

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, June 2, 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
LAKEVIEW LOAN SERVICING, LLC, VS. CHRISTOPHER T. BRADLEY, et al. pending in the Judgment and Order of Sale in Warren Circuit Court, Div. V, 23-CI-1544, to collect \$721,700.22, interest at a rate of 4.125% per annum and other fees until paid.
412 Autumnstone Ln., Map Code: 065A-04-045
Chris Polito, Attorney for Plaintiff

SALE No. 2
NATIONSTAR MORTGAGE LLC VS. ESTATE OF BETTY L. WOLFF, et al. pending in the Judgment and Order of Sale in Warren Circuit Court, Div. V, 23-CI-1553 to collect \$172,332.01, interest at a rate of 4.375% per annum until paid.
400 West Windsor Circle, Map Code: 029B-16A-329
Chris Polito, Attorney for Plaintiff

SALE No. 3
ADS TAX LIEN COMPANY, LLC VS. DONALD ALEXANDER, et al. pending in the Judgment and Order of Sale in Warren Circuit Court, Div. I, 24-CI-396, to collect \$7,930.16, interest at a rate of 6% per annum until paid.
1215 Hays Lodge Rd., Map Code: 087A-38-001
Michael P. Bartlett, Attorney for Plaintiff

SALE No. 4
KENTUCKY HOUSING CORPORATION VS. JOANNA L. GILLIGAN, et al. pending in the Judgment and Order of Sale in Warren Circuit Court, Div. I, 24-CI-178 to collect \$292,800.34 interest at a rate of 4.50% per annum until paid.
100 Ivy Farm Ct., Map Code: 067A-15-018
Septimious Taylor, Attorney for Plaintiff

SALE No. 5
PLANET HOME LENDING, LLC VS. JESSICA CRUZ, et al. pending in the Judgment and Order of Sale in Warren Circuit Court, Div. V, 24-CI-1685 to collect \$178,913.59, interest at a rate of 3.125% per annum until paid.
146 Maria Dr., Map Code: 015A-16-007
Amy E. Gardner, Attorney for Plaintiff

SALE No. 6
PENNYMAC LOAN SERVICES, LLC VS. ASHLEY N. MASHBURN, et al. pending in the Judgment and Order of Sale in Warren Circuit Court, Div. I, 23-CI-1690 to collect \$236,859.25 interest at a rate of 3.125% per annum until paid.
7889 Kentucky Highway 185, Map Code: 036A-76-004
Chris Polito, Attorney for Plaintiff

SALE 7 CANCELLED

SALE No. 8
STOCKTON MORTGAGE CORPORATION VS. JAUCOBY EL VONTE POORE, et al. pending in the Judgment and Order of Sale in Warren Circuit Court, Div. V, 24-CI-1776 to collect \$157,187.07 interest at a rate of 2.875% per annum until paid.
356 Saint Paul Ave., Map Code: 049A-03-237
Chris Polito, Attorney for Plaintiff

SALE No. 9
GREEN RIVER INVESTMENTS, LLC VS. ANP TAX LIEN COMPANY, LLC VS. RITA D. MAXWELL, et al. pending in the Judgment and Order of Sale in Warren Circuit Court, Div. I, 20-CI-1257 to collect \$7,071.80, interest at a rate of 6% per annum until paid.
516 Nutwood St., Map Code: 051C-01-112
Michael P. Bartlett, Attorney for Plaintiff

SALE No. 10
EDMONTON STATE BANK, A KENTUCKY BANKING CORPORATION VS. VERONICA JACKSON, et al. pending in the Judgment and Order of Sale in Warren Circuit Court, Div. II, 24-CI-410 to collect \$116,000.00 interest at a rate of 5% per annum and \$13,657.20 in delinquent taxes until paid.
1397 Hays Lodge Rd., Map Code: 086A-67
Bobby Richardson, Attorney for Plaintiff

DAVID F. BRODERICK, MASTER COMMISSIONER

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King Classic Sudoku

			8		9	5	
			4		3		
2		5			1		
	4		9		2		
	9		7	3		8	
		4		6	9		
3	9	4			7		
6		2					

Difficulty: ★★★★★

5/25

INSTRUCTIONS: Sudoku is a number placing puzzle based on a 9x9 grid with several given numbers. The object is to place the numbers 1 to 9 in the empty squares so that each row, each column and each 3x3 box contains the same number only once. The difficulty level of the King Classic Sudoku increases from Monday to Sunday.

7	9	1	5	6	3	4	2	8
2	5	4	7	1	8	3	6	9
8	6	3	9	2	4	1	7	5
5	4	6	2	3	1	9	8	7
3	7	2	8	9	5	6	4	1
9	1	8	4	7	6	5	3	2
1	3	5	6	8	7	2	9	4
6	8	9	1	4	2	7	5	3
4	2	7	3	5	9	8	1	6

Difficulty: ★★★★★

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