

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 **Wednesday, December 3, 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
LAKEVIEW LOAN SERVICING, LLC VS. CHRISTOPHER T. BRADLEY et al. pending in the Judgment and Order of Sale in Warren Circuit Court, Div. 5, 23-CI-1544, to collect \$721,700.22, interest at a rate of 4.125% per annum and other fees until paid.
412 Autumnstone Lane, Map Code: 065A-04-045
Chris Polito, Attorney for Plaintiff

SALE No. 2
TH MSR HOLDINGS LLC VS. CHRISTIAN CHANDLER, et al. pending in the Judgment and Order of Sale in Warren Circuit Court, Div. II, 25-CI-1289 to collect \$94,885.52, interest at a rate of 3.125% per annum until paid.
325 Lewis Rd., Map Code: 045A-39-001
Jeffrey Helms, Attorney for Plaintiff

SALE No. 3
PENNYMAC LOAN SERVICES, LLC VS. EMYLEE ELIZABETH DEWEESE, et al. pending in the Judgment and Order of Sale in Warren Circuit Court, Div. II, 25-CI-154, to collect \$289,251.18, interest at a rate of 7.50% per annum until paid.
813 Pleasant Meadow Lane, Map Code: 030A-57-556
John Mark T. Arcilla, Attorney for Plaintiff

SALE No. 4
PENNYMAC LOAN SERVICES, LLC VS. UNKNOWN HEIRS, DEVISEES, LEGATEES, BENEFICIARIES OF WILLIAM ARTHUR JACKSON, et al. pending in the Judgment and Order of Sale in Warren Circuit Court, Div. II, 25-CI-343 to collect \$143,289.80 interest at a rate of 4.125% per annum until paid.
5052 Hammett Hill Rd., Map Code: 015A-26
Chris Wiley, Attorney for Plaintiff

SALE No. 5
YELLOW DIAMOND CAPITAL, LLC VS. CHECKERED WHEELS, LLC VS. CLINT LOWRIE, et al. pending in the Judgment and Order of Sale in Warren Circuit Court, Div. I, 22-CI-578 to collect \$971.75, \$2,686.75, \$1,747.81, interest at a rate of 6% per annum until paid.
2059 Hays Smiths Grove Rd., Includes mobile home, Map Code: 086A-02-002
Erik R. Albrektson, Attorney for Cross Plaintiff

SALE No. 6
PENNYMAC LOAN SERVICES, LLC VS. SHANE R. MASHBURN, et al. pending in the Judgment and Order of Sale in Warren Circuit Court, Div. I, 23-CI-1690 to collect \$236,859.25 interest at a rate of 3.125% per annum until paid.
7889 Kentucky Highway 185, Map Code: 036B-76-004
Chris Polito, Attorney for Plaintiff

SALE No. 7
ATLANTIC BAY MORTGAGE GROUP, LLC VS. DRAPER S. MORAN, et al. pending in the Judgment and Order of Sale in Warren Circuit Court, Div. II, 24-CI-1889 to collect \$245,340.24, interest at a rate of 5.75% per annum until paid.
234 Pulley Way, Map Code: 049A-71-016
Michael R. Brinkman, Attorney for Plaintiff

SALE No. 8
STOCKTON MORTGAGE CORPORATION VS. JAUCOBY EL VONTE POORE, et al. pending in the Judgment and Order of Sale in Warren Circuit Court, Div. 5, 24-CI-1776 to collect \$157,187.07, interest at a rate of 2.875% per annum until paid.
356 Saint Paul Ave., Map Code: 049A-03-237
Chris Polito, Attorney for Plaintiff

SALE No. 10
FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2019-3 VS. JOHN REDISS, et al. pending in the Judgment and Order of Sale in Warren Circuit Court, Div. II, 21-CI-146 to collect \$92,847.63 interest at a rate of 5.125% per annum until paid.
5429 Hydro Ponds ville Rd., Map Code: 088A-19
Christopher M. Hill, Attorney for Plaintiff

SALE No. 11
LAKEVIEW LOAN SERVICING, LLC VS. PENNY L. OWENS, et al. pending in the Judgment and Order of Sale in Warren Circuit Court, Div. II, 24-CI-1971 to collect \$83,816.54 interest at a rate of 3.875% per annum until paid.
2860 T B Hospital Rd., Map Code: 021A-11
Chris Polito, Attorney for Plaintiff

SALE No. 12
EDMONTON STATE BANK VS. LEWIS FRED BURNS, II, et al. pending in the Judgment and Order of Sale in Warren Circuit Court, Div. I, 25-CI-1419, to collect \$63,332.55, interest at a rate of 6% per annum and other fees until paid.
1410 Melrose St., Map Code: 040B-40-026
Larry F. Hinton, Attorney for Plaintiff

SALE 13 CANCELLED
SALE 14 CANCELLED

DAVID F. BRODERICK, MASTER COMMISSIONER

Real Estate

Wanted: Real Estate

I can buy your house! Cash!

