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MASTER COMMISSIONER SALE
NOTICE OF SALE
JANUARY 26, 2026

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, JANUARY 26, 2026 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 FEBRUARY 23, 2026

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.

2535 HINES RD, PADUCAH, KY; UMB BANK N.A., CUSTODIAN FOR CLEARLEAF VS HEIRS, LEGATEES OF CLIFFORD BROWNING, ET AL; 25-CI-00837. Sale is made to recover the following: Judgment for the Plaintiff in the amount of \$755.56, purchased taxes 2023 and interest accrued; interest at 6.0%; fees, costs and attorney fees of \$4,382.16 and the costs of the sale. Tract 2, Waiver Subdivision for George(Jr.) and Edna Mae Reaves in Plat Book L, p. 655, EXCEPT any interest in minerals rights that have been heretofore conveyed.; Deed Book 1288, p.618. PIDN: 059-00-00-026.03

449 TUDOR BLVD, PADUCAH, KY; SEAN CURRY VS JEFFREY C. CAMPBELL, ET AL; 25-CI-00613. Sale is made to recover the following: Judgment for the Plaintiff in the amount of \$4,204.10, purchased taxes and interest accrued; interest at 6.0%; fees, costs and attorney fees of \$4,513.18 and the costs of the sale. There are other tax liens held against this property, the amounts not yet determined. Lot 14, Block F, Canterbury Hills Subdivision, Phase II, Section II in Plat section H, p. 120. PIDN: 133-20-14-014

140 PINEBROOK DR., PADUCAH, KY; ONSLOW BAY FINANCIAL LLC Vs RONALD A FARMER, JR. AND KALEIGH ANNE FARMER, ET AL; 25-CI-00317. Sale is made to recover the following: Judgment for the Plaintiff in the amount of \$341,885.65 as principal, interest at 2.696%; fees, costs totaling \$354,210.79; and the costs of the sale. Lot 3, Block D, Section 1, The Meadows Subdivision in Plat Book K, p. 321. Deed Book 1412, p. 584. PIDN: 088-20-14-009.14

3279 MALLARD CIRCLE; UNIT I, MALLARD CIRCLE TOWNHOMES, 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 \$62,753.01 as principal owed, interest attorney fees and costs in the amount of \$13,434.08. Cross claimant and defendant Independence Bank is due \$8,851.69 as principal, interest at 8% fees, costs and attorney fees of \$8,451.50; and the costs of the sale. Being Unit No. I, a condominium on Waiver of Subdivision for Establishment of Mallard Circle Townhomes, the Master Deed of record in Deed Book 1236, p. 38, Plat Section M, Page 704-705; Deed Book 1260, p.688; Also referenced in Deed of Correction in Deed Book 1384, p. 330-332. PIDN: 076-30-01-036.10

4915 METROPOLIS LAKE RD, WEST PADUCAH, KY; MARKUS HENRY SAMUEL ELLEGOOD VS RICK W. HARRIS, JR.; KENNETH CASEY HARRIS; GARY L. HARRIS; KATHY K. HARRIS; ET AL; 25-CI-00578. Sale is made to recover the following: Judgment for the Plaintiff in the amount of \$403.90 as delinquent taxes, interest at 6%; fees, costs and attorney fees totaling \$4,872.43; and the costs of the sale. Lot 4, in Waiver of Subdivision in Plat Book J. p. 159; On the west of Metropolis Lake Rd 824' north of Crotrzer Rd, measuring 406.31' x 90.0' x 406.31' x 90.0' containing 0.84 acres. Deed Book 679, p. 415 and Affidavit of Descent in Deed Book 1059, P. 405; PIDN: 044-20-00-005.02.

306 HOLMES DR, PADUCAH, KY; FREEDOM MORTGAGE CORPORATION VS MATTHEW A. INGRAM; MISTY RENEE CROLEY, ET AL; 25-CI-0811. Sale is made to recover the following: Judgment for the Plaintiff in the amount of \$300,327.06, interest accrued (\$20,590.90) and continuing at 6%; Escrow costs \$12,552.96, fees & costs of \$1,920.33 and attorney fees of \$3,510.00; and the costs of the sale. Lot 11, Block B, Reidland Hills Subdivision in Plat Book G, p. 239; subject to easements restrictions, conditions and legal highways; not including any minerals rights heretofore conveyed. Deed Book 1489, p. 391 and Deed Book 1509, p. 732. PIDN: 128-40-05-022

