

MASTER COMMISSIONER SALE
NOTICE OF SALE
MARK L. ASHBURN, MASTER COMMISSIONER
JULY 27, 2026

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, JULY 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.)

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.

THE NEXT SALE WILL BE ON AUGUST 31, 2026

1120 MADISON STREET, PADUCAH, KY; JOYCE VERSINO [CITY OF PADUCAH] VS HEIRS, LEGATEES OF JESSIE BLEDSOE, ET AL; 22-CI-00642. Sale is made to recover the following: Judgment for the City in the amount of \$4,025.17 for delinquent taxes; interest at 6%; costs of \$1,221.00; attorney fees of \$2,666.25. There are other tax liens against the property; and the costs of the sale. On the south side of Madison St, 268' 8" west of 11th St, measuring 43' 4" x 180' x 43' 4" x 160'; Deed Book 869, Page 645 PIDN: 104-33-15-006

612 NORTH 11TH ST, PADUCAH, KY; CITY OF PADUCAH VS JOHN D. BOWERS AS TRUSTEE OF THE JOHNNY BOWERS AND JUDITH C. BOWERS REVOCABLE LIVING TRUST, ET AL; 26-CI-00220. Sale is made to recover the following: Judgment for the Plaintiff in the amount of \$3,201.54 for delinquent taxes; interest at 6%; costs of \$2,010.52; attorney fees of \$2,936.25; Citation Liens of \$3,808.02; There are other tax liens against the property; and the costs of the sale. On east side of N. 11th St, 115' from intersection with Clay St. measuring 50' more or less x 50' x 50' x 50'; Deed Book 1128, Page 374. PIDN: 104-33-17-019

3440 SIERRA DR, PADUCAH, KY; PNC BANK, NATIONAL ASSOCIATION VS TERESA K. CAMPBELL, ET AL; 25-CI-00061. Sale is made to recover the following: Judgment for the Plaintiff in the amount of \$112,533.88 as principal, and interest accrued; interest at 4.50%; fees; costs; and attorney fees making the total no less than \$123,359.74 and the costs of the sale. Lot 15, Block C, Unit 1, Timberland Subdivision in Plat Book J, p. 272; Deed Book 1047, P. 112. PIDN: 056-00-002-028

1012 SOUTH 4TH ST, PADUCAH, KY; U.S. BANK TRUST COMPANY AS TRUSTEE VS BRIAN WAYNE CLARK, BRANDI CLARK, ET AL; 25-CI-01313. Sale is made to recover the following: Judgment for the Plaintiff in the amount of \$37,442.00 as principal, and interest accrued; interest at 6.125%; fees; costs; and attorney fees of \$4,864.44 making the total no less than \$44,073.08 and the costs of the sale. Tract 1, Waiver of Subdivision Plat of Urban Renewal & Community Development Agency of Paducah in Plat Section "K", p. 1043; Deed Book 1034, P. 495. PIDN: 112-41-15-041

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 \$161,966.82 as principal, and interest accrued; interest at 3.19%; fees, costs and attorney fees of making the total no less than \$168,714.46 and the costs of the sale. Lot 15, Meadowland Subdivision Final Plat, in Plat Section L, p. 402; has 0.63 acres; Deed Book 1092, p. 194. PIDN: 134-20-09-002.15

1628 North 12th ST, PADUCAH, KY; U.S. BANK NATIONAL ASSOCIATION VS SYDNEY COZART as ADMINISTRATIX 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 and attorney fees of making the total no less than \$22,886.57 and the costs of the sale. Lot 6, Block 4, Rottgering's Addition in Plat Book A, p. 91, fronting 50' on the east side of N. 12th St and running back 180' to an alley; Deed Book 1124, p.435 and Probate case 25-P-00176. PIDN: 103-24-13-014

780 EDEN DR, PADUCAH, KY; NEWREZ,LLC DBA SHELLPOINT MORTGAGE SERVICING VS SCOTT ALAN CUNNINGHAM, MORGAN R. CUNNINGHAM, ET AL; 25-CI-00286. Sale is made to recover the following: Judgment for the Plaintiff in the amount of \$95,416.80 as principal, and interest accrued; interest at 2.750%; fees, costs and attorney fees of making the total no less than \$104,933.56; and the costs of the sale. There is a tax lien from Rex Tax Liens, LLC against the property. Lot 8, Block 2, Eden Place in Plat Book "B", p. 21; Deed Book 1414, p.484, Document 621688. PIDN: 105-20-11-007

