

MASTER COMMISSIONER SALE
NOTICE OF SALE

MARK L. ASHBURN, MASTER COMMISSIONER

SEPTEMBER 28, 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, SEPTEMBER 28, 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 OCTOBER 26, 2026

5021 EPPERSON RD, PADUCAH, KY; CURTIS HAM VS DAVID J. ADKINSON, ET AL; 24-CI-00646. Sale is made to recover the following: Judgment for the Plaintiff in the amount of \$1,149.13 as taxes purchased, interest accrued; interest at 6.00%; fees, costs and attorney fees of \$4,400.83; with the costs of the sale. On west side of Epperson Rd, measuring 200' x 100' x 200' x 100'; Deed Book 962, Page 467 Deed of Correction in Deed Book 999, p. 463 and Deed Book 1232, p. 236. PIDN: 127-40-02-022.01

1457 RUBY ST, PADUCAH, KY; DIXIE HIGHWAY TAX LIEN COMPANY, LLC VS ANGENETT DAVON BRAMLEY, ET AL; 26-CI-00020. Sale is made to recover the following: Judgment for the Plaintiff in the amount of \$139.72 as taxes purchased, interest accrued; interest at 6.00%; fees, costs OF \$429.72 and attorney fees; The city is also owed \$2,293.24 for delinquent taxes, attorney fees of \$1,575.00 and the costs of \$6.00; with the costs of the sale. Lot 12, Block 12, Rowland Place Addition in Deed Book 40, p. 366 measuring 50' x 165.5'; Deed Book 1508, Page 18. PIDN: 103-22-16-010

2627 ADAMS ST, PADUCAH, KY; LAKEVIEW LOAN SERVICING VS MARSHALL ELTON COLLINS, ET AL; 25-CI-01112. Sale is made to recover the following: Judgment for the Plaintiff in the amount of \$54,620.90 as unpaid principal, and interest accrued; interest at 4.500%; fees and costs totaling \$61,192.75 and attorney fees; and the costs of the sale. Lot 11, Block 28, George T. White Subdivision in Plat Book A, page 145; Deed Book 1338, P. 576. PIDN: 104-24-11-013

3208 BENTON RD, PADUCAH, KY; VO2 TAX SERVICE VS MAURIS ALAN DODSON, ET AL; 24-CI-00285. Sale is made to recover the following: Judgment for the Plaintiff in the amount of \$1,344.36 as taxes purchased, interest accrued; interest at 7.2500%; fees, costs and attorney fees of \$4,630.73; and the costs of the sale. On the east line of Old Paducah and Benton Highway 462' from the intersection with Kentucky Avenue measuring 150' x 60' x 150' x (to beginning point); Deed Book 1367, Page 95. PIDN: 120-24-09-017

1724 NORTH 11th ST, PADUCAH, KY; DIXIE HIGHWAY TAX LIEN COMPANY, LLC VS ANTHONY WAYNE FAGAN; JASMINE HARRIS, ET AL; 26-CI-00021. Sale is made to recover the following: Judgment for the Plaintiff in the amount of \$6,882.11 for the purchased taxes; interest at 6.0%; fees and costs; and attorney fees; and the costs of the sale. Part of Lot 7, Block 8, J.W. Rottgering Addition in Plat Book A, p. 91; on the north side of North 11th 50' from the corner with Palm St. measuring 150' x 50' x 150' x 50'. Deed Book 1513, P. 42 and Deed Book 1516, P. 190. PIDN: 103-24-08-013

1280 LYDON RD, PADUCAH, KY; DARRELL GENE BABB VS. GARY HINES, THE ESTATE OF KENNETH W. HINES, ET AL; 21-CI-00043. Sale is made to partition property from the Estate of Kenneth W. Hines, which includes a lot on Lydon Road. Sale proceeds shall be in the name of the estate after compensation of the costs of the sale. Tracts "E", "G" and "H" running along the north side of Lydon Rd, Waiver of Subdivision Plat for Kenneth Hines, Plat Section M, p. 446. With a 60 access easement across tract "C" connecting Tract "H" as shown on Plat Section M, p. 287. Also described as: Property located at 1280 Lydon Road, Paducah, Ky 42003 consists of 6 acres of ground, with a large finished shop of 3,400 square feet, and another garage of 600 square feet. There are two mobile home hook-ups located on the property. PIDN: 123-00-00-017

309 NORTH 6TH ST, PADUCAH, KY; CITY OF PADUCAH, KY VS ESTATE OF RICHARD KEITH HOLLAND; UNKNOWN HEIRS LEGATEES, BENEFICIARIES OF RICHARD KEITH HOLLAND, ET AL; 26-CI-00475. Sale is made to recover the following: Judgment for the Plaintiff in the amount of \$1,009.66 for delinquent taxes, Citation liens of \$1,026.49 and interest accrued; interest at 6.0%; fees and costs of \$1,747.23; and attorney fees of \$3,483.75; and the costs of the sale. Beginning at a point on west side of 6th Street, 80' north of Monroe St, measuring 40' x 173' 3" x 40' x 173' 3". Deed Book 915, P. 482. PIDN: 112-13-01-004

