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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, July 16, 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.**

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
U.S. BANK NATIONAL ASSOCIATION VS. THE UNKNOWN REPRESENTATIVE OF THE ESTATE OF WANDA BURBA, et al. pending in the Judgment and Order of Sale in Warren Circuit Court, Div. I, 25-CI-1864, to collect \$46,568.98, interest at a rate of 4.5% per annum and other fees until paid.

444 Glen Lily Rd., Map Code: 039B-13-121
Victoria M. Kadreva Holmes, Attorney for Plaintiff

SALE No. 2
CML TAX LIEN COMPANY, LLC VS. JASON COWLES, et al. pending in the Judgment and Order of Sale in Warren Circuit Court, Div. II, 26-CI-141 to collect \$7,207.53, interest at a rate of 6% per annum until paid.
329 Bellevue Ave., Map Code: 040B-20-018
Katy Lawrence, Attorney for Plaintiff

SALE No. 3
KENTUCKY HOUSING CORPORATION VS. DANIEL MARTEZ JOINTER, et al. pending in the Judgment and Order of Sale in Warren Circuit Court, Div. II, 26-CI-27 to collect \$181,469.23, interest at a rate of 5.25% per annum until paid.
719 Red Maple St., Map Code: 030A-57-471
Septimious Taylor, Attorney for Plaintiff

SALE No. 4
FIVE FOUR LEAN, LLC VS. DZHIYAN IBRAGIMOV, et al. pending in the Judgment and Order of Sale in Warren Circuit Court, Div. II, 25-CI-1898 to collect \$6,561.47 interest at a rate of 6% per annum until paid.
Crewdson Dr., Map Code: 039B-21-015A
Justin H. Ramey, Attorney for Plaintiff

SALE No. 5
KENTUCKY HOUSING CORPORATION VS. CHRISTOPHER JACKSON, et al. pending in the Judgment and Order of Sale in Warren Circuit Court, Div. II, 26-CI-206 to collect 266,588.52, interest at a rate of 6.75% per annum until paid.
540 Whitlock Rd., Map Code: 056A-49A-006
Septimious Taylor, Attorney for Plaintiff

SALE No. 6
SERVBANK, SB VS. CHRISTOPHER JAMES MOODY, et al. pending in the Judgment and Order of Sale in Warren Circuit Court, Div. II, 25-CI-2261 to collect \$119,928.66 interest at a rate of 5.125% per annum until paid.
5160 Barren River Rd., Map Code: 026A-31A
Michael R. Brinkman, Attorney for Plaintiff

SALE No. 7
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 TB Hospital Rd., Map Code: 021A-11
Maria T. Williams, Attorney for Plaintiff

SALE No. 8
PENNYMAC LOAN SERVICES, LLC VS. CASEY T. PRUDEN, et al. pending in the Judgment and Order of Sale in Warren Circuit Court, Div. II, 25-CI-611 to collect \$131,177.71 interest at a rate of 5.125% per annum until paid.
1119 Wren Rd., Map Code: 031A-29A-002
Maria T. Williams, Attorney for Plaintiff

SALE No. 9
NEWREZ LLC VS. APRIL SCHOFIELD, et al. pending in the Judgment and Order of Sale in Warren Circuit Court, Div. I, 25-CI-2263 to collect \$212,327.71 interest at a rate of 3.125% per annum until paid.
423 Clearfork Church Spur Rd., Map Code: 009A-26

Claire T. Morgan, Attorney for Plaintiff

SALE No. 10
ORCHARD TAX LIEN SERVICES, LLC VS. BENJAMIN SIMMONS, et al. pending in the Judgment and Order of Sale in Warren Circuit Court, Div. II, 26-CI-69 to collect \$6,927.26 interest at a rate of 6% per annum until paid.
1324 Bristow Rd., Map Code: 063A-97D
Katy Lawrence, Attorney for Plaintiff

SALE No. 11
DOT CAPITAL INVESTMENTS, LLC VS. UNKNOWN HEIRS OF JERRY MILLER, et al. pending in the Judgment and Order of Sale in Warren Circuit Court, Div. I, 25-CI-1993 to collect \$6,783.85 interest at a rate of 6% per annum until paid.
270 Ora Huff Rd., Map Code: 046A-06
Justin H. Ramey, Attorney for Plaintiff

SALE No. 12
ADS TAX LIEN COMPANY, LLC VS. BOBBY LEE XAYSANA NHEP, et al. pending in the Judgment and Order of Sale in Warren Circuit Court, Div. I, 24-CI-118 to collect \$9,788.86 interest at a rate of 6% per annum until paid.
1314 E 15th Ave., Map Code: 040B-34-045
Katy Lawrence, Attorney for Plaintiff

