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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 **Wednesday, May 27, 2026, 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 2026 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**  
**PENNYMAC LOAN SERVICES, LLC VS. JUSTIN W. DEWEESE, et al.** pending in the Judgment and Order of Sale in Warren Circuit Court, Div. II, 25-CI-154, to collect \$253,500.60, interest at a rate of 7.5% per annum and other fees until paid.  
**813 Pleasant Meadow Ln., Map Code: 030A-57-556**  
 Amy E. Gardner, Attorney for Plaintiff

**SALE No. 2**  
**KENTUCKY HOUSING CORPORATION VS. SHONDA ELLIS, et al.** pending in the Judgment and Order of Sale in Warren Circuit Court, Div. II, 25-CI-1727 to collect \$181,405.45, interest at a rate of 7% per annum until paid.  
**2167 Blue Level Providence Rd., Map Code: 029B-40-004**  
 Septimious Taylor, Attorney for Plaintiff

### SALE 3 CANCELLED

**SALE No. 4**  
**EDGEFIELD HOLDINGS, LLC VS. BRIAN HEAD, et al.** pending in the Judgment and Order of Sale in Warren Circuit Court, Div. 5, 23-CI-77 to collect \$179,330.54 interest at a rate of 6.75% per annum until paid.  
**617 13th Ave., Map Code: 040B-03-023**  
 Angela S. Fetcher, Attorney for Plaintiff

**SALE No. 5**  
**VALKYRIE LLC VS. JCSC CAPITAL GROUP LLC, et al.** pending in the Judgment and Order of Sale in Warren Circuit Court, Div. I, 25-CI-1540 to collect 365,986.71, interest at a rate of 8% per annum until paid.  
**628 Woodford Ave., Map Code: 039B-12-091**  
 Hope Hickey, Attorney for Plaintiff

**SALE No. 6**  
**PLANET HOME LENDING, LLC VS. JASON W. KNAPPENBERGER, et al.** pending in the Judgment and Order of Sale in Warren Circuit Court, Div. II, 25-CI-49 to collect \$232,454.96 interest at a rate of 4.125% per annum until paid.  
**960 Anise Lane, Map Code: 054A-08A-034**  
 Crystal L. Saresky, Attorney for Plaintiff

**SALE No. 7**  
**PENNYMAC LOAN SERVICES, LLC VS. DELANAH RITCHIE, INDIVIDUALLY AS AN HEIR AND ADMINISTRATRIX OF THE ESTATE OF BRITTANY SHEA MONROE, et al.** pending in the Judgment and Order of Sale in Warren Circuit Court, Div. II, 24-CI-958 to collect \$271,550.49, interest at a rate of 5.50% per annum until paid.  
**423 Deluth Dr., Map Code: 049A-03-648**  
 Maria T. Williams, Attorney for Plaintiff

### SALE 8 CANCELLED

**SALE No. 9**  
**FEDERAL HOME LOAN MORTGAGE CORPORATION AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2023-1 VS. JOHN M. RISK, et al.** pending in the Judgment and Order of Sale in Warren Circuit Court, Div. I, 24-CI-1828 to collect \$71,336.46 interest at a rate of 4.25% per annum until paid.  
**2834 Fuqua Rd., Map Code: 017A-68B**  
 Veronica L. Stewart, Attorney for Plaintiff

**SALE No. 10**  
**U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION VS. JOEY L. SKAGGS, et al.** pending in the Judgment and Order of Sale in Warren Circuit Court, Div. II, 24-CI-519 to collect \$105,323.57 interest at a rate of 11.23% per annum until paid.  
**1532 Audubon Dr., Map Code: 040A-05-046**  
 Jeffrey Helms, Attorney for Plaintiff

**SALE No. 11**  
**KENTUCKY HOUSING CORPORATION VS. BARBIE MICHELLE WHITE, et al.** pending in the Judgment and Order of Sale in Warren Circuit Court, Div. II, 26-CI-205 to collect \$164,620.58 interest at a rate of 6.75% per annum until paid.  
**13751 Morgantown Rd., Map Code: 004A-10A**  
 Septimious Taylor, Attorney for Plaintiff

**SALE No. 12**  
**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**  
 Philip S. George, III, Attorney for Plaintiff

**DAVID F. BRODERICK, MASTER COMMISSIONER**

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