3020 BENTON RD, PADUCAH, KY; U.S. BANK NATIONAL ASSOCIATION VS HEIRS OF MEL LEMONS AKA MILFORD L. LEMONS, ET AL; 24-CI-01194. Sale is made to recover the following: Judgment for the Plaintiff in the amount of \$22,230.78 as principal;; interest at 5.25%; fees and costs of and attorney fees of totaling \$27,071.78, and the costs of the sale. On the northeasterly line of Old Benton Rd, 1,436' from the intersection with Kentucky Ave, measuring 150' x 60' x 150' x 60'. Deed Book 857, Page 364. PIDN: 120-24-02-010

1911 HARRISON ST, PADUCAH, KY; CITY OF PADUCAH, KY VS SYLVIA LUCILLE LINDSEY, ET AL; 26-CI-00477. Sale is made to recover the following: Judgment for the Plaintiff in the amount of \$2,295.56 in delinquent taxes; citation liens of \$3,501.89; interest accrued; interest at 6.0%; fees and costs of \$1,694.17; and attorney fees of \$3,292.50; and the costs of the sale. Lot 58, Block 2, Terrell's Fountain Park Addition in Plat Book A, p. 84, fronting 40' on north side of Harrison and extending back parallel a distance of 160' to an alley. Deed Book 1434, p. 143. PIDN: 104-32-01-011

227 HILLINGTON DR, PADUCAH, KY; WILDFIRE FUNDS, LLC VS ANTOINE MCCAULEY, ASHLEY MCCAULEY, ET AL; 23-CI-00941. Sale is made to recover the following: Judgment for the Plaintiff in the amount of \$1,940.58 as purchase price, and interest accrued; interest at 6.0%; fees and costs of \$1,516.55; and attorney fees of \$3,263.38; and the costs of the sale. Lot 20, Block L in Lone Oak Park Manor Subdivision in Plat Book G, p. 346. Deed Book 1362, P. 7. PIDN: 088-13-00-081

3222 MADISON ST, PADUCAH, KY; CITY OF PADUCAH VS HEIRS OF GROVER B. NAVE; HEIRS OF CARRIE B. NAVE, ET AL; 26-CI-00028. Sale is made to recover the following: Judgment for the Plaintiff in the amount of \$3,685.71 for delinquent taxes, Citation Liens of \$4,969.02; interest at 6.0%; fees and costs of \$1,692.58; and attorney fees of \$4,126.25; and the costs of the sale. Lot 68 and 25' off the west side of Lot 69, Colonial Heights Subdivision in Plat Book A, p. 137, fronting on south side of Madison 75' and extending back 160.75' to an alley; Deed Book 234, P. 559; Affidavit of descent in Deed Book 240, p. 183. PIDN: 095-44-06-006

1418 BLOOMFIELD AVE, PADUCAH, KY; CITY OF PADUCAH VS HEIRS OF LULA MAE TORIAN; HEIRS OF WILLIE BEE HARMON, ET AL; 25-CI-01240. Sale is made to recover the following: Judgment for the Plaintiff in the amount of \$1,163.35 for delinquent taxes, Citation Liens of \$12,352.00; interest at 6.0%; fees and costs of \$1,163.35; and attorney fees of \$2,103.88; and the costs of the sale. Lot 6, Block 2, Rowland Place Addition in Deed Book Number 40, p. 366, fronting 50' on east side of Bloomfield (between 14th St and Mildred St)and running back distance of 173' more or less. Deed Book 452, p. 8; Affidavit of Descent in Deed Book 1038, p. 94. PIDN: 104-13-05-006

25-CI-01194 CITY OF PADUCAH VS FULL GOSPEL TABERNACLE, INC., ESTATE OF MICHAEL BRANDENBURG, ET AL. Multiple properties being sold as a single parcel: 700 JOE BRYAN DRIVE, 716 JOE BRYAN DRIVE, 718 JOE BRYAN DRIVE, 722 JOE BRYAN DRIVE, 726 JOE BRYAN DRIVE, 728 JOE BRYAN DRIVE, 730 JOE BRYAN DRIVE, 734 JOE BRYAN DRIVE,731 GOEBEL AVE, 733 GOEBEL AVE, 735 GOEBEL AVE, 739 GOEBEL AVENUE, 1832 GUTHRIE AVENUE, 1836 GUTHRIE AVE, PADUCAH, KENTUCKY. Sale is made to recover the following: Judgment for the Plaintiff in the amount of \$6,599.14 for judgment lien; interest; and the costs of the sale.