SALE No. 13
ATLANTIC BAY MORTGAGE GROUP, LLC VS. RONNIE A. COLLIER, et al. pending in the Judgment and Order of Sale in Warren Circuit Court, Div. V, 25-CI-1648 to collect \$252,813.56 interest at a rate of 5.75% per annum until paid.
7194 Seagraves Ct., Map Code 030A-04B-081
Maria T. Williams, Attorney for Plaintiff

SALE No. 14
FREEDOM MORTGAGE CORPORATION VS. JACQUELYN M. WATSON, et al. pending in the Judgment and Order of Sale in Warren Circuit Court, Div. I, 26-CI-140 to collect \$107,876.44 interest at a rate of 4% per annum until paid.
125 Sterling Way, Map Code: 053A-16-045
Mark N. Dierks, Attorney for Plaintiff

SALE No. 15
MORGANTOWN BANK & TRUST COMPANY VS. MELINDA KIRBY, et al. pending in the Judgment and Order of Sale in Warren Circuit Court, Div. I, 23-CI-1067 to collect \$53,160.09 interest at a rate of 6.75% per annum until paid.
280 Salt Lick Rd., Map Code: 014A-16
Brett A. Reynolds, Attorney for Plaintiff

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8 jigsaw puzzles for \$25 Call or text 270-792-4959

2 end tables wood farmhouse style \$60 dollars 270- 842-0746

Entertainment Center, Black and Gray, 3 tier \$25 (270) 599-0445

3-point Hitch Baler to move round hay bales. Category 2. \$150 dollars. Call 270-598-1049

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Echo, gas powered weed eater. Like new. Used only 4 times. \$ 50 . Call (270) 779-3665

For sale: 2 new matching life jackets. Size XL and XXL. \$30 for the set call 270-776- 5357

For sale: box of (2) sets king sheets taupe color. \$30 cash for the box. 270- 776 -5357

FREE S10 -S10 NEEDS new front window, if you want it you can have it 270-799-9655

Light Oak dining/kitchen table with 4 chairs - drop leaf for sale \$100. Call 270-599-0445

For Sale: Large Heavy Duty Walker with wheels, basket to carry items, has brakes, folds for easy storage/carrying. Call 270 776 2157

Miscellaneous For Sale

Corner Shelf Dark wood. \$10. Call 270-893-9885

Drone with camera X-31 Shockwave, like new. \$25 dollars. Call 270 893 9885

2 vintage , white metal outside chairs- some rust \$20. Call (270) 843-9456 or (502) 599-9413. Evenings

Men's Five Star -Denim Jeans Regular Fit 34x34. Four Pairs, \$40 dollars Call 270-791-8991

Metal folding chairs: 12 in very good condition. Tan in color. \$70 dollars. Call evenings 270-597-3940

Rival Crock-Pot with removable server. \$8 dollars- Call 270-843-9456 or 502-599-9413 (local) evenings

4 white resin stacking patio chairs - good condition. \$8 dollars. Call 270-843-9456 or 502-599-9413 (local) evenings.

40 in. round, white, metal-patio table with glass top, some rust \$20. Call (270) 843-9456 or (502) 599-9413 Evenings

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I buy collections, jewelry, coins, sterling, firearms, partial or entire estates. 270-779-1735 or 270-790-1715.

Ferguson's Fine Jewelry is looking to purchase unwanted or broken gold, silver, estate jewelry, sterling flatware, coins, Rolex watches, and other items of value. Located in Bowling Green at 5270 Scottsville RD. Schedule your private appointment by calling or texting (270)792-1505. Don't have anything to sell? That's ok! We also offer jewelry repair and sizing!

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Motorcycles & ATV's



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Public Notices

Public Notices

Auction
Northgate Storage
211 Parker Ave.
Bowling Green, KY 42101

Thurs. -July 9, 2026 @ 10:00 AM
Units: 9, 16, 17, 44, 57, 69, 82, 90, 115, 118, 123, 140, 159, 183, 210

Public Notices

Auction
Old Nashville Road Storage
6112 Old Nashville Road
Bowling Green, KY 42104

Thurs.-July 9, 2026 @ 11:00 AM
Units: 1, 7, 13, 35, 44, 58, 70, 74, 89, 186, 191, 200

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

Metals N More
1040 Old Barren River Road
Bowling Green, KY 42101
Will sell the following vehicles to cover Mechanic's LIENS:
1985 FORD MUSTANG LX/GT
1FABP2M1FF256165
OSCAR CORBETT JR

NOTICE
The City-County Planning Commission (CCPC) will hold public hearings on Thurs., July 16, 2026, at 5:30 p.m. CT/ 6:30 ET at the Warren County Courthouse, 429 East 10th Avenue, Bowling Green, KY 42101 to consider map amendment requests (zone changes), development plan amendments, future land use map amendments, cellular towers, and other items. To view a list of applications, please see warrencounty.org/tentative-public-hearing-agenda/ or contact CCPC, 922 State St., Ste. 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 \$162.85

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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Bowling Green
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