7015 CLINTON RD, PADUCAH, KY; TOWD POINT MORTGAGE TRUST 2015-1 BY U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE vs ELENA MCGOWAN, ET AL; 24-CI-00926. Sale is made to recover the following: Judgment for the Plaintiff in the amount of \$84,501.54 as principal, interest at 3.125%; fees, costs and attorney fees and the costs of the sale. Tract 2-A, Waiver of Subdivision for Steven A. Atherton in Plat Section K, p. 1642; Deed Book 1064, p. 671 and Deed Book 1421, p. 687. PIDN: 070-00-00-058.02

427 FRANKLIN ST; CHARTER GROUP, LLC VS HEIRS OF ERMEL MCLEOD, ET AL; 25-CI-00256. Sale is made to recover the following: Judgment for the Plaintiff in the amount of \$1,830.45 for tax purchase; interest at 6%; fees and costs of \$2,254.89, and attorney fees of \$2,749.00 and the costs of the sale. Lots 4 and 5, Block E, Tract 1, Farley Village Subdivision (original plat in Plat Book F, p. 3) as shown on resubdivision of Block E in Plat Book G, p. 348, fronting 70' going back uniform width for 200' in depth. Deed Book 557, p. 691. PIDN: 121-13-02-004

811 NORTH 22ND ST, CITY OF PADUCAH, KENTUCKY VS ANTHONY S. MOORE AKA ANTHONY MOORE, ET AL; 25-CI-00807. Sale is made to recover the following: Judgment for the Plaintiff in the amount of \$3,410.10 for taxes; interest of at 6%; fees and costs of \$2,040.64, and attorney fees of \$2,835.00 and the costs of the sale. Being 27' off the south side of Lot 5 and 26' off the North side of Lot 4, Glenwood Addition in Plat Book A, p. 98, fronting 53' on the West side of North 22nd and runs back uniform with for 150' to an alley; Deed Book 712 P. 650; SEE ALSO 1519, Page 780; PIDN: 104-13-10-007

6755 IVO WURTH RD, PADUCAH, KY; SIGNET FEDERAL CREDIT UNION VS BRIAN NEIHOFF AND LEZLIE COOPER, ET AL; 24-CI-00951. Sale is made to recover the following: Judgment for the Plaintiff in the principal amount of \$224,534.24, interest at 5.25%; fees and costs and attorney fees; and the costs of the sale. "New" Tract 13-A on the west side of Ivo Wurth Rd on Waiver of Subdivision Plat for Sharon Caldwell in Plat Section M, p. 1427 containing 7.25 acres. Deed Book 1397, p. 34. PIDN: 081-00-00-023.08

3930 MINNICH AVE, PADUCAH, KY; CITY NATIONAL BANKCORP, INC VS SHAWN M. SCOTT, ET AL; 25-CI-00854. Sale is made to recover the following: Judgment for the Plaintiff in the amount of \$187,546.91 as principal, interest at 8.00%; fees and costs; and the costs of the sale. Part of Lot 5, Orchard Heights Addition in Plat Book A, p. 160; on the south side of Minnich Ave measuring 213.95' x 100' x 213.95' x 100'; Deed Book 1481, p. 692. PIDN: 081-00-00-023.08

1206 MARKHAM AVE, PADUCAH, KY; CITY NATIONAL BANKCORP, INC VS SHAWN M. SCOTT, ET AL; 25-CI-00854. Sale is made to recover the following: Judgment for the Plaintiff in the amount of \$187,546.91 as principal, interest at 8.00%; fees and costs; and the costs of the sale. Lot 77, on Plat of Utterback & Bell's Addition in Plat Book A, p. 230; fronting 50' on Markham Ave and back for 150' to an alley; Deed Book 1365, p. 267. PIDN:105-43-02-002

2918-2920 HOVEKAMP RD, (475-477 MEACHAM LN) PADUCAH, KY; THE PADUCAH BANK AND TRUST COMPANY VS JASON SLYDER, ET AL; 25-CI-01015. Sale is made to recover the following: Judgment for the Plaintiff in the amount of \$16,491.47 as principal, interest at 2.7048 %; fees; costs, and attorney fees of \$7,978.43; and the costs of the sale. TRACT I: Lot 16, unrecorded plat On North line of Hovekamp 89' west of corner with Meacham Ln measuring 200' x 50' x 200' x 50'; TRACT II: Lots 17 and 18 at the intersection with Meacham Ln measuring 200' x 92' x 200' x 89'; Deed Book 1462, p. 435. PIDN: 121-10-05-005

