

**MASTER COMMISSIONER SALE
NOTICE OF SALE
MARCH 30, 2026**

MARK L. ASHBURN, MASTER 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, March 30, 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 APRIL 27, 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 and pay the full purchase price ON THE DAY OF THE SALE, AT THE SALE LOCATION, unless you have a preapproved security bond. 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; that surety bond person must be preapproved at least 5 days prior to the sale. To get pre-approval you must make an appointment to meet with the Master Commissioner to get the surety approval. If you do not have pre-approval, it will not be given the day of the sale.

You should 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.

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. Deed Book 1404, Page 792. PIDN: 133-20-14-014

1628 NORTH 12TH ST, PADUCAH, KY; U.S. BANK NATIONAL ASSOCIATION VS. SYDNEY COZART, AS ADMIN OF THE ESTATE OF SPENCER L. COZART, ET AL; 25-CI-00892. Sale is made to recover the following: Judgment for the Plaintiff in the amount of \$18,399.65 as principal, and interest accrued; interest at 6.75%; fees, costs [\$22,886.57] and attorney fees and the costs of the sale. Lot 6, Block 4, Rottgering's Addition in Plat Book A, p. 91, fronting 50' on east side of N. 12th St running back parallel for 180'; Deed Book 1124, p.435; Probate case 25-P-00176. PIDN: 103-24-13-014

808 NORTH 25TH ST, PADUCAH, KY; JEAN HICKEY (City of Paducah) VS. ALESHIA R. CRON AND KEVIN M. CRON, ET AL; 24-CI-00385. Sale is made to recover the following: Judgment for the City of Paducah in the amount of \$8,334.27 for delinquent taxes, and interest accrued; interest at 6.0%; fees, costs of \$1,465.00 and attorney fees of \$2,497.50 and the costs of the sale. This sale may involve only a one-third interest in the property, announcements will be made at the time of the sale. Lots 3 and 4, Block 2, Thurman's Noble Park Addition in Plat Book A, p. 222. Deed Book 1292, p. 440; See also Deed Book 12925, p. 438. PIDN: 104-13-03-012

404 WARD ST, PADUCAH, KY; MARKUS HENRY SAMUEL ELLEGOOD VS WILLIAM E. CROUCH, ET AL; 25-CI-00484. Sale is made to recover the following: Judgment for the Plaintiff in the amount of \$277.85 FOR 2021, 2022 tax bills, and interest accrued; interest at 6.00%; fees, costs and attorney fees [\$4,326.85] and the costs of the sale. Lot 42, Block 1, W.M. Milliken Subdivision in Plat Book A, p. 233, fronting 50' on east side of Ward St and runs back parallel for 160'; Deed Book 1322, p.101. PIDN: 121-10-19-013

1114 HILL STREET, PADUCAH, KY; CITY OF PADUCAH, KENTUCKY VS CHRISTOPHER DAVIDSON, CHRISTOPHER DAVIDSON TRUST, ET AL; 25-CI-00452. Sale is made to recover the following: Judgment for the Plaintiff in the amount of \$1,055.09 for delinquent taxes; 10,269.05 for Citation liens; interest at 6%; fees and costs of \$2,406.89 and attorney fees of \$3,545.00; and the costs of the sale. Lot No. 119, J.C. Utterback Addition, in Plat Book A, p. 230; fronting 50' on South side of Hill Ave, running back parallel for 150'. Deed Book 673, p. 394, also Will Book TTT, p. 602. PIDN: 105-41-17-007

3525 PRATER BLVD, KEVIL, KY; MARKUS HENRY SAMUEL ELLEGOOD VS UNKNOWN HEIRS OF IDA B. DUNLAP C/O LOUIS NEEDHAM, ET AL; 25-CI-00357. Sale is made to recover the following: Judgment for the Plaintiff in the amount of \$183.09 for the 2021, 2022, 2023 tax bills, with interest accrued; interest at 6.00%; fees, costs and attorney fees [\$3,446.62] and the costs of the sale. Lot 78 and 79, Wheeler City Subdivision (East) in Plat Book D, p. 73; Deed Book 342, p.338; Will Book R, p. 686, to Ida B. Dunlap. PIDN: 023-40-00-043

