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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
SERV BANK, 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-1611 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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Merchandise

Deals & Bargains

Baldwin Spinnet Piano in very good condition. Asking \$100.00 Call (270)221-2295.

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

Handy Cap bath. Clean ready to install. Asking \$25. Call (270)221-2295.

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

For Sale Notary sign to put on your window or vehicle -Can send pictures \$15.00 OBO 270-776-2157

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

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

New Corvette Blanket-throw & a Corvette print to frame. Asking \$50 each. Call (270)221-2295.

For Sale custom built 60 yrs. old, but new, electric meter built on base, has cord, runs and operates, can send pictures. 270-776-2157 \$65.00

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

Set of 3 framed prints by Wes Kendall. Numbered, signed, non-glare, glass, nice wood frames, 20 X 24. All for \$10. Call (270) 991-7347

For Sale large selection of Christmas items, to numerous to mention, can send pictures, Will sell all or separate, can send pictures of each or all interested. 270-776-2157

Miscellaneous For Sale

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

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

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

Pink Baby Stroller for Sale - Ford Mustang Edition. Looks like litte car- CUTE \$10. Call 270-893-9885.

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

For sale large walker on wheels, has brakes, basket to carry items, new still in box, folds for easy storage or carrying, can send pictures, Franklin, KY. 270-776-2157

Signature 52" Lift table w/4 Drawers \$100 OBO. 12x12 NEFOSA GEOMETRIC Gray and Black. Brand New OBO. Call 270-535-4239 or 270-777-6140.

Want to Buy Merchandise

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

Employment

Job Opportunities

HELP WANTED

Hospitalist Physician Needed

in Bowling Green, KY for the diagnosis, treatment and medical care of hospitalized patients in the field of Internal Medicine .

Please send resume to Cayla Rios, Commonwealth Health Corporation, 250 Park Street, Bowling Green, KY 42101.

Public Notices

Public Notices

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



NOTICE

New Cingular Wireless PCS, LLC, a Delaware limited liability company and Municipal Communications III, LLC, a Delaware limited liability company have filed an application with the City-County Planning Commission of Warren County to construct a new wireless communications facility on a site located at 542 Three Springs Road, Bowling Green, KY 42104 (36° 55' 59.364381" North latitude, 86° 25'13.302173" West longitude). You may contact the Planning Commission for additional information concerning this matter at: 922 State Street, Suite # 200, Bowling Green, KY 42101; telephone (270) 842-1953. Please refer to docket number 2026-02-T-BG in all correspondences related to this matter.

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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DAILY NEWS

Want to Buy Merchandise

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!

Transportation

Motorcycles & ATV's

Two Motorcycles FOR SALE. **Harley Davidson** 2000XL 883 and 2003 Road King. Well cared for. Low Milage. Make offer. Call 270-783-8938

ATTENTION!

LOOKING TO BUY 4-wheelers, UTV's, side by sides, Lawnmowers, golf carts, trailers of all types,- farm tractors and more. Call text 270-766-9940