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The Paducah Sun
408 Kentucky Ave., Paducah, KY

**MASTER COMMISSIONER SALE
NOTICE OF SALE
JULY 28, 2025**

MARK L. ASHBURN, COMMISSIONER

There is a web site available with the sales listings and general information about Master Commissioner Sales. You can access the information on the first Friday that it appears in the Paducah Sun Classified Ads (which is the TWO Fridays prior to the sale) at: MC-CLISTINGS.NET. You must enter the year and month in order to view only the sales for this month.

On **MONDAY, JULY 28, 2025** at or about 1:30 p.m. pursuant to terms of various Judgments in the McCracken Circuit Court, the Commissioner will sell the properties listed below at public auction to the highest bidder at the McCracken County Courthouse, Paducah, Kentucky, as described in the following actions. The auction for this month will be held inside the courthouse on the steps in the old section of the courthouse (on the Washington Street side or the left side of the courthouse.)

THE NEXT SALE WILL BE ON AUGUST 25, 2025.

You do not need to register to bid on properties, but be sure to have access to sufficient funds to buy property for the purchase price or pay at least 10% of the price **ON THE DAY OF THE SALE, AT THE SALE LOCATION**. You must also meet certain requirements if you plan on paying the 10% deposit, instead of the full amount. You must have someone present at the sale to sign a surety bond and have a letter from the bank saying that you have sufficient funds or credit to buy the property. These are listed below under the Terms of Sale on this document, please read carefully all the Terms of Sale. For more information go to the web page listed above or pick up a list at the Master Commissioner's Office at 535 Broadway Street on the corner of 6th and Broadway.

[112 by Parcel map]LYDON RD; MARKUS HENRY SAMUEL ELLEGOOD VS LEWIS ADAMS, BETTY LOU ADAMS, ET AL; 25-CI-00284. Sale is made to recover 2022,2023 taxes purchased in the amount of 211.06; interest at 6% fees and costs, Attorney fees of \$1,680.05 all totaling \$3,320.72; and the costs of the sale. On the south line of Lydon Road, measuring 864' x 25' x 864' x 25'; Deed Book 468, p. 174. There is a Utility Easement granted to Paducah Water Works. PIDN: 123-00-00-010

911 SOUTH 4TH ST; CITY OF PADUCAH, KY VS VELMA O CALDWELL HEIRS, BILL HAYES HEIRS, ET AL; 25-CI-00253. Sale is made to recover the following: Judgment for the Plaintiff for taxes in the amount of \$104.20; interest at 6%, fees and costs of \$2,241.14 and attorney fees of \$3,531.25; Citation Liens of \$6,016.39 and the costs of the sale. A part of Lot 3, in Block 9, Addition E; on the west side of So. 4th St, 88' south of the intersection with Jones St, measuring 33' x 160'9" x 33' x 160'9". Deed Book 544, p. 636. PIDN: 112-41-10-004

3440 SIERRA DR, WEST PADUCAH; PNC BANK, NATIONAL ASOCIATION VS TERESA CAMPBELL, ET AL; 25-CI-00061. Sale is made to recover the following: Judgment for the Plaintiff for unpaid principal of \$112,533.88; interest at 4.50%, fees, costs and attorney fees in a total amount of no less than \$123,359.74; there are two other cross claims from First Kentucky Bank and Synchrony Bank and the costs of the sale. Lot 15, Block C, Unit 1, Timberland Subdivision in Plat Book J, p. 272. Deed Book 1047, p.112. PIDN: 056-00-002-028

3279 MALLARD CIRCLE, PADUCAH, KY; THE PADUCAH BANK AND TRUST COMPANY VS JEFFREY J. FRANKS, DEBBIE A. FRANKS, ET AL; 25-CI-00198. Sale is made to recover the following: Judgment for the Plaintiff in the amount of \$62,573.01 as principal; interest at 10%; fees and costs and attorney fees; and the costs of the sale. Unit No. 1, a condominium unit on Waiver of Subdivision for the Establishment of Mallard Circle Townhomes, pursuant to Master Deed in Deed Book 1236, p. 38 in Plat Section M, p 704-705; Deed Book 1260, p. 688; also referenced in Deed of Correction Deed Book 1384, p.330-332. PIDN: 076-30-01-036.10

1606 MARTIN LUTHER KING JR. DR, PADUCAH, KY; CITY OF PADUCAH VS LINDA GUARDADO, AMBER LINDSAY, ET AL; 24-CI-01202. Sale is made to recover the following: Judgment for the Plaintiff for delinquent taxes in the amount of \$3,846.46 Citation Liens in the amount of \$4,586.31; fees and costs of \$2,157.54 and attorney fees in the amount of \$4,432.50 and the costs of the sale. Lot 16, Block 11, Fountain Park Addition in Plat in Deed Book 38, p. 147, fronting 50' on Clay St, extending back uniform width from 165' to an alley. Deed Book 1275, p. 295. PIDN: 104-31-07-006

1932 MADISON ST, PADUCAH, KY; CITY OF PADUCAH VS HEIRS AND LEGATEES OF JO ANN HOWARD, ET AL; 25-CI-00130. Sale is made to recover the following: Judgment for the Plaintiff for delinquent taxes in the amount of \$4,197.73; fees and costs of \$1,684.74 and attorney fees in the amount of \$2,295.00 and the costs of the sale. On the south line of Madison 296' from the intersection with 19th St. measuring 57.95' x 165.75' x 58.82' x 165.75';Deed Book 435, p. 265. PIDN: 104-32-03-008