4605 METROPOLIS LAKE ROAD, WEST PADUCAH; NATIONSTAR MORTGAGE LLC VS WADE N. DYSON, ET AL; 25-CI-01117. Sale is made to recover the following: Judgment for the Plaintiff in the amount of \$78,613.11, with interest accrued; interest at 4.50%; fees, costs and attorney fees and the costs of the sale. TRACT I: At the intersection of Lovelaceville and Metropolis gravel road with right of way of the Illinois Central Railroad; measuring 70' x 575' more or less x 780' x 575'. TRACT II: Begins 70' from the intersection of Lovelaceville and Metropolis gravel road with right of way of the Illinois Central Railroad 531' more or less x 163' x 503.5' more or less x 4' Deed Book 1364, P. 819. PIDN: 044-20-00-062

190 FELIX AVE, PADUCAH, KY; MARKUS HENRY SAMUEL ELLEGOOD VS PATRICIA FILLEY, CHRISTINE PAGE, HEIRS OF WAY G. COMBS, ET AL; 25-CI-00385. Sale is made to recover the following: Judgment for the Plaintiff in the amount of \$258.08 for 2020, 2021, 2022 taxes purchased; interest; attorney fees and costs for an amount owed of \$4,132.04, and the costs of the sale. Lots 7 and 8, DeMumbree Subdivision in Plat Book G, p. 434; Deed Book 518, p.10; See Find a Grave website for transfers to survivors and heirs. PIDN: 106-10-17-005

833 NORTH 24TH ST, PADUCAH, KY; REGIONS BANK DBA REGIONS MORTGAGE VS HEIRS, LEGATEES OF CLARICE LUMBLEY, ET AL; 23-CI-00834. Sale is made to recover the following: Judgment for the Plaintiff in the amount of \$41,392.62 as principal; interest and continuing at 6.75%; attorney fees of \$4,257.57 and costs for a total amount owed of 69,301.49, and the costs of the sale. Lot 11, and North half of Lot 10, Block 6, Glenwood Addition in Plat Book A, p. 98; at the SW intersection of N. 24th and Kruger St measuring 150' x 60' x 150' x 60'. Deed Book 850, p. 760. PIDN: 104-13-03-002

2000 North Friendship Rd, PADUCAH, KY; UMB BANK N.A. AS CUSTODIAN FOR CLEARLEAF SHORT ALTERNATIVE FUND, LP VS JAMES K. MANNING, ET AL; 22-CI-00660. Sale is made to recover the following: Judgment for the Plaintiff in the amount of \$1,373.43 on the principal sum from 2020 and 2021, interest accrued and continuing at 6%; fees & costs and attorney fees totaling \$4,839.23; and the costs of the sale. At the intersection of N. Friendship and Buckner (approx 160' southeast from corner) measuring 275' x 275' x 162' x 158' containing 0.93 acre; full description available at the Master Commissioner's Office. Deed Book 523 page 85. PIDN: 087-20-00-009.01

6065 NOBLE RD, Paducah, KY; MARKUS HENRY SAMUEL ELLEGOOD VS UNKNOWN HEIRS OF JAMES CLIFF MASSEY, SR. ET AL; 25-CI-00106. Sale is made to recover the following: Judgment for the Plaintiff in the amount of \$564.19 as purchased taxes for 2021, 2022, 2023; interest at 6%; fees, costs and attorney fees all totaling 5,840.04; and the costs of the sale. On the north line of Noble Rd, 1202' from Johnson Road measuring 215' x 198' x 215' x 198' containing 0.98 acre on Waiver of Subdivision Plat for Jim Chapman in Plat Book J, p. 999. Includes a 1991 14 X 50 Fleetwood Mobile Home, VIN #TNFLM 26A29329RL; Deed Book 1387, p. 256. Heirs and conveyances evidenced in Find a Grave website and 1/6th interest in Deed Book 1525, Page 415. PIDN: 074-00-00-028