806 NORTH 22nd ST, PADUCAH, KY; CITY OF PADUCAH VS BRUCE HALSTEAD, ET AL; 25-CI-00131. Sale is made to recover the following: Judgment for the Plaintiff in the amount of 5,932.28 for delinquent taxes; Interest at 6.0%; costs of \$1,903.35; attorney fees of \$2,430.00; Rex Tax Liens LLC also holds a tax lien againsts the property; and the costs of the sale. 1) Lot 2, Block 11, Thurman and Lindsey's Addition in Plat Book A, p. 98, fronting 40' on the east side of 22nd St and running back 142.5' to an alley; 2) Lot 3, Block 11 in Glenwood formerly known as Thurman and Lindsey's West Side Addition, fronting 40' and running back 142 ½' to an alley Deed Book 895, p. 711 see also Deed Book 730, p. 18. PIDN: 104-13-13-010

360 HOLMES DR, PADUCAH, KY; FREEDOM MORTGAGE CORPORATION VS MATTHEW A. INGRAM; MISTY RENEE CROLEY, ET AL; 25-CI-00811. 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; totaling no less than \$338,901.50 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

1723 NORTH 11th S, PADUCAH, KY; DIXIE HIGHWAY TAX LIEN COMPANY, LLC VS CODY MEREDITH, ET AL; 26-CI-00019. Sale is made to recover the following: Judgment for the Plaintiff for the purchase of 2023 taxes; interest at 6.0%; costs and attorney fees, totaling no less than \$6,297.09 and the costs of the sale. Lot 12, Block 5, William Rottinger Addition, in Plat Book A, p. 91, fronting 50' on N. 11th and running back a uniform width for 180'to an alley; Deed Book 1460, Page 518. PIDN: 103-24-09-003

441 CLARK LINE RD, PADUCAH, KY; LAKEVIEW LOAN SERVICING, LLC VS ELIZABETH JOANN NEW; DONALD NEW AKA DONALD E. NEW, ET AL; 25-CI-00614. Sale is made to recover the following: Judgment for the Plaintiff in the amount of \$132,953.23, as principal; interest at 3.6250%; costs and attorney fees, totaling no less than \$136,626.76 and the costs of the sale. On the north side of Clark Line Road, 353 feet from the intersection with Smith's Pond (the center of a concrete bridge) measuring 200' x 210' x 235' x 210' containing one acre more or less; Deed Book 1415, Page 627. PIDN: 098-10-00-042

3212 MONROE ST, PADUCAH, KY; CITY OF PADUCAH, KENTUCKY VS LUCINDA JOYCE SHELBOURNE, ET AL; 26-CI-00261. Sale is made to recover the following: Judgment for the Plaintiff in the amount of \$5,573.19 for delinquent taxes; Citation liens of \$200.00; interest at 6.0%; fees, costs totaling \$1,861.97 and attorney fees of \$2,936.25. McCracken County and Michael Boone also hold tax liens against the property; and the costs of the sale. Lot 29, Colonial Heights Addition in Plat Book A, p. 137, fronting 50' on south side of Monroe, extending back uniform width for 152.5'; Deed Book 1358, p. 375; see also Deed Book 359, p. 331; Will Book 39, p. 255; Will Book 34, p. 390; Will Book 21, p. 721. PIDN: 095-44-07-008

100 BELMONT COURT, PADUCAH, KY; FINANCE OF AMERICA REVERSE LLC VS UNKNOWN HEIRS OF DARLENE WHITE, ET AL; 25-CI-00696. Sale is made to recover the following: Judgment for the Plaintiff in the amount of \$26,695.73 as principal, interest accrued; interest at ____; costs; totaling no less than \$36,056.32 and attorney fees of \$3,465.25; and the costs of the sale. Being Lot No. 6, Block C, Red Oaks Estates Subdivision in Plat Book H, p. 64; Deed Book 1509, Page 670. PIDN: 121-20-03-046

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 10th day of July, 2026

MARK L. ASHBURN
MASTER COMMISSIONER
MCCRACKEN COUNTY



The Paducah Sun
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