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**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 Classifieds Ads (which is the TWO Fridays prior to the sale) at: MCCLISTINGS.NET. You must enter the year and month in order to view only the sales for this month.

On MONDAY, April 27, 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 JUNE 15, 2026
(BECAUSE OF MEMORIAL DAY HOLIDAY)**

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.

5966 BENTON RD, PADUCAH, KY; TH MSR HOLDINGS LLC VS CHRISTINE LOUISE ALSOBROOK, ET AL; 25-CI-00872 Sale is made to recover the following: Judgment for the Plaintiff in the amount of \$122,602.73 for unpaid principal, interest accrued; interest at 2.970%; fees, late charges; costs and attorney fees, and the costs of the sale. Part of Lot 3 and part of Lot 4 of Subdivision of C.H. Brooks Farm in Plat Section A, p. 163, on U.S. Highway 68, approximately 1000 feet south of the Calvert City Road; measuring 250' x 75' x 240' x 75'; Deed Book 1425, Page 764. PIDN: 128-40-09-036

290 ALBEN BARKLEY DR, PADUCAH, KY; NATIONS DIRECT MORTGAGE, LLC VS BRANNON WAYNE BEAVERS, SABRA JEAN BEAVERS, ET AL; 25-CI-00429. Sale is made to recover the following: Judgment for the Plaintiff in the amount of \$263,310.77 for unpaid principal, interest accrued; interest at 7.2500%; fees, late charges; costs and attorney fees for a total of \$321,246.43 and the costs of the sale. Part of Lot 5 in Plat Book A, p. 62; on southerly side of Blandville Rd, measuring 100' x 357' x 57' x 59' x 350' more or less (marked with concrete markers); Deed Book 1485, Page 176. PIDN: 096-33-08-011

1353 NORTH 10TH STREET, PADUCAH, KY; CITY OF PADUCAH, KENTUCKY VS DONALD R. BELL, MAURICE D. BELL, ET AL; 25-CI-01409. Sale is made to recover the following: Judgment for the Plaintiff in the amount of \$2,579.82 for unpaid city taxes, interest accrued; interest at 6.00%; Citation liens of \$180.00; costs of \$2,217.84 and attorney fees of \$2,767.50 and the costs of the sale. Lot 5, block 72 on North 10th St in Herrington's Map 1, Block Map 3, pages 35 and 36. Deed Book 1122, Page 701 also Deed Book 553, p. 213. PIDN: 103-42-14-004

3482 TRAILHEAD DR, UNIT 102, PADUCAH, KY; FREEDOM MORTGAGE CORPORATION VS ROY B. BOWMAN, SARAH A. BOWMAN, ET AL; 25-CI-00958. Sale is made to recover the following: Judgment for the Plaintiff in the amount of \$150,939.73 for unpaid principal, interest accrued; interest at 4.00%; fees, late charges; costs and attorney fees of \$3,510.00 for a total of \$176,000.89 and the costs of the sale. Unit No. 102 AKA Unit B, Condominium of "Greenway Village Condominiums" in Plat Section 1, p. 187-188; Current Master Deed is recorded in Deed Book 1321, p. 400 and the First Amendment to Master Deed is recorded in Deed Book 132[1], p. 584; Deed Book 1325, Page 750, see also Deed Book 1485, p. 662. PIDN: 095-10-00-003.17U102

831 NORTH 23rd St, PADUCAH, KY; CITY OF PADUCAH, KENTUCKY VS. BETTY LOILA CARROLL, ET AL; 25-CI-01265. Sale is made to recover the following: Judgment for the Plaintiff in the amount of \$4,135.79 for taxes; Citation Liens of \$13,250.37; interest accrued and interest at 6.00%; fees, costs of \$2,289.20 and attorney fees of \$3,760.00 and the costs of the sale. There are tax liens held against this property from tax purchasers and an amount to the Paducah Bank and Trust Company. Lot 7 and 8, block 5, Glenwood Addition in Plat Book A, p. 98; Lots are adjoining on the west side of 23rd St, a total frontage of 80', running back a uniform width for 150' to an alley. Deed Book 902 p. 45. PIDN: 104-13-07-005

1121 SOUTH 3RD ST, PADUCAH, KY; KY LIEN HOLDINGS, LLC VS. UNKNOWN HEIRS OF GEORGE H. CARROLL, ET AL; 25-CI-01405. Sale is made to recover the following: Judgment for the Plaintiff in the amount of \$630.94 for taxes purchases for 2019, 2020, 2021, 2022, 2023; interest accrued and interest at 6.00%; fees, costs and attorney fees of \$2,158.36 [4,826.67 at filing] and the costs of the sale. On Locust St in Deed Book "E", p. 385; measuring 57' 9" x 160' x 57' 9" x 160'. Deed Book 870 p. 294. PIDN: 112-41-15-017

219 LARKSPUR LANE, PADUCAH, KY; U.S. BANK NATIONAL ASSOCIATION VS MARY J. COMPTON, ET AL; 25-CI-01427. Sale is made to recover the following: Judgment for the Plaintiff in the amount of \$161,714.46 for unpaid principal, interest accrued; interest at 3.19%; fees, late charges; [\$168,714.46] costs and attorney fees and the costs of the sale. Lot 15, Meadowland Subdivision, Final Plat in Plat Section L, p. 402, has .63 acres. Deed Book 1092, Page 194. PIDN: 134-20-09-002.15