1600 NORTH 11TH ST, PADUCAH, KY; ANP TAX LIEN COMPANY, LLC VS MILETTE MILLIKEN, JONESSA MILLIKEN, ET AL; 24-CI-00089. Sale is made to recover the following: Judgment for the Plaintiff for taxes purchased; interest at 6%, fees, costs and attorney fees in the amount of \$6,761.40 and the costs of the sale. Lots 1 and 2, Block 7, H.W. Rottgering Subdivision in Plat Book A, p. 91; Deed Book 617, p. 466. PIDN: 103-24-12-008

709 AND 720 JONES ST, PADUCAH, KY; CITY OF PADUCAH VS HELEN P. MURPHY; INEZ C. MOORE, ET AL; 25-CI-00120. Sale is made to recover the following: Judgment for the Plaintiff for taxes in the amount of \$545.55; interest at 6%, fees, Citation liens totaling \$13,225.43 costs of \$2,894.28 and attorney fees of \$5,715.00 and the costs of the sale.

709 Jones Street
On the north line of Jones St, 86' from intersection with 7th St. measuring 43' x 165' more or less x 43' x 165' more or less; Deed book 653 p. 278. PIDN: 112-23-16-008

720 Jones Street
Lot in Block 2, between 7th and 8th Streets measuring 163' x 32' x 163'x 32'; Deed book 632 p. 156. PIDN: 112-23-17-003

4745 BETHEL CHURCH RD, KEVIL, KY; MARKUS HENRY SAMUEL ELLEGOOD VS CHARLES H. QUESNELL, HEIRS OF CHARLES H. QUESNELL, ET AL; 24-CI-01169. Sale is made to recover the following: Judgment for the Plaintiff in the amount of \$5,149.05 for taxes from 2020, 2021, 2022, 2023; interest at a rate of 6%; fees, costs and attorney fees being a part of the total; and the costs of the sale. Beginning at the corner of Bethel Church and Rossington Road measuring 245' x 115' x 245' x 115' containing 28,175 square feet; Deed Book 752, p. 147. Charles Quesnell is deceased and the rights and title will go to his heirs. PIDN: 022-00-00-004

2633 TENNESSEE ST, PADUCAH KY; CITY OF PADUCAH, KY VS JOSEPH L. ROBERTSON, NANCY C. ROBERTSON, ET AL; 25-CI-00135. Sale is made to recover the following: Judgment for the Plaintiff in the amount of \$301.97 for delinquent taxes; Citation liens of \$11,975.00; interest at a rate of 6%; fees, costs of \$1,756.07 and attorney fees totaling \$3,197.50 and the costs of the sale. Lot 4, Block 2, Murrell's West End Addition in Plat Book A, p. 86, fronting 50' on north side of Tennessee St, between 26th and 27th, running back a uniform width for 165' to an alley; Deed Book 912, p. 252. PIDN: 105-13-16-004

434 THURMAN ST, PADUCAH KY; CITY OF PADUCAH, KENTUCKY VS HEIRS AND LEGATEES OF DOROTHY L. SHAFTER, ET AL; 25-CI-00164. Sale is made to recover the following: Judgment for the Plaintiff in the amount of \$20.27 for delinquent taxes; interest at a rate of 6%; Citation liens of \$8,601.44; fees, costs of \$3,507.83 and attorney fees of \$3,545.00; and the costs of the sale. Lot 9, Block 11, Herzog's Home Place Addition in Plat Book A, p. 216, fronting 40' on Thurman St, extending back a uniform width for 137' to an alley; Deed Book 1133, p.373. PIDN: 113-34-10-004

11190 MANN ST, PADUCAH KY; MARKUS HENRY SAMUEL ELLEGOOD VS HEIRS AND LEGATEES OF BESSIE WILCOXIN, ET AL; 25-CI-00298. Sale is made to recover the following: Judgment for the Plaintiff in the amount of \$298.59 for 2020, 2021, 2022, 2023 delinquent taxes; interest at a rate of 6%; fees, costs and attorney fees of \$1,680.57 totaling 3,422.13; and the costs of the sale. Lot 153 on Map and Plan of the Wheeler City Sub-division in Plat Book D, p. 71; Deed Book 350, p.390. PIDN: 023-20-00-021

TERMS: The following terms are in effect unless otherwise mentioned above: Properties are to be sold for cash or on credit of 30 days. If the purchaser does not pay the full amount on the day of the sale, he or she must provide a letter of credit and will be required to execute bond with a surety signature per KRS 426.705 and provide a deposit of 10% of the sale price. Credit sales will accrue interest at the rate per annum as designated by the Order of Sale. Any person who is buying on these terms shall provide proof of surety prior to the sale (letter of credit from a bank, etc.). Full Payment or a deposit of 10% **MUST** be made **THE DAY OF THE SALE**.

The properties are located in McCracken County, and plat and deed books referred to herein are located in the McCracken County Clerk's Office. Properties are to be sold free and clear of all liens, encumbrances, and interest of all parties that have been named in the Order, except as specifically noted or announced the day of the sale. Purchaser shall be required to pay all taxes that become due against the property in 2024 and all subsequent years. It is recommended that a Title Search be done to assure that all liens and encumbrances were listed in the law suit. It is also recommended that the purchaser consider acquiring insurance on the property as it becomes their property after the Report of Sale has been entered.

Some sales may be cancelled, and any announcements made at the sale take precedence over printed matter contained herein. The undersigned Commissioner does not have access to the inside of the above-mentioned properties. It will take approximately 30 days until the Deed can be completed and approved.
This the 14th day of April, 2025.

**MARK L. ASHBURN
MASTER COMMISSIONER
McCRACKEN COUNTY**

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