1205 (1207) NORTH 12TH ST, PADUCAH, KY; THE CADLE COMPANY VS ERICA DE'SHEA SMITH, ET AL; 25-CI-00835. Sale is made to recover the following: Judgment for the Plaintiff in the amount of \$27,150.67 as principal, interest at 3.75%; fees, costs, and attorney fees of \$2,651.00; and the costs of the sale. FIRST TRACT: Lot 13, Betty R. Thomas Heirs Subdivision of Block 64 of Addition F or the Harris Flournoy, Trimble, and Norton Addition; being 81.03' from corner of 12th and Flournoy measuring 40' x 172' 6" x 40' x 172' 6"; Deed Book 1410, p. 706. PIDN: 103-42-16-012 SECOND TRACT: Lot 14, Block 64, Addition F, Harris, Flournoy, Trimble, and Norton Addition; a plat of which subdivision is known as Block Map Book 3, p. 37 beginning 121.3' from corner of 12th and Flournoy St. measuring 40' x 172' 6" x 40' x 172' 6". Deed Book 1410, p. 706. PIDN: 103-42-16-011

604 LOCUT DR, PADUCAH, KY; COMMUNITY FINANCIAL SERVICES BANK VS WESLEY WATTERS, HEIRS OF SHEILA PERDUE FKA SHEILA WATTERS, ET AL; 25-CI-00044. Sale is made to recover the following: Judgment for the Plaintiff in the amount of \$15,386.65 as principal, interest accrued and at 3.75%; fees, costs, and attorney fees; and the costs of the sale. Beginning at Rudolph St line running 38' on Mill St x 130' x 38' x 130'. SECOND TRACT: A 22' strip adjoining the above property described as Block 61, Warren Thornberry survey of Langstaff lands above Island Creek in Deed Book H, p. 64 on the SE of Mill St measuring 22' x 130' x 22' x 130'; Deed Book 971, p. 510. PIDN: 120-21-03-027

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 2026 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 12th day of January, 2026

MARK L. ASHBURN
MASTER COMMISSIONER
McCRACKEN COUNTY

0200 EMPLOYMENT

We are seeking an experienced Driver for an old family member on a part-time basis twice in week Salary is very attractive,\$480 weekly must Have a valid state-issued driver's license Must be professional, safe, patient and an attentive chauffeur at all times email resume/references:gclefejer@comcast.net

0500 MERCHANDISE

Woodlawn 4 plots \$3,250. 270-705-9330

0900 LEGALS

Public Notice

Notice is hereby given that the Paducah McCracken County Riverport Authority has filed an application with the Energy and Environment Cabinet to construct a new multi-modal port infrastructure project. The property is located off of Noble Road in West Paducah, KY. Any comments or objections can be submitted via email to: DOWFloodplain@ky.gov Kentucky Division of Water, Floodplain Management Section, 300 Sower Blvd. Frankfort, KY 40601. Call 502-564-3410 with questions.

PUBLIC NOTICE

FOR SALE BY SEALED BID
Request for Proposals for
Surplus Real Property

The City of Paducah, Kentucky is requesting sealed proposals for the purchase and transfer of surplus real property. Please visit <http://www.paducahky.gov/city-surplus-property> for a complete list of addresses, proposal requirements, lot dimensions, zoning information, and an aerial map for each piece of property offered. Proposals must be received by Wednesday, Feb. 18, 2026, at 4pm. For additional information, please call 270-444-8690.

REQUEST FOR PROPOSAL

Bid Deadline: February 26nd, 2026 2:00 pm. CST.

i5 design group, inc. is requesting competitive cost proposals on behalf of the City of Paducah, Public Works Department for the Window security project. All bids are to be delivered to the City Clerk's Office located in City Hall, 300 South 5th Street, Paducah Kentucky 42001 prior to the given time. All Bids received will be publicly opened and read aloud in the Commission Chambers, Second Floor, City Hall, 300 South 5th Street, Paducah, Kentucky.

A MANDATORY PRE-BID MEETING will be held at the Paducah City Hall, 300 S 5th street, on February 3, 2026 at 2:30 p.m. CST.

All RFIs should be emailed no later than 4pm CST on Thursday, February 16th and directed to the attention of Michael Campbell at michael@i5designgroup.com. RFIs will not be accepted via phone. Documents may be purchased from River City Printing at 222 Kentucky Ave, Paducah.

More information available at paducahky.gov

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