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MASTER COMMISSIONER SALE
NOTICE OF SALE
MARK L. ASHBURN, MASTER COMMISSIONER
AUGUST 31, 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: MCCLISTINGS.NET. You must enter the year and month in order to view only the sales for this month.

On MONDAY, AUGUST 31, 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 SEPTEMBER 28, 2026

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 59'6" x 350' more or less (marked with concrete markers); Deed Book 1485, Page 176. PIDN: 096-33-08-011

834 NORTH 24TH ST, PADUCAH, KY; CITY OF PADUCAH, KENTUCKY VS RONALD ERNEST BLACKWOOD, ET AL; 25-CI-01277. Sale is made to recover the following: Judgment for the City in the amount of \$ 2,551.76 for delinquent taxes; interest at 6%; costs of \$1,687.88; attorney fees of \$3,412.50. Citation Liens of \$10,369.06. There is at least one other tax lien against the property; and the costs of the sale. The south one half of Lot 13 and adjacent Lot 14, Block 5, Thurman & Lindsey's Glenwood Addition in Plat Book A, p. 98, fronting a total of 60' on 24th St and extending back a distance of 150' to an alley. Deed Book 694, Page 348 PIDN: 104-13-07-014

439 SOUTH 17TH STREET, PADUCAH, KY; CITY OF PADUCAH VS ESTATE OF MICHAEL BRANDENBURG, ET AL; 25-CI-01150. Sale is made to recover the following: Judgment for the Plaintiff in the amount of \$470.72 for delinquent taxes; interest at 6%; costs of \$2,803.83; attorney fees of \$4,757.50; Citation Liens of \$1,426.44; There is at least one other tax lien against the property; and the costs of the sale. On the west side of 17th St, 110' from the intersection with Adam St. measuring 160' x 140.95' x 187.30' x 43.66'; Deed Book 1431, Page 619. PIDN: 104-43-01-012

1231 & 1233 MADISON ST, PADUCAH, KY; CITY OF PADUCAH VS ESTATE OF GWENDOLYN SHAW BRIDGETT, ET AL; 25-CI-01361. Sale is made to recover the following: Judgment for the Plaintiff in the amount of \$9,092.25 for Citations, fees; interest at 6.0%; fees and costs of \$2,527.80; and attorney fees of \$4,612.50 and the costs of the sale. TRACT 1: A lot on the north side of Madison between 12th and 13th St. measuring 35 1/2' x 173' x 35 1/2' x 173'; TRACT 2: a lot on the north side of Madison between 12th and 13th St. measuring 35 1/2' x 173' x 35 1/2' x 173'; Deed Book 1073, P. 289. PIDN: 104-33-10-018

2229 SUNSET DR, PADUCAH, KY; LIGHTSTORM PROPERTIES, LLC VS UNKNOWN HEIRS LEGATEES, BENEFICIARIES OF JAMES EDWARD DILLON, ET AL; 26-CI-00289. Sale is made to recover the following: Judgment for the Plaintiff in the amount of \$908.57 as purchase price, and interest accrued; interest at 6.0%; fees and costs of \$1,666.91; and attorney fees of \$2,924.50; and the costs of the sale. Beginning at an old stake in the NW intersection of Sunset with Husbands Rd; measuring 486.85' x 574.92' x 159' x 356.4' x 159' x 356.4' shown on the subdivision of W.M. land property on Sunset Ave on June 26, 1957.; Deed Book 915, P. 178. PIDN: 113-40-08-017

116 BELMONT CT, PADUCAH, KY; GITSIT SOLUTIONS, LLC, AS TRUSTEE OF GITSIT MORTGAGE LOAN TRUST BBPLC1 VS HEIRS OF RICHARD A. FAY, JOANN FAY; ET AL; 25-CI-00517. Sale is made to recover the following: Judgment for the Plaintiff in the amount of \$167,696.44 as principal, and interest accrued; interest at ____%; fees, costs and attorney fees making the total no less than \$198,118.21 and the costs of the sale. Lot 7, Block C, Red Oak Subdivision, in Plat Book "H", P. 64; Deed Book 1162, p. 227. PIDN: 121-20-03-045

