

# 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](http://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 Wiley, 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

## Real Estate

### Wanted: Real Estate

I can buy your house! Cash!

Any condition, price or foreclosure problems. Call 615-216-4197.

## Rentals

### Apartments



**Greenwood Villa Apartments**  
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Now taking applications for 1 and 2 bedroom HUD Section 8 Subsidized apartments (Rent and deposit based on income)  
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### Houses For Rent

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**House for Rent**  
Nice 3 bedroom, 2 bath Porter Pike area  
Private with yard & decks  
Stainless steel appliances  
\$1,000/month + \$1,000 deposit.  
Call 270-991-5522

## Merchandise

### Clothing & Footwear

Brand new Titan NFL official long sleeve mens XXL shirt w/collar. \$20. Call 270-791-0687.

Two huge boxes of men's clothing. Sizes small-XXL. 78 items total. \$40. Call 270-791-0687 for complete list.

Two boxes of women's clothing - 84 items. Tops, pants, skirts size S-M. Two nice winter coats. \$35. Call 270-791-0687.

### Deals & Bargains

100 Popular Cookbooks for \$200. Smoke Free Home! 270-792-4959

### Deals & Bargains

12 new Bath & Body Works soaps. \$35 for all! Call 270-792-4959

Single Serve Ninja Blender Auto IQ New In Box! \$80. 270-792-4959

Laura Ashley Vintage 12 Place Settings Pink Floral Dishes set. Smoke Free Home. \$200. 270-792-4959

### Electronics

55" tv. \$100. Call 270-784-5597.

Sony speakers. One big and two small. Works good. \$30. Call Mike at 812-686-7082.

### Miscellaneous For Sale

Closet inserts, white rubber coated steel shelves, rods & hardware. \$10 cash. Call 270-202-2774.

Large stainless steel clothes rack. Holds 150+ pieces. Very good condition. \$50 cash. Call 270-202-2774.

Larson storm door, full glass. 80"x32" very good condition, opens left handed. \$50 cash. Call 270-202-2774.

Minnkota trolling motor. Hand controlled. 30 lbs trust. \$75. Call 364-203-0790 (local) 9a-9p

### Sporting Goods

Girls 26" bicycle. \$40. Call 270-784-5597.

Racing equipment for sale. Call 270-842-4547 for more information & pricing. Leave message if no answer.

Youth sports equipment: Wilson glove, Franklin batting gloves, Rawlings batting helmet, bag full of baseballs, riding helmet medium. \$30. Call 270-791-0687.

## Public Notices

### Public Notices

#### 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.

### Public Notices

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### Kentucky

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### Kentucky

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### Kentucky

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#### King Classic Sudoku

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

Difficulty: ★★★★★

5/18

**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.

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

Difficulty: ★★★

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