Sell: \$5,900 Firm. For more info: Call 270-303-4607

Public Notices

Public Notices

NOTICE

The Medical Center offers financial assistance, including charity care, if you cannot afford to pay for your healthcare. Learn more at MedCenterHealth.org.

Use QR Code to Search Kentucky Public Notices or go to kypublicnotice.com

NOTICE

The City-County Planning Commission (CCPC) will hold public hearings on Thurs., October 16, 2025, at 5:30 p.m. at the Warren County Courthouse, located at 429 East 10th Avenue, Bowling Green, KY 42101 to consider map amendment requests (zone changes), cell tower applications, and other items. To view a list of applications, please see <https://www.warrenpc.org/tentative-public-hearing-agenda/> or contact CCPC, 922 State St., Suite 200, Bowling Green, KY, 42101, 270.842.1953.

This advertisement was paid for by The City-County Planning Commission using taxpayer dollars in the amount of \$162.01.

PUBLISHERS NOTICE

All real estate advertising in this newspaper is subject to the Fair Housing Act which makes it illegal to advertise “any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin, or an intention to make any such preference, limitation or discrimination.” Family status includes children under the age of 18 living with parents or legal custodians, pregnant women and people securing custody of children under 18.

This newspaper will not knowingly accept any advertising for real estate which is in violation of the law. Our readers are hereby informed that all dwellings advertised in this newspaper are available on an equal opportunity basis. To complain of discrimination call HUD toll-free at 800-669-9777. The toll-free telephone number for the hearing impaired is 1-800-927-9275.

REQUEST FOR PROPOSAL

BGMU Request Number 2025-40

Bowling Green Municipal Utilities (BGMU) Water Division is currently accepting Bids for Task Order Contracts (TOC) for small electrical projects that may be necessary during the period covered by the contract. BGMU's goal is to enter into agreements with multiple industrial electrical companies that have experience with wiring control panels for pump stations, lift stations, industrial equipment, services for new RTU sites, etc. Bids will be accepted at the 801 Center Street, office until October 23, 2025, 4:00PM local time. Bid documents may be obtained by email to kwilliams@bgmu.com. Include “Bid Number 2025-40” in the subject line. Please mark bid envelope “BID-RFB# 2025-40 – Electrical Task Order Contract (TOC)” and deliver prior to the date and time listed above. To ensure against premature opening. The envelope should bear on the outside the name of the bidder and their address.

If forwarded by carrier or hand delivered:
Bowling Green Municipal Utilities
Attn: Keith Williams
801 Center Street,
Bowling Green, KY 42101

If forwarded by USPS:
Bowling Green Municipal Utilities
Attn: Keith Williams
P.O. Box 10300
Bowling Green, KY 42102

SUNDAY CROSSWORD/UNIVERSAL SYNDICATE

WHERE DID I GO? By Kareem Ayas and Will Eisenberg, edited by Taylor Johnson

ACROSS

- 1 Meior ____ (bestie, in Barcelona)
6 Enemies
10 Wine tubs
14 Observe Ramadan, in a way
18 Egg-shaped tomatoes
19 “Stay in your ____!”
20 Mumbai’s continent
21 Protest, in a way
22 Arctic fish dish with too much filling?
25 Road sign symbol
26 Often-crispy brownie pieces
27 NBA star aka “Diesel”
28 Russia’s Catherine the Great, e.g.
30 Request
33 Bouncer that deals with particularly avid fans?
35 Score that may follow deuce
38 Merchandise ID
39 Word before “peace” or “demon”
40 Superlative suffix
41 Recently damaged?
45 “____ to Autocorrect” (Martha Silano poem)
46 Brooding music genre
49 Every 12 months
50 Traveler’s lodging
52 Beanie, e.g.
56 Picture day do-overs
57 ____ polymerase (enzyme)
58 Marathons in Marathon?
60 International Origami Day mo.
61 “You’ve ____ on my mind”
62 ____ Lingus
63 Makes, as money
64 Wane
67 Devices for administering liquid medicine, or what four answers in this puzzle are?
71 World’s only flying mammal
72 “Machete” actor Danny
75 Fair-hiring inits.
76 Major disagreement
77 Delivery docs
80 Hindustani classical music battles?
82 Like 2025, but not 2024
83 Excuse
87 Spouse’s agreement
88 School org.
89 You might take one to the top floor
90 Long, long time
91 Prefix for “center”
93 Expensive cab?
95 Call of Duty: Black ____
98 Actor Egerton
100 Duck Hunt console
101 Those, in Spanish
102 Tales of mules and crocs?
106 Big rift