1140 MILLER ST, PADUCAH, KY; CITY OF PADUCAH, KENTUCKY VS DANIEL FRANCE; ET AL; 26-CI-00260. Sale is made to recover the following: Judgment for the Plaintiff in the amount of \$4,422.28 for delinquent taxes; interest accrued; interest at 6.0%; fees and costs of \$1,987.00 and attorney fees of \$2,497.50; and the costs of the sale. Lot 9, Block 1, Oak Park Addition in Plat Book A, page 217. PIDN: 105-13-15-018

601 SOUTH 6th ST, PADUCAH, KY; CITY OF PADUCAH, KENTUCKY VS PHILLIP O. JOINER, ET AL; 25-CI-00084. Sale is made to recover the following: Judgment for the Cross-Plaintiff in the amount of \$4,204.90 for delinquent taxes, interest accrued; interest at 6.00%; fees, costs of \$2,641.37 and attorney fees of \$3,611.25; there is also a tax lien held by Tax Merchants, LLC; and the costs of the sale. On the west line of South 6th St at intersection with Jackson St., measuring 105' x 103' x 105' x 103' as shown on Waiver of Subdivision for Thomas Jones and Joelette Ross in Plat K, p. 1396; Deed Book 1161, p. 466 also Deed Book 1379, p. 277. PIDN: 112-14-15-006

950 SMITH AVE, PADUCAH, KY; JENNA GARRETT, COLLECTIBLE LIEN SERVICE, LLC VS HEIRS, LEGATEES OF BLAKE MCINTOSH, ET AL; 21-CI-00509. Sale is made to recover the following: Judgment for the Cross-Plaintiff in the amount of \$1,336.81 as purchased taxes, and interest accrued; interest at 6.00%; fees, costs of \$1,722.61 and attorney fees of \$4,073.75 and the costs of the sale. Lot 4, in Subdivision of the Chester Kerth land show by plat made by Elmer Y. Hollis, on the east side of Smith Avenue 300' north of intersection with Dixie Ave measuring 100' x 120' x 100' x 120'; Deed Book 1384, p. 640-642. PIDN: 113-40-01-019

405 SOUTH 20TH ST, PADUCAH, KY; CITY OF PADUCAH VS DAKOTA JOSEPH MOORE, ET AL; 25-CI-01096. Sale is made to recover the following: Judgment for the Plaintiff in the amount of \$709.87 in delinquent taxes, interest accrued; interest at 6.00%; fees and costs of \$2,131.26 and attorney fees of \$3,775.00 and the costs of the sale. At the intersection of Old Clinton Rd and 20th St measuring 160' x 165' x 110' x 165'; Deed Book 1474, p.22. PIDN: 104-41-11-003

1251 SOUTH 6TH ST, PADUCAH, KY; CITY OF PADUCAH VS HEIRS OF JUDITH P MORRIS AKA JUDITH TATE MORRIS, HEIRS OF GARY S. MORRIS, ET AL; 25-CI-01151. Sale is made to recover the following: Judgment for the Plaintiff in the amount of \$1,171.31 for delinquent taxes; Citation liens in the amount of \$13,018.13. Interest at 6.0%; costs of \$1,716.75; attorney fees of \$3,720.00; and the costs of the sale. On the west line of So. 6th St, 602' more or less from the intersection of 6th and Husbands St measuring 38' more or less x 166' more or less x 38' more or less x 166' more or less. Deed Book 963, p. 703. PIDN: 112-42-04-014

