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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, September 23, 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
KENTUCKY HOUSING CORPORATION V. SCHATZIE B. BEAR, et al. pending in the Judgment and Order of Sale in Warren Circuit Court, Div. I, 26-CI-859, to collect \$121,791.46, interest at a rate of 3.75% per annum and other fees until paid.
416 Warren Way, Map Code: 040A-01-082
Septimious Taylor, Attorney for Plaintiff

SALE No. 2
U.S. BANK NATIONAL ASSOCIATION V. 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 until paid.
444 Glen Lily Rd., Map Code: 039B-13-121
Victoria M. Kadreva Holmes, Attorney for Plaintiff

SALE No. 3
WELLS FARGO BANK, N.A. V. MARIA DUARTE, et al. pending in the Judgment and Order of Sale in Warren Circuit Court, Div. II, 26-CI-953 to collect \$85,816.96, interest at a rate of 4.75% per annum until paid.
340 Pirates Cove Lane, Map Code: 051A-37-070
Chris Wiley, Attorney for Plaintiff

SALE No. 4
LAKEVIEW LOAN SERVICING, LLC V. MICHAEL JEFFREY GAINES, et al. pending in the Judgment and Order of Sale in Warren Circuit Court, Div. II, 25-CI-1752 to collect \$269,639.50 interest at a rate of 6% per annum until paid.
1895 Moorman Lane, Map Code: 050A-36-036
Victoria M. Kadreva Holmes, Attorney for Plaintiff

SALE No. 5
KENTUCKY HOUSING CORPORATION V. CASSANDRA L. HUSKEY, et al. pending in the Judgment and Order of Sale in Warren Circuit Court, Div. II, 26-CI-472 to collect \$214,385.27, interest at a rate of 7% per annum until paid.
214 Pirates Cove Lane, Map Code: 051A-37-181
Septimious Taylor, Attorney for Plaintiff

SALE No. 6
KENTUCKY HOUSING CORPORATION V. PAMELA MARIE MEANS, et al. pending in the Judgment and Order of Sale in Warren Circuit Court, Div. V, 26-CI-1149 to collect \$183,838.45 interest at a rate of 3.75% per annum until paid.
187 Kimberly Ave., Map Code: 061A-39A-008
Septimious Taylor, Attorney for Plaintiff

SALE No. 7
PENNYMAC LOAN SERVICES, LLC V. 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 No. 8
U.S. BANK TRUST COMPANY NATIONAL ASSOCIATION V. SYLVIA L. MURRAY, et al. pending in the Judgment and Order of Sale in Warren Circuit Court, Div. II, 26-CI-210 to collect \$61,402.50 interest at a rate of 4.625% per annum until paid.
123 West 15th Ave., Map Code: 039B-15-112
Jeffrey Helms, Attorney for Plaintiff

SALE No. 9
WILMINGTON SAVINGS FUND SOCIETY, FSB V. JAMES H. MASSEY, et al. pending in the Judgment and Order of Sale in Warren Circuit Court, Div. I, 22-CI-1199 to collect \$35,696.96 interest at a rate of 5.5% per annum until paid.
440 Claypool Boyce Rd., Map Code: 068A-60-001
Chris Wiley, Attorney for Plaintiff

SALE No. 10
SOUTH CENTRAL BANK, INC. V. NERMIN OMANOVIC, et al. pending in the Judgment and Order of Sale in Warren Circuit Court, Div. I, 25-CI-2167 to collect \$87,203.88 interest at a rate of 6.75% per annum until paid.
3302 Sunburst Ct., Map Code: 031A-16E-072
Hoy P. Hodges, Attorney for Plaintiff

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Auctions & Sales

Estate Sales



**Upscale Elegance
Estate Sale**
Oil paintings, exquisite furniture and decor, bronze, sterling, Louis B. Nunn's governor chair, electronics, pool table, vintage toys, Yamaha guitar, absinthe fountain, and so much more! For more info and pictures go to AboveAndBeyondEstateSales.com. click on badge.
Sept. 17, 18, & 19. 1307 Euclid Ave., BG. Open 8 am.

**Becky Erven
Above and Beyond Estate Sales
Bowling Green, Ky.
270-779-1735 or
270-790-1715**

Real Estate

Wanted: Real Estate

I can buy your house! Cash!
Any condition, price or foreclosure problems. Call 615-216-4197.

Auctions & Sales

Garage Sales

Yard Sale- Arts/Collectibles & Crafts Lakeway Baptist Church 4357 New Glasgow Rd. Scottsville, KY September 19th. 9-4 Multi family, Antiques, Collectibles, Household items, Holiday items, and MORE!

