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268 Old Greenville Road



BEAUTIFUL HOME WITH LOTS OF CHARACTER AND CHARM!
You will fall in love with this 4 BR, 2 BA home that sits on .57 acre. It is conveniently located and features lots of hardwood, great kitchen with updated cabinets & eat-in area, beautiful sun room with tile floor, family room with masonry fireplace, formal dining and living rooms, 2 bedrooms on the main floor and 2 bedrooms upstairs, laundry room/pantry. The primary bedroom is upstairs. There is a garden shed and a storage shed. There is a 1-car garage that is oversized. Call us today for your showing. Offered at \$369,900. MLSS# 20250779



DIRECTIONS: Russellville Road (Highway 68/80) to Hillwood Estates Subdivision; take a left onto Old Greenville Road. Home will be on the right.



Jane Parrott
CRS, GRI, RE/MAX HALL OF FAME
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MASTER COMMISSIONER'S SALE

BY VIRTUE OF A DECREE AND ORDER OF SALE OF THE WARREN CIRCUIT COURT, the Master Commissioner will sell at public auction the real property in the following actions on **Monday, April 28, 2025, about the hour of 5:00 p.m., at the Justice Center, 2nd floor, Courtroom D, Bowling Green, Kentucky.** Said property shall be sold to collect the amounts hereinafter set forth, together with interest and the costs of the action, and upon the following terms and conditions (unless otherwise stated).

A. The purchasers will be required to pay ten percent (10%) down the day of sale in the form of cash or personal check and post bond on the remainder with the balance due in thirty (30) days. Pursuant to KRS 426.705 the bond shall bear interest at the rate the Judgment bears, until paid in full. It is the intention of the office of the Master Commissioner to close within thirty (30) days, but if a holiday falls within the thirty days, or if there are other circumstances beyond our control, the closing may take extra time. The buyer should be aware that they have the option to pay the balance to stop the interest from accruing or the interest will accrue on the unpaid balance.

The Master Commissioner will retain a lien on the property sold to secure the sale price. **If the purchaser elects to post bond, he/she will be required to provide sufficient surety, such as a letter from their bank or a bank representative signing for them at the time of the sale. Please contact the Master Commissioner's Office prior to the sale with questions regarding approved surety at 270-842-0614. Occasionally, additional announcements are published on our webpage at www.warrencountymastercommissioner.com.**

B. The property is sold subject to the following:
a. State, county, city, and school taxes payable for the entire year of 2025 and all taxes due thereafter.
b. Easements, restrictions, and covenants of record.
c. Assessments for public improvements levied against the property.
d. Any facts which an inspection or accurate survey of the property may disclose.

C. The property shall otherwise be sold free and clear of any and all

right, title, and interest of all parties to this action and of their liens and encumbrances thereon except such right of redemption as may exist in favor of the United States of America or the defendants. Also, the Master Commissioner does not obtain a title search or investigate for further liens on the properties listed below nor conduct or authorize a survey of the property. The purchaser is responsible for title searches and/or any additional liens not named in the Judgment and Order of Sale and for the results of any good and accurate survey of the property.

D. For a more particular description of these properties, refer to the file on record at the Warren Circuit Clerk's Office on the first floor of the Justice Center. Deeds and Wills referenced are of record in the Office of the Warren County Court Clerk.

E. The Master Commissioner does not have access to the properties listed below and therefore makes no representation or warranty of any kind as to the conditions of these properties.

SALE No. 1
KENTUCKY HOUSING CORPORATION VS. STACY LYNN BROWN, et al. pending in the Judgment and Order of Sale in Warren Circuit Court, Div. V, 24-CI-1767, to collect \$128,549.22, interest at a rate of 3.25% per annum and other fees until paid.
225 Bratcher Rd., Map Code: 035A-32-002
Ben L. Rettig, Attorney for Plaintiff

SALE No. 2
VANDERBILT MORTGAGE AND FINANCE, INC. VS. LINDA H. CARDWELL, et al. pending in the Judgment and Order of Sale in Warren Circuit Court, Div. I, 24-CI-1853 to collect \$146,979.35, interest at a rate of 6% per annum until paid.
6572 Blue Level Rd., Map Code: 016A-41-001
G Michael Cain, Attorney for Plaintiff