700 JOE BRYAN DRIVE. TRACT II: All of that part of Lots 8,9,10, and 12 in Block A in Baumer Addition to the city of Paducah, in Deed Book 151, p 84. Also see Baumer Addition in Plat Book A, p. 189 being a part of Lots 9-12 and any part of Lot 8 that might exist; bounded on north by 16th St, east by an alley, south by Lot 22, on the west by Joe Bryan Dr., containing 0.3985 acres in Deed Book 685, p. 140 also Deed Book 749, p. 90. PIDN: 104-44-07-001.01

716 JOE BRYAN DRIVE. TRACT I: The North half of Lot No. 22, Block 1, on Plat of Lands of Mamie K. Wheeler and Charles K. Wheeler, on East side of A Street 431' north of intersection with Guthrie Ave, measuring 31' x 155' x 31' x 155'; Deed Book 749, p. 90. PIDN: 104-44-07-001

718 JOE BRYAN DRIVE. TRACT I: Being parts of Lot 21 and 22, Block 1, plat of the Lands of Mamie K. Wheeler and Charles K. Wheeler, on the east side of A Street 400' from the intersection with Guthrie measuring 31 x 155' x 31' x 155'; Deed Book 1268, 634. PIDN: 104-44-07-002

722 JOE BRYAN DRIVE. TRACT II: Lot 20, Block 1, plat of land of Mamie K. Wheeler and Charles K. Wheeler, on the east side of A Street 320' from intersection with Guthrie Ave measuring 40' x 150' x 40' x 145' ; Deed Book 788, p. 20. PIDN: 104-44-07-015

726 JOE BRYAN DRIVE. Lot 19, Block 1, Plat of the Lands of Mamie K. Wheeler and Charles K. Wheeler, on the east side of A Street 280' from intersection with Guthrie Ave, measuring 40' x 155' x 40' x 155' ; Deed Book 747, p. 428. PIDN: 104-44-07-014

728 JOE BRYAN DRIVE. Lot 18, Block 1, Plat of the Lands of Mamie K. Wheeler and Charles K. Wheeler, on the east side of A Street 240' from the intersection with Guthrie Ave, measuring 40' x 155' x 40' x 155'; Deed Book 788, p. 23. PIDN: 104-44-07-013

730 JOE BRYAN DRIVE. TRACT I: Lot 17, Block 1, Plat of the Lands of Mamie K. Wheeler and Charles K. Wheeler, on the east side of A Street 200' from the intersection with Guthrie Ave. measuring 40' x 155' x 40' x to the beginning point [155]. PIDN: 104-44-07-012

734 JOE BRYAN DRIVE. TRACT II: Beginning at a point on east line of Joe Bryan Drive formerly A Street 160' from the intersection with Guthrie Avenue, measuring 40' x 155' x 40' x 5' x 40' x 10' x 5' x 40'; EXCEPTION: for an easement for an alleyway from Joe Bryan Dr., easterly across said property; also any claims based on alleged adverse possession of any part of the above described Tract II; Deed Book 558, p. 262. PIDN: 104-44-07-011.01

731 GOEBEL AVENUE. TRACT I: Lot on Goebel Ave, Lot 6, Block 1 of the Plat of the Lands of Mamie K. Wheeler, 200' from Guthrie Avenue; measuring 40' x 155' x 40' x 155'; Deed Book 604, p.448. PIDN: 104-44-07-008

733 GOEBEL AVENUE. TRACT II: Beginning 160' from a stone at the intersection of Guthrie Ave and the Mayfield Rd measuring 40' x 150' x 40' x 150'; Deed Book 604, p. 488. PIDN: 104-44-07-008

735 GOEBEL AVENUE. TRACT III: Lot 8, Block 1, on Plat of the Lands of Mary and Charles Wheeler. On the west side of Goebel Ave, 120' n from the intersection with Guthrie Ave and Goebel Ave, measuring 40' x 155' x 40' x 155' x 40'; Deed Book 604, p. 448. PIDN: 104-44-07-008

739 GOEBEL AVENUE. Lots 10 and 11, Block 1, Plat of the Land of Mamie K. Wheeler, beginning at a stone at the corner of Guthrie Avenue and the Mayfield Road measuring 80' x 155' x 80' x 155'; Deed Book 891, p. 672. PIDN: 107-44-07-010

1832 GUTHRIE AVENUE. PARCEL I: Beginning at 80' from an alley between Old Mayfield Rd and A Street; 75' east of the intersection of Guthrie Ave and A Street measuring 40' x 155' x 40' x to the beginning point; Deed Book 863, p. 617. PARCEL II: Part of Lot 21, 22, 23 and 24, Block 2, Wheeler's Addition; on the southerly side of Guthrie Ave, 211 feet from intersection of Guthrie Ave and Mayfield Gravel Road, measuring 160' x 40' x 40 x 160'; Deed Book 530, p. 137. PARCEL III: Lot 170' from intersection of the east line of Guthrie and the Old Mayfield Rd. measuring 40' x 155' x to the line of the alley x to the point of beginning [40' x 155']; Deed Book 423, p. 337. PIDN: 104-44-08-003

1836 GUTHRIE AVENUE. On the south line of Guthrie Ave, 112' from the intersection with the Old Mayfield Rd, measuring 43' x 84' x 43' x 84'; Deed Book 1320, p. 486. PIDN: 104-44-08-004

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 September, 2026

MARK L. ASHBURN
MASTER COMMISSIONER
McCRACKEN COUNTY



paducahsun.com