1604 BROAD ST, PADUCAH, KY; CITY OF PADUCAH, KENTUCKY VS JOE RUPCKE, ET AL; 26-CI-00044. Sale is made to recover the following: Judgment for the Plaintiff in the amount of \$1,211.86 for delinquent taxes, Citation liens of \$8,945.64 interest accrued; interest at 6.0% and continuing at 6%; fees & costs of \$2,012.16 and attorney fees of \$3,298.75; and the costs of the sale. PARCEL A: On the north side of Broad St, 42'6" from intersection with Oak Street measuring 41' 8" x line to Island Creek Alley x 41' 8" to beginning; PARCEL B: At the SW corner of 4th and Broad, up Broad St 42' 6" x 125' x 42'6" x 125'; PARCEL C: On the south right of way Meyers St (South 4th St) measuring 108.8' x no other measures contains 8,943 sq. feet; PARCEL D: Beginning 100' south of intersection of South 4th and a 16' alley known as Broad Alley (only 1 measure in description) from east line of said alley 235'10" to beginning. EXCEPT: the SW corner of described land, Lot of 40' x 40' conveyed to Marcissa Hite in Deed Book 51, p. 299. Deed Book 1352, p. 99. PIDN: 112-44-00-033

534 LOCUST ST, PADUCAH, KY; CITY OF PADUCAH, KENTUCKY VS PAM SPRINGER, ET AL; 26-CI-00189. Sale is made to recover the following: Judgment for the Plaintiff in the amount of \$3,544.41 for taxes; Citation liens of \$9,521.22; interest at 6.0%; fees and costs of \$1,878.58 and attorney fees of \$3,638.75, and the costs of the sale. PARCEL 1: On the east side of Locust Dr 411' from the intersection with Benton Rd measuring 42' x 150' x 42' x 150'. PARCEL 2: Tract 1: Fronting on Mill St, measuring 40' x 150' x 40' x 150'. Tract 2: Fronting on Mill St, measuring 40' x 150' x 40' x 150'. EXCEPTED: A parcel of land 2' wide and 150' long conveyed to Gladys Hildreth Copeland in Deed Book 355, P. 309. Deed Book 1091, Page 140. PIDN: 120-21-03-030

1403 MAYFIELD RD, PADUCAH, KY; CITY OF PADUCAH, KENTUCKY VS THOMAS PROPERTIES OF PADUCAH, LLC; KYLE C. THOMAS ABIGAIL DEANN THOMAS, ET AL; 25-CI-00976. Sale is made to recover the following: Judgment for the Plaintiff in the amount of \$8,337.76 for taxes; interest at 6.0%; fees and costs of \$2,347.50 and attorney fees of \$5,467.50, and the costs of the sale. On the NW line of Old Mayfield Rd 167.79' from the intersection with Seitz St. fronting 53' at a uniform width for 125'; Deed Book 1337, Page 235. PIDN: 105-33-04-009

1923 JACKSON ST, PADUCAH, KY; MIDFIRST BANK VS DAVID VANCE, ADMINIS. FOR EST PAM DIEHL AKA PAMELA S. HARDWICK, ET AL; 26-CI-00358. Sale is made to recover the following: Judgment for the Plaintiff in the amount of \$29,330.09, as principal; interest; costs and attorney fees of \$3,510.00, totaling no less than \$36,318.03 and the costs of the sale. At the NE corner of intersection of Jackson and 20th St measuring 192' x 62 1/2' x 192.03' x 66'; Deed Book 1061, Page 474. PIDN: 104-42-12-007

5025 SCHNEIDMAN RD, PADUCAH, KY; MARKUS HENRY SAMUEL ELLEGOOD VS HOMER WYATT, ET AL; 25-CI-00351. Sale is made to recover the following: Judgment for the Plaintiff in the amount of \$432.08 as purchased taxes, interest accrued; interest at 6.0%; costs; totaling no less than \$4,149.93 with attorney fees; and the costs of the sale. On the east line of Schneidman Rd at the intersection with White Rock Rd, measuring 1033' x 90' x 1760' x 1870'; Deed Book 1383, Page 320, see also Deed Book 1165, p. 743; Deed Book 672 p. 345; Deed Book 1169, p. 926; Deed Book 547, p. 468. PIDN: 106-40-00-010.01

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 14th day of August, 2026

MARK L. ASHBURN
MASTER COMMISSIONER
McCracken County



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