- 109 Slamming one may lower your Uber rating
110 Poke around
112 Suddenly go silent, in dating lingo
115 Slightly off
116 Some anxious restaurant staff?
121 Horse straps
122 “____ No Sunshine” (Bill Withers song)
123 Insect in a swarm
124 Amazon’s domain
125 Nine-digit IDs
126 ‘Tude
127 Puri flour
128 Giver

DOWN

- 1 Like some folks in queerplatonic relationships, for short
2 “Step aside!”
3 Messaged on WhatsApp, briefly
4 Huge
5 Donkeys
6 Seasonal vaccine target
7 Fool
8 Compel to follow, as a law
9 “I feel ____”
10 Reason for an out-of-office message
11 Oregon Shakespeare Festival town
12 Aunt, in Spanish
13 Playwright Jean-Paul
14 Chewy type of wheat
15 Show up
16 Afternoon tea treats
17 Prevent from occurring
21 Palindromic address
23 Shaming syllable
24 The ____ Moines Art Center
29 Placid
31 Rolls up, as a flag
32 Grand Ole ____

Answers for last Sunday

C	B	S		S	P	A	N	S		P	L	E	A		B	U	M	R	A	P	
A	R	P		E	E	N	I	E		L	E	E	S		E	M	A	I	L	S	
C	O	O	K	E	D	T	H	E	B	O	O	K	S		L	A	R	G	E	S	
T	W	I	N	K	I	E		Y	E	T	I		U	F	O		T	A	C	T	
I	S	L	E				P	O	S	H			C	Y	N	D	I				
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U	C	L	A			A	R	E	A			P	O	R			R	A	R	E	R
S	H	O	W	T	O			R	U	N	T			L	I	T	E	R	A	R	Y
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A	T	L	A	N	T	A	N		T	R	O	U			A	T	A	R	I	S	
N	I	E	C	E		D	E	L			U	N	I	T			P	I	N	T	
T	E	A	T			S	T	I	C	K	T	O	T	H	E	S	T	O	R	Y	
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			A	L	I	E	N			T	E	E	N			P	E	L	T		
S	C	A	T		V	A	N		O	T	O	E		B	R	O	I	L	E	R	
A	L	P	I	N	E			A	W	R	I	N	K	L	E	I	N	T	I	M	E
G	O	S	O	U	R			L	I	E	N		E	A	G	L	E		T	U	E
A	G	E	N	T	S			S	N	O	G		D	O	S	E	S		E	R	S

- 34 Opposite of SSW
35 Like a not-quite-shut door
36 2021 sci-fi epic starring Zendaya
37 “____ it ironic?”
42 Speedy shark
43 Pain relief brand
44 Place to order runny eggs
47 Karaoke need
48 Other, in Spanish
51 Microscopic machine
52 LPGA pro Cristie
53 Sidewalk’s edge
54 Tolstoy’s “____ Karenina”
55 “Hey, you!”
57 Second attempts
58 Looked surprised
59 Coral habitat
61 ____-battered fish
64 Crafty website
65 Actress Alison

- 66 Wagers
68 2025 or 2024
69 Bike part
70 More achy
73 Green gemstone
74 Cookie brand with a Selena Gomez collab
78 Large group of people
79 “Equal Rights,” for Wyoming
81 “You in?”
83 Like some stuffies
84 Airport landing predictions
85 Love letter sign-off
86 Swim-bike-run events, for short
88 Seeds on some hummus
89 Suit
91 Make a mistake
92 Evil alchemist’s concoctions

- 94 Like cash that’s on hand
95 Denzel Washington has won two
96 Waning gibbous, etc.
97 Screenwriter Aaron
99 Major blood vessels
103 Utopias
104 Plants seeds
105 Weep
107 Supermarket chain inits.
108 Shrank (from)
111 Gymnast Korbut
113 “Hot Ones” host Evans
114 Destiny’s Child or TLC
117 Narrow inlet
118 “Who ____?” (New Orleans Saints chant)
119 Org. founded by Billie Jean King
120 Camera initials