1509 MEACHAM LN, PADUCAH, KY; ALLAN LUDWICK VS. THOMAS R. CORNWELL, ET AL; 24-CI-00649. Sale is made to recover the following: Judgment for the City of Paducah in the amount of \$462.85 for delinquent taxes, and interest accrued; interest at 6.0%; fees, costs and attorney fees of \$4,171.20; The Signet Federal Credit Union is owed \$42,959.12 in principal; interest accruing at \$7.04 per diem; and the costs of the sale. There are additional tax liens on this property. At a stake on the west side of Meacham Lane, measuring 100' x 200' x 100' x 200' Shown on plat of land of James W. Perry and wife, Guylia C. Perry in Deed Book 322, p. 3; Deed Book 1356, p. 672. PIDN: 121-10-06-020

11925 U.S. HIGHWAY 60 W., KEVIL, KY; U.S. BANK TRUST NATIONAL ASSOCIATION. AS TRUSTEE OF LB-TREEHOUSE SERIES VI TRUST VS DON E. DALTON, ET AL; 24-CI-01067. Sale is made to recover the following: Judgment for the Plaintiff in the amount of \$ 129,725.21 in unpaid principal; interest at 4.875%; fees, costs and attorney fees OF \$3,350.00 [\$219,903.21] and the costs of the sale. Being 15 acres off the Easterly side of the 28.8 tract of land in Deed Book 263, p. 511; Beginning in center of the Clark Line Rd (now Highway 60) 63 2/10 poles to a post x straight line of a 10 acre tract a sufficient distance to a point x 63 2/10 poles x a straight line to the beginning point; to total 15 acres of land; it is understood that although the center of the road is used for measurement, it is not intended to pass title thereto, except by reversion, from relocation of the highway. Deed Book 1094, p.126. PIDN:

2100 MADISON ST, PADUCAH, KY; NEWREZ.LLC DBA SHELLPOINT MORTGAGE SERVICING VS UNKNOWN HEIRS, LEGATEES OF JASON D. ENGLISH, ET AL; 25-CI-01181. Sale is made to recover the following: Judgment for the Plaintiff in the amount of \$90,747.91 in unpaid principal; interest at 16.78 per diem 6.7500%; fees, costs and attorney fees [\$95,285.73] and the costs of the sale. At the southwest corner of the intersection of 21st and Madison St measuring 50' x 165.75' x 50' x 165.75'; Deed Book 1416, p.702. PIDN: 104-14-14-007

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

1940 SOUTH 25TH ST, PADUCAH, KY; UMB BANK N.A. AS CUSTODIAN FOR CLEARLEAF SHORT ALTERNATIVE FUND, L.P. VS JERRY KENT LAWSON, HIS UNKNOWN HEIRS, ET AL.; 24-CI-00652. Sale is made to recover the following: Judgment for the Plaintiff in the amount of \$4,229.31 for city taxes; city citations of \$194.66, interest and continuing at 6.00%; attorney fees of \$3,003.75 and costs of \$1,820.00, and the costs of the sale. Lot 4, Block 3, Brookhaven Subdivision in Plat Book D, p. 74 and revised plat in Plat Book F, p. 4. Deed Book 1205, p. 483. PIDN: 105-33-02-004

1943 B STREET, PADUCAH, KY; CITY OF PADUCAH, KENTUCKY VS MICHAEL RAY OSBORNE, PATRICK EUGENE OSBORNE, ET AL; 25-CI-01095. Sale is made to recover the following: Judgment for the Plaintiff in the amount of \$2,359.15 for delinquent taxes; 10,482.53 for Citation liens; interest at 6%; fees and costs of \$2,549.08 and attorney fees of \$3,793.75; and the costs of the sale. Lot 12, Block 8, Wheeler's Addition, on the west line of "B" St, 50' north of intersection with "B" Street and Wheeler Ave measuring 50' x 160' x 50' x 160'. Deed Book 540, p. 288, see also Will Book III at p. 587. PIDN: 104-44-01-013

1311 BURNETT ST, PADUCAH, KY; KENTUCKY HOUSING CORPORATION VS CHAVEON I. POKE; 25-CI-01406. Sale is made to recover the following: Judgment for the Plaintiff in the amount of \$132,205.33, with interest accrued; interest at 5.75%; fees, costs and attorney fees of \$3,900.00 and the costs of the sale. A certain lot, Block 45 in Addition "F" or Harris, Flournoy, Trimble and Norton's Addition at the NE corner of the intersection of Burnett and 13th Street measuring 175' x 50' x 175' x 50'; Deed Book 1515 p. 715; PIDN: 104-31-04-016

234 STRATHMOOR BLVD, PADUCAH; MARKUS HENRY SAMUEL ELLEGOOD VS JOEL T. WADE, GRACE A. WADE, ANY HEIRS, ET AL; 25-CI-00346. Sale is made to recover the following: Judgment for the Plaintiff in the amount of \$79.34 for 2022 purchase price, 75.14 for 2023 purchase price with interest accrued; interest at 6.00%; fees, costs and attorney fees [total judgment of \$4,096.00] and the costs of the sale. Lot 15, Block D, in Strathmoor in Plat Book A, p. 260-261; Deed Book 173, P. 35. PIDN: 094-20-08-007

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 13th day of April, 2026.

**MARK L. ASHBURN
MASTER COMMISSIONER
McCRACKEN COUNTY**

0100 ANNOUNCEMENTS

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0150 GARAGE /ESTATE SALES

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**Estate Sale,
Fri Apr 17 (9-6) & Sat
Apr 18 (9-3)
6420 Meadowview Ct
Paducah, KY 42001,
Cash & Venmo.**

0900 LEGALS

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