SALE No. 3
SERVICE ONE CREDIT UNION, INC. VS. AMY N. WILSON, FIRST FINANCIAL BANK, NA SUCCESSOR TO HANCOCK BANK & TRUST et al. pending in the Judgment and Order of Sale in Warren

Circuit Court, Div. II, 24-CI-1898, to collect \$118,256.48, interest at a rate of 8.750% per annum in addition to collect \$239,297.23, interest at a rate of 3.25% per annum until paid.
4174 Beechwood Lane, Map Code: 042A-32-007
Larry F. Hinton, Attorney for Plaintiff

SALE No. 4
FISH, LLC VS. UNKNOWN DEFENDANTS, RITA MAXWELL, et al. pending in the Judgment and Order of Sale in Warren Circuit Court, Div. I, 24-CI-569 to collect \$7,324.36 interest at a rate of 12% per annum until paid.
306 Butler Way, Map Code: 039B-15-029
Alexander G. Shively, Attorney for Plaintiff

SALE No. 5
LAKEVIEW LOAN SERVICING, LLC VS. BRIAN K. MEADOWS, et al. pending in the Judgment and Order of Sale in Warren Circuit Court, Div. I, 23-CI-674 to collect \$501,353.96, interest at a rate of 3.875% per annum until paid.
9877 Nashville Rd., Map Code: 031A-13-006
Chris Wiley, Attorney for Plaintiff

SALE No. 6
CITIZENS BANK, NA VS. ADAM DAVIDSON, et al. pending in the Judgment and Order of Sale in Warren Circuit Court, Div. I, 25-CI-178 to collect \$67,748.19 interest at a rate of 9.75% per annum until paid.
1423 Hammitt Hill Rd., Map Code: 015A-57
Matthew Murland, Attorney for Plaintiff

DAVID F. BRODERICK, MASTER COMMISSIONER



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JEREMY DAWSON
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NICOLE MAY
(270) 991-1378
AMANDA GOLDEN
(270) 779-0179



3322 Salem Road, Franklin

MLS#RA20251917 | \$649,000



Exceptional Custom Home on 10 Acres with Full Finished Basement!! Over 6,000 square feet of finished living area. Exterior walls are 2" x 6" and basement is poured concrete. Open floor plan includes a large kitchen with tons of cabinet space, island, bar, and pantry areas, and oversized living area and a dining area all within one expansive room. The home has 5-6 bedrooms (3 on main level), 3.5 baths, and lots of storage, including a fabulous laundry room! Split floor plan with gorgeous master suite features 2 walk-in closets, elaborate tile shower with dual shower heads & rain head, soaking tub and an additional room for nursery, private office or "man-cave". Bedrooms 2 and 3 both have walk-in closets and are separated by a Jack and Jill bath. In the basement you find a huge recreation room plus 3 additional "bedrooms", a full bath, workout area and an additional den or office area. Outside is a large covered back porch with amazing countryside views, a large shop with high ceiling and an in-ground "hobbit house". Wonderful one-of-a-kind property in a great country setting within 15 minutes of Franklin, 20 minutes from Bowling Green or 45 minutes of Nashville, TN. Call Nicole (270-991-1378) or Jeremy (270-792-5047) today to set up an appointment.

1713 Glendale Drive

MLS#RA20251236 | \$199,900



Ready to move-in! This 3 bedroom, 1 bath home is located in the heart of Bowling Green off Smallhouse Rd., within walking distance to TC Cherry Elementary. It has the charm and character of an older home, but with lots of updates. Large living room with plenty of natural light, utility room features entrance from 1-car carport, mature trees, covered front porch and more! NEW in 2017—roof, windows, water heater, renovated bathroom, updated kitchen, refinished hardwood floors—and more! Must see in this price range! Call Amanda (270-779-0179) or Jeremy (270-792-5047) today to set up an appointment.

762 E. Maple Street

MLS#RA20251683 | \$165,000



1000 sq ft of unfinished basement space adds safety and unmatched possibilities to this 3 bedroom one bath home conveniently located just off the square in Scottsville, Kentucky. Additionally, this home has space in all the right ways on the main level. The master has a double closet. There are additional linen and coat closets in the hall. The kitchen has great cabinet space with room for more or for an island if you wanted to add it. This home is a great home to personalize and add your touch to and for \$165,000 it is quite the deal. Call to book your showing today! Call Nicole (270-991-1378) or Jeremy (270-792-5047) today to set up an appointment.



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