Any condition, price or foreclosure problems. Call 615-216-4197.

Rentals

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Office Space for Rent

Located in the alley off the square between Insomnia Cookies & Alley Pub. First floor, 2,300 sq ft. \$2,300/month, 2 yr lease minimum. Call Alma at 859-312-8333 or Chantz at 270-935-5032.

Merchandise

Deals & Bargains

Deals & Bargains

Metal Shoe Rack 3 tier-high, \$15 Call (270) 599-0445

Misc. 3 Panasonic phones / Answer machine. \$35 for all good Call (270) 599-0445

Two shower chairs 1 white, 1 gray. \$15 each or both for \$25 Call (270) 599-0445

UK Wildcats birdhouse Rare with tags. 50 dollars. 270 842 0746

Large box of medium, blue, outdoor Christmas lights. Used only once. \$ 30, Call (270) 779 3665.

Rocker glider for sale \$45. Beautiful Queen size cherry headboard \$135. EZ step exercise bike with resistant bands for arms, folds like new \$95. call 270-535-4933

Wheel Chair; heavy duty 350 lb weight capacity; Frame is solid and works fine. Slightly worn padding on sides, backing & seat. \$50; Call 270-782-7715.

Oculus Quest 2 Virtual Reality Headset. Only used a few times. Still has original box. Excellent condition. \$125 obo. Cash only. Call 270.202.4904 anytime between 8am-2pm.

Furniture & Appliances

For sale: Brown leather-like lift chair, like new \$395. Call 270-535-4933.

Machinery & Tools

White 4ft. folding table, still in box. Very nice. Call 270-202-7083.

Miscellaneous For Sale

Air purifier- Idylis brand. \$20 Call 270-893-9885.

Lamp- 5feet tall, solid wood \$40, Call 270-893-9885.

Letter "L" Metal. Medium Size. \$5 Call 270-893-9885.

Electric leaf blowers. Powerful. 4 for \$60 Excellent condition, Call 270-784-0555.

Flag Corn Hole Game. 3 Bags blue, red. \$20 Call 270-893-9885.

Ugg boots. Blue Size 9, Brand New without box. \$65 Call 270-893-9885.

Cram's Imperial World Globe 12" diameter, multi-rotational, vintage 1960's globe, in excellent condition \$20 Call 270-782-7715.

Targus Black Leather Padded Laptop Luggage Shoulder Carry Case Bag. Model # CUN1/0CU2 Dimensions 14.5" by 12" by 6" D. limited use. \$25. Call 270-782-7715

Miscellaneous For Sale

For sale: size 9 fur lined snow boots. Like new, can end pics. \$15. Text 270-776-5357 for info or pics.

Sporting Goods

100 Golf Balls, 25 Golf Tees. All for \$25. Balls found on golf course. Bridgestone, Taylor Made, Titleist Pro V1, etc. Call 270-782-7715.

Classic Billiard Score Keeper System for pool tables or any other counting competition. 2 sets of 50 wooden beads on a cord for hanging. \$20 Call 270-782-7715.

TV Console & Media Center (3 sections) 22"Dx94"Lx-36"H; dark brown wood. Center section (2 glass doors & 2 wooden doors) 2 end sections (Top drawer & 2 shelves) \$200; Call 270-782-7715.

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Domestic Pets

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Transportation

Automobiles

1955 Corvette for Sale. Call for Price 270-881-0992

Truck for Sale-2003 GMC Sierra 1500. 2 wheel drive. \$11,800. Call 270-881-0992

Public Notices

Public Notices

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

Public Notices

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.

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Public Notices

NOTICE
Board of Adjustment

The City-County Planning Commission (CCPC) Board of Adjustment will hold public hearings on Thurs., Dec. 11, 2025, at 5 p.m. at the Warren County Courthouse, located at 429 East 10th Avenue, Bowling Green, KY 42101 to consider variances, conditional use permits and other items. To view a list of applications, please see <https://www.warrenpc.org/boatentativeagenda/> 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

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