

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 **Wednesday, August 20, 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
ATLANTIC BAY MORTGAGE GROUP, LLC VS. CHRISTOPHER ALLEN BULLMAN et al. pending in the Judgment and Order of Sale in Warren Circuit Court, Div. 5, 24-CI-1703, to collect \$335,419.72, interest at a rate of 5.75% per annum and other fees until paid.
439 Vining Court, Map Code: 054A-38A-028
Chris Politto, Attorney for Plaintiff

SALE No. 2
FIRSTBANK, SUCCESSOR TO FARMERS NATIONAL BANK VS. STEPHEN L. CHAFFIN, et al. pending in the Judgment and Order of Sale in Warren Circuit Court, Div. I, 25-CI-776 to collect \$95,055.54, interest at a rate of 9.75% per annum until paid.
1310 Jack Smith Rd., Map Code: 018A-12-002
Larry F. Hinton, Attorney for Plaintiff

SALE No. 3
DOT CAPITAL INVESTMENTS, LLC VS. NATASHA CARR, et al. pending in the Judgment and Order of Sale in Warren Circuit Court, Div. I, 24-CI-1921, to collect \$6,764.07, interest at a rate of 6% per annum until paid.
6550 Morgantown Rd., Map Code: 027B-57-001
Justin Ramey, Attorney for Plaintiff

SALE No. 4
BANK OF ENGLAND MORTGAGE VS. ELIZABETH FLOREZ, et al. pending in the Judgment and Order of Sale in Warren Circuit Court, Div. I, 25-CI-273 to collect \$250,830.09 interest at a rate of 4.375% per annum until paid.
1753 Old Union Church, Map Code: 044A-55A

Chris Wiley, Attorney for Plaintiff


SALE No. 5
Longbridge Financial, LLC vs. James William Russell, Executor of the Estate of Anthony Edwin Russell, Deceased, et al. pending in the Judgment and Order of Sale in Warren Circuit Court, Div. 5, 25-CI-567 to collect \$162,226.49, interest at a rate of 5.06% per annum until paid.
1237 Detour Rd., Map Code: 049A-80-024
Crystal L. Saresky, Attorney for Plaintiff

SALE No. 6
QUICKEN LOANS VS. UNKNOWN HEIRS, BENEFICIARIES, LEGATEES, DEVISEES OF GARY LANE, et al. pending in the Judgment and Order of Sale in Warren Circuit Court, Div. II, 19-CI-1064 to collect \$127,662.75 interest at a rate of 3.625% per annum until paid.
368 Plum Springs Rd., Map Code: 050B-18
John Mark Arcilla, Attorney for Plaintiff

SALE No. 7
NATIONSTAR MORTGAGE LLC VS. FARRAH FERRIELL AS ADMINISTRATRIX TO THE ESTATE OF BETTY L. WOLFF, et al. pending in the Judgment and Order of Sale in Warren Circuit Court, Div. 5, 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 Wiley, Attorney for Plaintiff


SALE No. 8
GITSIT SOLUTIONS, LLC NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN IT CAPACITY AS SEPARATE TRUSTEE OF GITSIT MORTGAGE LOAN TRUST BBPLC1 VS. UNKNOWN HEIRS, LEGATEES, DEVISEES, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND THEIR SPOUSES, IF ANY, OF WILLIAM K. SMITH, et al. pending in the Judgment and Order of Sale in Warren Circuit Court, Div. I, 25-CI-116 to collect \$214,278.13, interest at a rate of 6% per annum until paid.
11550 Glasgow Rd., Map Code: 087A-48-002
Michael R. Brinkman, Attorney for Plaintiff

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Merchandise

Baby Items

Pink sports car little girls walker, made by Bright Start, slightly used. \$25 cash. Call 270-202-2774.

Furniture & Appliances

Red rocker & burgundy straightback, both padded. \$10 for both. Call 270-842-6205.

Solid oak potato & onion bin (amish made) very heavy and beautiful. CASH ONLY \$50. 270-392-1541

Wrought iron bench with wood seat, like new, very nice. \$125. Call 270-784-4005, can send pictures.

Hunting & Fishing

Bass boat seats. 2 blue seats in good cond. \$40 for both. Call 270-597-3940

Miscellaneous For Sale

2 metal dog kennels, both with doors. One is 20x24, one is 24x36. \$60 for both. Call 270-784-0555.

CharGriller smoker, 4 steel grates, 52x30x34, 2 shelves, on wheels. \$40 cash. Call 270-202-2774.

Set of taupe king sheets, only used short time, for very deep pocket mattress. \$25. Call/text 270-776-5357.

Two 6 ft folding tables, very sturdy & very good condition. \$80 cash. Call 270-202-2774.

Weber 4 burner w/side burner gas grill. 3 yrs old excellent cond. Propane tank & grill cover. CASH ONLY, price is firm. \$175. 270-392-1541

Sporting Goods

Arch Angel precision stock for Springfield Armory M1A. \$130. Call 270-418-9033

Employment

Job Opportunities

Hair Affair Salon has 4 stations open for rent, seasoned stylists are needed. Call 270-779-4065 or 270-843-4247 for more info.

Transportation

Automobiles

2009 Chevrolet Malibu, burgundy in color. 224k miles, asking \$2,000. Call 270-202-3185 between 9a-9p.

1995 Nissan 300 ZX. White coupe, t-tops, approx. 140k miles, 5 speed, everything works, good tires. Asking \$10,999. Call 270-535-8921, serious inquires only.