2624 CLARK ST, PADUCAH, KY; U.S. BANK NATIONAL ASSOCIATION VS JUANITA RHEA, RICHARD RHEA, SHANNON RHEA, ET AL; 24-CI-01120. Sale is made to recover the following: Judgment for the Plaintiff in the amount of \$62,617.10 as principal; interest at 6.375%; fees, costs and attorney fees; and the costs of the sale. Lot 5, Block 28, George T. White Subdivision in Plat Book A, p. 145, fronting 50' on south side of Clark St, running back parallel for 200'; Deed Book 1133, Page 668. PIDN: 104-24-11-004

1210 and 1224 BERNHEIM ST, PADUCAH, KY; CITY OF PADUCAH, KENTUCKY VS ERNEST ROBINSON, ET AL; 25-CI-00925. Sale is made to recover the following: Judgment for the Plaintiff in the amount of \$11,156.58 AND \$12,495.75 for City Citation Liens; interest at 6.0% fees, costs of \$1,710.27 and attorney fees of \$4,546.25; and the costs of the sale.

1210 BERNHEIM STREET
PARCEL I
Tract III – The east one half of Lot 20 of I.W. Bernheim's Subdivision of Blocks #26 & 34 in Harris Flournoy-Trimble & Norton's Addition, recorded in Deed Book 38, p. 62

PARCEL II
Being 32' off the west side of Lot #18 of I.W. Bernheim's Subdivision, Blocks 26 and 34 of Harris, Flournoy, Trimble and Norton Addition in plat recorded in Deed Book 38, p. 62 & 6i3 measuring 150' x 32' x 150' x 32'

ALSO:
The west half of Lot 17 and 8' off Lot 18, with a total frontage of 28' and going back for depth of 150'.

PARCEL IV – Lot 19, Blocks 26 and 34 in Deed Book 38, p. 62-63 fronting 40' and runs back 150' for depth. PIDN: 104-33-07-006

1224 BERNHEIM ST
Lot 22, in I.W. Bernheim's Subdivision Lots 26 and 34 Harris Flournoy, Trimble and Norton's Addition in Deed Book 38, p. 62 – 63. PIDN: 104-33-07-002. Deed Book 1053, p. 396.

1123 MILLER ST, PADUCAH, KY; CITY OF PADUCAH, KENTUCKY VS WILLIAM SHELTON, ET AL; 25-CI-00092. Sale is made to recover the following: Judgment for the Plaintiff in the amount of \$4,131.39 for City delinquent taxes; City Citation Liens of \$5,435.78; interest at 6.0% fees, costs of \$1,689.84 and attorney fees of \$2,868.75; and the costs of the sale. Lot 20, Block 2, Oak Park Addition, on the west line of Miller St measuring 50' x 160' x 50' x 160'; Deed Book 1240, Page 245. PIDN: 105-13-10-012

181 CLARKLINE RD, PADUCAH, KY; WATERSIDE TAX SERVICE COMPANY, LLC VS RYAN TIMMONS, ET AL; 25-CI-00616. Sale is made to recover the following: Judgment for the Plaintiff in the amount of \$4,131.39 for purchased taxes; City Citation Liens of \$5,435.78; interest at 6.0% fees, costs of \$1,689.84 and attorney fees of \$2,868.75; and the costs of the sale. Lot 20, Block 2, Oak Park Addition, on the west line of Miller St measuring 50' x 160' x 50' x 160'; Deed Book 1240, Page 245.

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. The person signing for the surety bond must be preapproved at least 5 days before the sale. Call the Master Commissioner's Office to set an appointment for the approval. Credit sales will accrue interest at the rate per annum as designated by the Order of Sale. 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 27th day of February, 2026

MARK L. ASHBURN
MASTER COMMISSIONER
MCCRACKEN COUNTY



Going on vacation?

Don't stop your paper, we'll save it for you!

It's that time of year, and everybody wants to get out of the house. But before you go, just make a simple call and ask for 'Vacation Pak.' That way you won't miss a single thing.

When you come back, catch up on Garfield, your city council, letters to the editor, the obituaries and editorials. We'll deliver your 'Vacation Pak' when you return.

Phone Customer Service

270-575-8800

Ask for 'Vacation Pak'

The Paducah Sun

408 Kentucky Ave., Paducah, KY