For The Very Best Results,
Don't Use Abbreviations,
Tell More To Sell More, and
Run Your Ad On Our Eight Day Special.

Garage Sales

Large Multi-Family Yard Sale
1127 E 14th Avenue
Bowling Green, 9/18/26 and 9/19/26 6:30 am - 1 pm
HUGE MULTI-FAMILY YARD SALE! LOTS to sell! Furniture, home décor, clothing, kids' items, household goods & much more. Huge variety, great prices. Worth the trip! Rain or Shine.

Merchandise

Deals & Bargains

10 Community Cookbooks for \$30 Call or text 270-792-4959

10 Pairs Boys Old Navy Denim and Khaki Shorts for \$40 Call or text 270-792-4959

For Sale: Metal milk strainer from the 60's . Price of \$20. 270- 776-5357 cash please.

Kitchen Snack bar, wooden with storage and two stools. \$150 Call 270-843-0200

15 Games and Jigsaw Puzzles Springbok , Buffalo, Bits and Pieces, Brio for \$45. Call or text 270-792-4959

20 Pieces Ladies Talbots Medium Tops and Pants for \$50. Call or text 270-792-4959

Cedar Wood - Stovecut size: approximately 20 in. long x 19 in. diameter. Eleven pieces are priced at \$30. Call 270-784-4005.

Deals & Bargains

Corner Cabinet, 4 shelves, 2 of which are adjustable- 74 inches tall, 34 inches wide, approximately 12 inches deep. Can send pictures. \$120 OBO. Call 270-784-4005.

Door Mirrors Driver & Passenger- Extended Driver & Passenger Towing Mirror for models 2003-2007 GMC Truck; Power Adjusted Glass; Heated; Foldaway; Textured black Housing-with LED Arrow Turn Signal; Excellent Condition, Adjustment type : Electric- Asking \$85. Call Evenings, (270) 991-1179. Leave message if no answer.

Donna VanLiere Books! (6 are Hardback) The Christmas Town, The Christmas Light, The Christmas Secret, The Christmas Promise, The Christmas Blessing, The Christmas Thief and Paper Angel. Excellent Condition; Sweet Emotional novels- w/ generous spirit- Great holiday gifts- uplifting & touching reading. \$40 dollars. Call Evenings. 270-991-1179. (Leave message if no answer.

Bettie Hebert Felder - "Thru God's Grace", Artist- Framed Prints. 3 girls in garden; girls church; mother & daughter garden; Victorian mother & child; Story time girl with bonnet/flower garden; Ladies w/ daughter; girls picking flowers at church; mother & daughter on a swing; God's grace print; angel print; tea for two print Garden Scene- several more all in excellent condition. Cost \$100 dollars. Call Evenings. 270-991-1179. Leave a message if no answer.

Medical Equipment

Adult rollator
Heavy duty, storage under the seat weight limit 500 lbs color blue pickup in BG \$100.00 270-792-1539

Manual hydraulic lift-Excellent condition used very little includes two heavy duty body slings (no longer need) \$200.00 270-792-1539

Transport chair -Excellent condition folds up for storage 27" wide seat is 21 1/2" can send pics pickup in BG Ky. \$100.00 270-792-1539

Wheelchair
Includes sliding board, good condition, 350lb weight limit -pick up and BG, \$100.00 270-792-1539

Classified Hours

Monday through Friday 8 to 5



Brett Hightower
Warren County Sheriff
P. O. Box 807
Bowling Green, Kentucky 42102
Phone (270) 842-1633
Records Office Fax (270) 781-1984



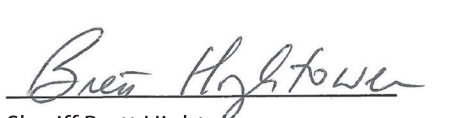
Warren County Sheriff's Office 2024 Tax Audit

A copy of the complete audit report, including Financial Statements and Supplemental Information, is on file at the Warren County Sheriff's Office located at 1347 KY HWY 185 Ste 1, Bowling Green, KY 42101, and is available for public inspection during normal business hours. (8:00 AM to 4:30 PM)

Any citizens may obtain from the Sheriff's Office a copy of the complete audit report, including Financial Statements and Supplemental Information, for his/her personal use.

Any citizen requesting a personal copy of the Audit Report shall be charged for duplication costs at a rate that shall not exceed twenty-five cents (\$.25) per page.

Copies of the Financial Statements prepared in accordance with KRS 424.220 are available to the public at no cost at: <https://auditor.ky.gov/Pages/default.aspx>


Sheriff Brett Hightower