Public Notices

Use QR Code to Search Kentucky Public Notices or go to kypublicnotice.com



Big Country Powersports
3108 Nashville Road,
Bowling Green KY 42101
(270)781-3395

will sell the following vehicles to cover mechanic's lien:

2021 Polaris RZR Ghost Gray
3NSNAE926MFF577982
Mirmes Muminovic

PUBLISHERS NOTICE

All real estate advertising in this newspaper is subject to the Fair Housing Act which makes it illegal to advertise "any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin, or an intention to make any such preference, limitation or discrimination." Family status includes children under the age of 18 living with parents or legal custodians, pregnant women and people securing custody of children under 18.

This newspaper will not knowingly accept any advertising for real estate which is in violation of the law. Our readers are hereby informed that all dwellings advertised in this newspaper are available on an equal opportunity basis. To complain of discrimination call HUD toll-free at 800-669-9777. The toll-free telephone number for the hearing impaired is 1-800-927-9275.

Services

Professional Services

SHOW WOULD YOU LIKE TO SAVE\$

BL Services we are a private company that can handle any of your rental properties. We have certified contractors for heating/cooling, plumbing, and lawn and also repair services etc. If you are interested in taking stress off yourself and tired of non consistent contractors. We are here to help you. Contact Reanea at BL Services@ 270-777-6409. We make it personal and value our customers!

State Classified

Kentucky

AFFORDABLE TV & INTERNET. If you are overpaying for your service, call now for a free quote and see how much you can save! 1-877-548-7494

Choose EarthLink Fiber Internet for speeds up to 5 Gigs, no data caps, no throttling. Prices starting at \$54.95. Plus, a \$100 gift card when you make the switch. Call 1-833-974-4780

Donate your car, truck, boat, RV and more to support our veterans! Schedule a FAST, FREE vehicle pickup and receive a top tax deduction! Call Veteran Car Donations at 1-833-984-2146 today!

Get Boost Infinite! Unlimited Talk, Text and Data For Just \$25/mo! The Power Of 3 5G Networks, One Low Price! Call Today and Get The Latest iPhone Every Year On Us! 855-841-2894

Get DISH Satellite TV + Internet! Free Install, Free HD-DVR Upgrade, 80,000 On-Demand Movies, Plus Limited Time Up To \$600 In Gift Cards. Call Today! 1-855-633-4574

BATH & SHOWER UPDATES in as little as ONE DAY! Affordable prices - No payments for 18 months! Lifetime warranty & professional installs. Senior & Military Discounts available. Call: 1-833-770-0957

GOT AN UNWANTED CAR??? DONATE IT TO PATRIOTIC HEARTS. Fast free pick up. Patriotic Hearts' programs help veterans find work or start their own business. Call 24/7: 1-833-485-3141.

Advertise your JOB OPENING, EVENT, ITEMS FOR SALE, AUCTION etc. In this newspaper plus 85 other newspapers in KY for only \$250. Save time and money by making one call for all! For more information, contact the classified department of this newspaper or call KPS 1-502-223-8821, email: rmccarty@kypress.com

SunSetter. America's Number One Awning! Instant shade at the touch of a button. Transform your deck or patio into an outdoor oasis. Up to 10-year limited warranty. Call now and SAVE \$350 today! 1-866-348-8793

Real Estate

Wanted: Real Estate

I can buy your house! Cash!
Any condition, price or foreclosure problems. Call 615-216-4197.



Place an ad for your services in The Daily News Classified section

Call us at **270-783-3232**
Or email classifieds@bgdailynews.com

Rentals

Houses For Rent

3 bdrm, 2 bath brick home in the country. 2 miles from Russellville. Great location, very nice. Central air & heat. For more info, call or text 270-991-2665.

Office & Commercial Rental

Office & Warehouse space for lease. 1500 Kenton St, BG, KY. Approx. 4,644 sq ft. Call 270-784-3173 for more info.

ITS A RUSH

Late in the week!
Please Call Early-
You Can Cancel
Your Ad Before It
Runs At No Charge
If Necessary!

Machinery & Tools

Like new Dewalt sawzall, runs great. \$60. Call 270-842-6205.

Troybilt 3000 psi gas power washer, excellent condition, firm price CASH ONLY \$125. 270-392-1541

Misc. Equipment & Supplies

Outboard motor gas tanks. 2 red plastic tanks, 6 gal, good shape. \$50 for both. Call 270-597-3940

Miscellaneous For Sale

Beer/wine making supplies. Corks, corker, caps, capper, etc. \$35. Call 270-781-5473.

Graco folding crib, white in color, never used. \$40. Call 270-784-0555.

Two handmade slat dollies, very sturdy. \$35 cash for both. Call 270-202-2774.

King Classic Sudoku

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

Difficulty: ★★★★★ 8/10

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.

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

Difficulty: ★★★ 8/9

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FORMER CLIENTS OF DELMON LYLE MCQUINN

Delmon Lyle McQuinn passed away on March 18, 2025. John E. Norman, Fayette County Public Administrator, was appointed fiduciary of his estate by the Fayette District Court on April 23, 2025. Following his appointment, Norman took custody of approximately 3,800 of his client files. Your file may be among them. It is Norman's duty to return these documents to you. Because the files on hand do not contain client contact information, Norman's team must locate and notify each client that their file is available for pickup. Your file likely includes originally executed estate planning documents. Numerous former clients have raised credible concerns about the validity of these documents, particularly regarding execution and witnessing. Many may be void due to these irregularities. Norman strongly encourages you to have an attorney review each document to advise you of any potential issues. He cannot provide legal advice regarding your next steps and cannot make any determinations as to the legitimacy of your documents. Only your attorney can. If Mr. McQuinn prepared your estate planning documents, please contact Norman's office as soon as possible to retrieve your file, at: Norman Law, PLLC Attn: Kim Pascual 117 West Second Street Lexington, KY 40507 Phone: (859) 252-8255 Email: kim@normanlawpllc.com 859-252-8255

Classifieds Work Wonders.